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An Bord Pleanála,
Marlborough Street,
Dublin 1
BY HAND

4th February, 2022

JN 6790

AN BORD PLEANALA	
LDG-	049660-22
ABP-	
04 FEB 2022	
Fee: €	220
Type:	Cheque
Time:	3:00pm
By:	Hand

Re: 2861/21 – Dublin Central Site 3 PL29N.312603

Applicant: Dublin Central GP Limited.

Directors: Rebecca Patton, Vanessa Mitchel, Andrew Diggins, Connor Owens.

Description of proposed Development:

PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central – Site 3' (c. 0.37 Ha), at Nos. 36 – 41 Henry Street, Nos. 1 – 9 Moore Street, Nos. 3 – 13 Henry Place (formerly known as Nos. 2 – 13 Henry Place), Clarke's Court and Mulligan's Lane, Dublin 1. Also, the site includes the rear of Nos. 50 – 51 and Nos. 52 – 54 Upper O'Connell Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 – 3 O'Rahilly Parade and Nos. 14 – 15 Moore Lane or Nos. 1 – 8 O'Rahilly Parade and Nos. 14 – 15 Moore Lane), Dublin 1. The site is otherwise bounded by Henry Street to the south, Moore Street to the west and Henry Place to the north and east. The proposed development comprises a mixed-use scheme (c. 15,842.4 sq. m gross floor area) accommodated in 2no. blocks, ranging in height from 1 – 9 storeys over 2no. new independent single level basements. A proposed new passageway separates the 2no. blocks (Block 3A & Block 3B), connecting Henry Street and Henry Place. The proposed blocks comprise: - Block 3A (Eastern Block) (c. 7,806.3 sq. m gfa), fronting Henry Street, Henry Place and the new passageway, with modulating building height at 4, 5, 7 and 9 storeys, over single storey basement. Block 3A accommodates: - A hotel (c. 7,175.3 sq. m gfa) with 150no. bedrooms from 1st to 7th floor and ancillary facilities at ground floor and basement, including: hotel reception addressing Henry Place; 1no. licensed hotel restaurant / cafe with takeaway / collection facility (c. 138.1 sq. m) at ground floor on the new passageway and Henry Place; and, 1no. licensed hotel restaurant / cafe with takeaway / collection facility (c. 194.2 sq. m) and 2no. associated external terraces (c. 38.8 sq. m in total) at 8th floor of the proposed hotel; 1no. retail unit for use as a 'shop' or 'licensed restaurant / café unit with takeaway / collection facility' (Unit 1 – c. 127.2 sq. m) at ground floor on the new Passageway; 1no. retail unit for use as a 'shop' (Unit 2 – c. 326.5 sq. m) at basement, ground floor and first floor level on the new passageway and Henry Street; Block 3B (Western Block) (c. 8,036.1 sq. m gfa), fronting Henry Street, Moore Street, Henry Place and the new passageway, with modulating building height at

1, 5, 6 and 7 storeys, with top storey set back, over single storey basement. Block 3B accommodates: - 79no. 'Build-to-Rent' apartment units (c. 6,451.5 sq. m gfa), including 14no. 1-bed studios, 56no. 1-bed apartments and 9no. 2-bed apartments from 1st to 5th floor, with access from residents' lobby at ground floor on Henry Place; Internal residents' amenity areas at ground and 6th floors (c. 325 sq. m in total) and external terrace areas (c. 517.7 sq. m in total) at 6th floor; Private residential balconies and 'wintergardens' from 1st to 5th floor inclusive on elevations facing into the open courtyard areas and facing east to the new passageway. Balconies / terraces at 4th floor on west elevation to Moore Street and at 5th floor on south elevation to Henry Street; 5no. retail units, each for use as a 'shop', including: Unit 6 (c. 245.2 sq. m) at ground and 1st floor on new passageway and Henry Street, Unit 7 (c. 382.4 sq. m) at ground and 1st floor on Henry Street and Moore Street, and Unit 8 (c. 182.2 sq. m), Unit 9 (c. 57.2 sq. m) and Unit 10 (c. 52.5 sq. m) at ground floor on Moore Street; 4no. retail units, each for use as 'shop' or 'licensed restaurant / café units with takeaway / collection facility', including: Unit 3 (c. 148.9 sq. m), Unit 4 (c. 53.5 sq. m) and Unit 5 (c. 55.1 sq. m) at ground floor on the new passageway, and Unit 11 (c. 160 sq. m) at basement and ground floor on Moore Street and Henry Place; 1no. 2-storey building for cultural / gallery use with restaurant / café (c. 123.4 sq. m) replacing No. 10 Henry Place. All associated and ancillary site development, conservation, demolition, landscaping, site infrastructure and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of the existing building fabric, including: - Retention of Nos. 36 – 37 Henry Street, with modifications, a vertical extension and new shopfronts; Retention of No. 39 – 40 Henry Street (upper floor façade); Retention of Nos. 8 – 9 Moore Street, with internal and external modifications and new shopfronts; Retention of Nos. 11 – 13 Henry Place, with internal and external modifications and new shopfronts; Works to include repair and upgrade works (where required) of existing masonry, external and internal joinery, plasterwork and features of significance; New Passageway linking Henry Street and Henry Place; Demolition of all other existing buildings and structures on site (c. 6,701 sq. m), including No. 38 Henry Street to form new passageway linking Henry Street to Henry Place; Demolition of boundary wall onto Moore Lane at the rear of properties at Nos. 50 – 51 and Nos. 52 – 54 (a protected structure) Upper O'Connell Street; 160no. bicycle parking spaces within secure bicycle facility (24no. within Block 3A, 126no. within Block 3B and 10no. in the public realm); 1no. external residential courtyard at ground floor in Block 3B; Plant at basement and roof level; 2no. ESB sub-stations; Building signage zones and retractable canopies; Removal of existing boundary fence at junction of O'Rahilly Parade / Moore Lane within that part of the site including No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 – 3 O'Rahilly Parade and Nos. 14 – 15 Moore Lane or Nos. 1 – 8 O'Rahilly Parade and Nos. 14 – 15 Moore Lane). The application site is within the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Dear Sir,

I am instructed by;

Amanda Higgins Pitch No A5 & A6, Moore Street, Dublin 1
Phyllis Tynan, Pitch No 71A, Moore Street, Dublin 1.
Catherine Kennedy Pitch No A38, Moore Street, Dublin 1.
Caroline Alwright Pitch No A35, Moore Street, Dublin 1.
Mary Gordon Pitch No A49, Moore Street, Dublin 1.
Paul Shannon Pitch No A66, Moore Street, Dublin 1.
Martina Owens Pitch No A17, Moore Street, Dublin 1.
Siobhan Hegarty, Pitch No A17D & A18, Moore Street, Dublin 1.
Mary Leech Pitch No A50 & A51, Moore Street, Dublin 1.
Rose Kinsella Pitch No A17A, Moore Street, Dublin 1.
Sharon Byrne Pitch No A55, Moore Street, Dublin 1.
Veronica Munroe Pitch No A53, Moore Street, Dublin 1.
Marie Cullen Holbrook Pitch No A22, Moore Street, Dublin 1.
Angela Wright Pitch No A26 & A27, Moore Street, Dublin 1.
Marion O'Brien Pitch No A57, Moore Street, Dublin 1.
Margaret Hanway, Pitch No A87, Moore Street, Dublin 1.
Bernie Darcy, Pitch No A21, Moore Street, Dublin 1.

Collectively known as the Moore Street Traders Committee, referred below as Moore Street Traders.

To lodge an objection to the decision of Dublin City Council dated 12th January, 2022

I attach the acknowledgement from Dublin City Council to my objection to the proposed development.

I attach the appropriate third party fee of €220 (A9).

My original objection in relation to this proposed development and my submission in relation to the additional information stand and must be read in conjunction with the following;

MOORE STREET TRADERS:

The whole premise of the proposed development is that the development cannot be carried out with the Moore Street Traders carrying on their business and they must leave Moore Street for up to fifteen years.

I dispute that suggestion and set out the reasons below.

PLANNING CONDITION 20:

Planning condition 20 states;

During the construction and demolition phases the proposed development shall comply with British Standard 5228 'Noise Control on Construction and open sites Part 1. Code of Practice for basic information and procedures for noise control.'

In my extensive experience in trying to deal with that particular form of condition and attempting to enforce it I have found the condition to be unhelpful and less than useless in practical enforcement terms.

In one particular case (ABP-303566-19) An Bord Pleanala made a condition on a decision in relation to noise that had a real, enforceable and positive impact. It very plainly set out specific criteria so that the developer and neighbours plainly understood that measurable constraints were put in place to protect the environment both during the construction work and after the development completion.

The noise pollution that will be generated from construction works in Henry Place and Moore Street in general will deter shoppers from stopping at the stall. The store and street traders of Moore Street have enjoyed a mutually beneficial trading relationship which will be lost if the traders are lost during construction works.

Noise is quantifiable and can be controlled such that no impact is felt in the immediate area surrounding the proposed sites. A planning condition can be incorporated in the event of a grant of planning permission, not the generic one currently used by Dublin City Council, in this case which is less than useless and unenforceable. The condition imposed by An Bord Pleanala (ABP-303566-19) is as follows.

During the constructional and operational phases of the proposed development, the noise level arising from the development, as measured at the nearest dwelling shall not exceed:-

- (i) An Leq,1h value of 55 dB(A) during the period 0800 to 2200 hours from Monday to Saturday inclusive.***
- (ii) An Leq,15 min value of 45 dB(A) at any other time. The noise at such time shall not contain a tonal component.***

At no time shall the noise generated on site result in an increase in noise level of more than 10 dB(A) above background levels at the boundary of the site.

All sound measurement shall be carried out in accordance with ISO Recommendation 1996:2007: Acoustics - Description and Measurement of Environmental Noise.

Reason: To protect the residential amenities of property in the vicinity of the site.

In that case I can report that the developer now adheres to the criteria set out in An Bord Pleanala's condition and it enriches the lives of the adjacent neighbours, who had previously lived with intolerable levels of noise for years.

The foregoing demonstrates it is possible to carryout development without impacting on the trade and life on the surrounding streets.

PLANNING CONDITION 28:

An Bord Pleanala needs to uphold the five year limit on the duration of the planning permission.

PLANNING CONDITION 30:

Planning Condition 30 states;

During construction works the developer/owner is requested to ensure the protection of the Moore Street Casual Trading Area as far as is practicable and provide support and liaise with the Casual Traders and/or representatives where ongoing trading is no longer possible or construction works necessitate relocation of the Casual Trading Area.

This condition is simply an unenforceable request and has no place as a condition in a planning decision, as opposed to conditions 1-12, 14-29, and 31-32 inclusive all include the word "shall" and are mandatory conditions.

This "REQUEST" in condition 30 represents a language, and vocabulary of inequality and demonstrates Dublin City Council 's attitude to the Moore Street Traders, treating them with disrespect and placing no value on their livelihoods and their contribution to the economic, cultural and social life of a city they serve.

Dublin City Council in phrasing such a condition demonstrates a high level of discrimination against the Moore Street Traders, all of whom, represented here, with the exception of one man are women, and in doing so brings shame on the citizens of Dublin.

I worked on the development of the ILAC Centre on the opposite side of Moore Street, and the entire development was carried out with no impact on the Moore Street Traders.

I draw your attention to a very large developments currently under construction in the centre of Dublin city. I picked one, there are many other examples.

The site has frontage onto Poolbeg Street, Townsend Street, Hawkins Street and Tara Street.

Access to the site is located on Tara Street, a major national and regional distributor link road (R802) across the River Liffey.

I drive along Tara Street several times a week and have never been delayed because the construction works access logistics is so well managed.

There is no daily delivery/removal access to the Tara Street site off the other three streets and they function as normal, with the public footpath in operation and no disruption to pedestrians, traffic and the bus stops remain in operation. I attach some photographs to illustrate the Tara Street site at the end of this submission.

It is practical for the proposed developer to carry out the development the subject of this appeal and for the construction phase to have no impact on the long established and normal street trade on Moore Street, carried on by my clients.

The solution is simple and requires forward thinking by An Bord Pleanala to craft a condition or conditions that ensure the normal life and trade on Moore Street continues uninterrupted.

There is no need for the Moore Street Traders to leave for a day. Much less fifteen years.

ST:

I have formed the opinion the proposed removal of the Moore Street Traders is a policy decision by the developers assisted by the management in Dublin City Council, a type of cleansing of the streetscape to suit a suburban sterile shopping mall vision.

The shutting down and removal of the Moore Street Traders for the duration of the construction works and probably beyond, possibly even for ever, I estimate to have an overall cost of €34,000,000 to €40,000,000 in compensation and expenses for the developer.

Dublin City Council in the sale of their cleansing depot on O'Rahilly Parade, to the proposed developer, which depot is included in the current batch of planning applications, stand to gain financially a substantial sum, from a grant of planning permission in this case

MOORE STREET TRADERS:

The applicant has not and indeed cannot seek planning permission to shut down or interfere with the Moore Street Traders in any way, they being third parties located on land outside the curtilage of the applicant site. It is inappropriate therefore for the Planning Authority to place a planning condition on the notification of decision to grant planning permission in relation to third parties trading on land outside the curtilage of the applicant site.

An Bord Pleanala will be aware a grant of planning permission does not give a developer the right to carry out any specific development.

ALTERNATIVE ACCESS:

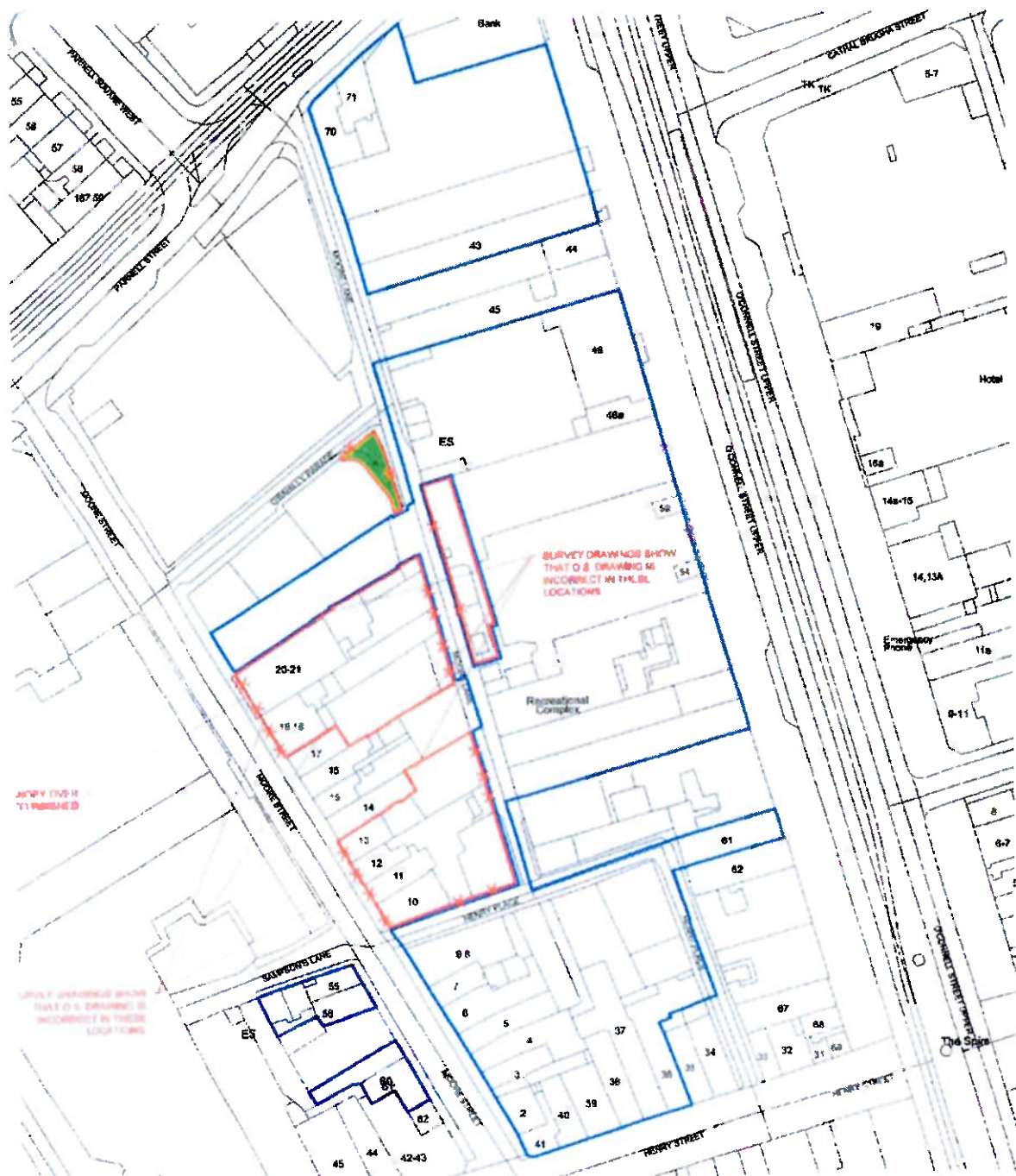
The Planning Applications 2861/21, 2862/21 & 2863/21 are the only applications submitted thus far, although the developer did indicate that applications on the O'Connell Street Upper/Moore Lane site was to be lodged last years immediately following the subject appeal applications.

I attach an extract from the Property Registration Authority website showing the extent of the land in Folio DN191400F in the ownership and control of the applicant.

The Planning Authority should note it includes the vacant site fronting onto Moore Lane to the rear of 47 to 54 O'Connell Street Upper, which appears to be excluded, being outlined in blue and in-lined in red on drawing No DC-ACM-4X-XX-DR-A-10-0100 P01. I attach an extract copy for your convenience. I am including a further extract from PRAI website in relation to land at the junction of Moore Lane and Parnell Street/Square, which in the ownership of Dublin City Council since 11th September 2014 (Folio DN206986F) and could be made available in the short term to facilitate egress from Moore Lane for construction traffic.

An Bord Pleanala needs to strengthen or replace Condition 10 controlling access/egress to a specific route that does not impact on the Moore Street traders and life on Moore Street.in this regard.





Extract from Applicant drawing No DC-ACM-4X-XX-DR-A-10-0100 P01, Apparently showing the vacant land on Moore Lane to the rear of 47-54 O'Connell Street excluded from the lands in the applicant control and ownership.



FOLIO DN206986F VACANT SITE at the junction of Moore Lane and Parnell Street/Square in the ownership and control of Dublin City Council, can facilitate egress from development site.

DISRUPTION TO STREET TRADERS AND BUSINESS ON MOORE STREET FOR UP TO FIFTEEN YEARS:

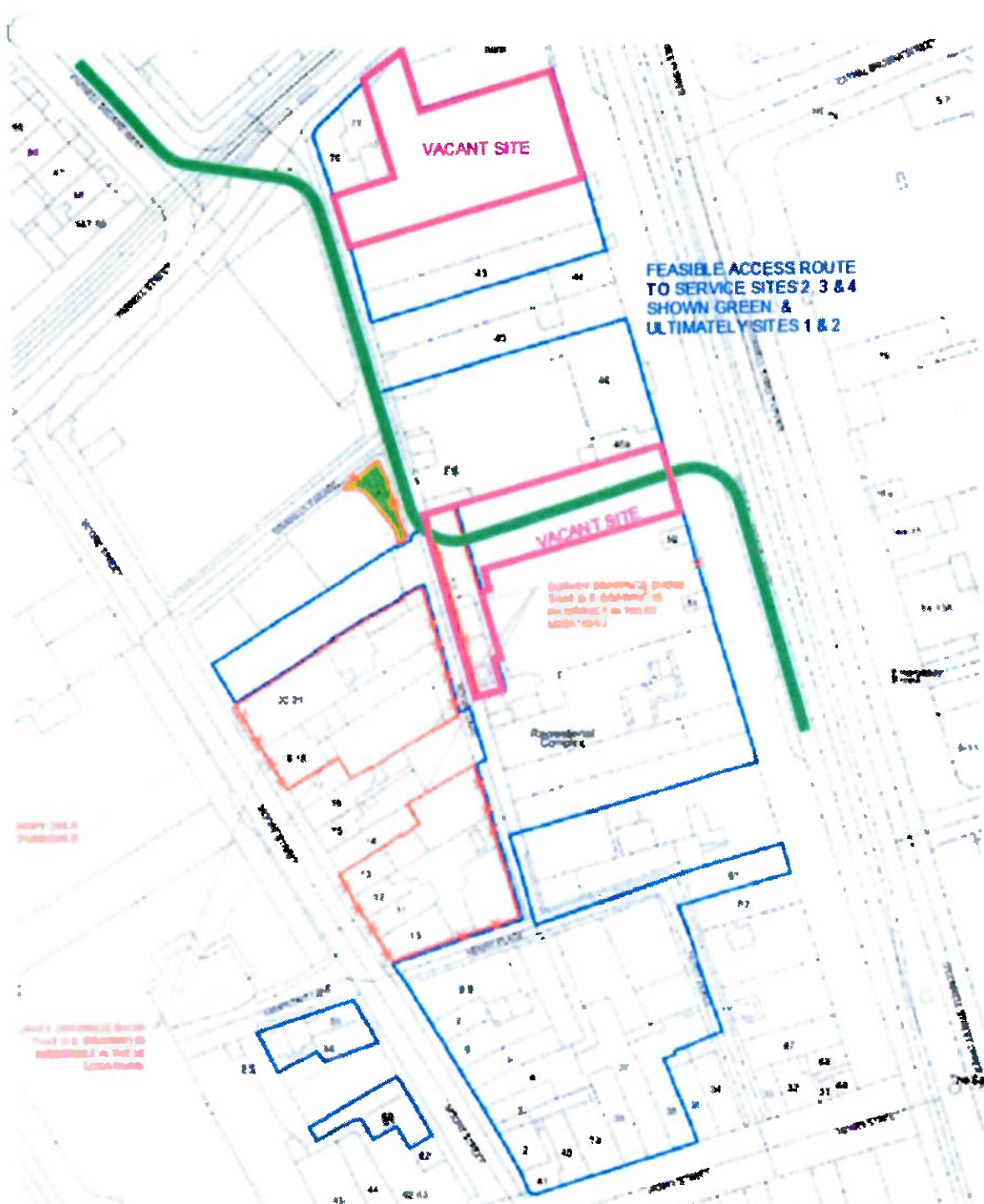
No one has challenged the need to interfere with and disrupt Moore Street to facilitate this development. There is in fact no need to disrupt the current street life on Moore Street.

There is no need to interfere with or disrupt the Moore Street Traders and the other business on Moore Street, a viable alternative is available, in the control of the applicant and Dublin City Council.

The developers have within their control a very large site fronting onto O'Connell Street with two very large vacant sites which would facilitate access and egress to the current proposed developments known as Site 3, 4 & 5.



Aerial view of Site along O'Connell Street showing vacant site and practical ingress and egress points.



PLAN SHOWING PRACTICAL ACCESS ROUTE FOR CONSTRUCTION TRAFFIC FROM O'CONNELL STREET TO SERVICE DEVELOPMENT SITES 3, 4 & 5.

If London Underground can build very large underground stations under central London, with virtually no disruption, and as demonstrated in relation to one large sample site Dublin, in it should not be beyond the ability of a large developer to build a small development in Dublin accessed off O'Connell Street with minimal disruption to pedestrians. And no disruption to the street life, Street Traders and other businesses on Moore Street.

As far as I am aware O'Connell Street Upper and Lower is neither a regional or national distributor road, but is served by regional distributor roads and the north and south ends (R105 & R803).

I have demonstrated, as one example in the City, the Tara Street site which causes no significant disruption to the use of Tara Street, and no disruption whatsoever to the other adjoining streets.

The current access proposed by the applicant to development sites 3, 4 and 5 is clumsy and causes serious disruption to the city.

Dublin City Council and the applicant need to wake up to their social responsibilities in the city over the next fifteen to twenty years and accept the socially responsible solution is to access the current sites off O'Connell Street.

It is plain Sites 1 and 2 can be accessed off O'Connell Street only and now is the time to use that access to facilitate the development of the current site on appeal.

The entire approach to site access needs some "outside the box" thinking.

Destroying the livelihoods of the Moore Street Traders and businesses is not a viable option.

Apart from a neat hoarding, sound and dust control on Moore Street and the surrounding streets impacted, there is no need to access the Moore Street at all.

I end with a quote from the Hammerson website

"Our Positive Places sustainability strategy focuses on our key material issues: climate change; energy security and supply; community engagement; resource use; and the sustainability of our product"

In this application the Hammerson subsidiary has failed to meet their own minimal standards, there is to date no meaningful community engagement..

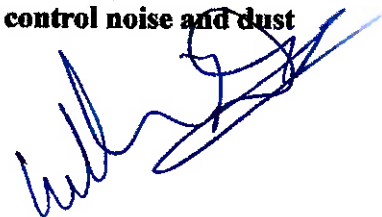
In what I hope is a classless society the Moore Street Traders have established rights and need to be protected and cherished not cast aside.

I ask An Bord Pleanala to refuse planning permission for this proposed development or to include enforceable planning conditions which protect the livelihood of my clients, the Moore Street Traders, and allows them to continue trading uninterrupted on Moore Street, with proper, practical and sensible planning conditions to control noise and dust as well.

Yours Faithfully,



William Doran





SITE AT TARA STREET showing extensive street frontage.



SITE AT TARA STREET view showing site access



ITE AT TARA STREET view showing no disruption to footpath on Hawkins/Townsend Streets. If the proposed Moore Street Developer accesses the sites of Moore Lane then no disruption will result to Moore Street and the Moore Street traders, retailers, residents and shoppers.



SITE AT TARA STREET view showing no disruption to footpath on Poolbeg Street.



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Bhaile Átha Cliath
Dublin City Council

An Roinn Pleanála & Forbairt Maoine, Bloc 4, Urlár 3,
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Planning & Property Development Department, Dublin City Council,
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

T: (01) 222 2288

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Mr. William Doran on behalf of Moore
Street Traders Committee
William Doran Planning & Management
Consultants
7, St Marys Road
Ballsbridge
Dublin 4

IMPORTANT: Please retain this letter. You will be required to produce it should you wish to appeal the decision issued by the Planning Authority to An Bord Pleanála in relation to this development

PLAN NO. 2861/21
DATE RECEIVED: 09-Nov-2021
LOCATION :

36-41 Henry Street, 1-9 Moore Street, 3-13 Henry Place, Charles Court & Mulligan Lane, Dublin 1

PROPOSAL :

PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central - Site 3' (c. 0.37 Ha), at Nos. 36 - 41 Henry Street, Nos. 1 - 9 Moore Street, Nos. 3 - 13 Henry Place (formerly known as Nos. 2 - 13 Henry Place), Clarke's Court and Mulligan's Lane, Dublin 1. Also, the site includes the rear of Nos. 50 - 51 and Nos. 52 - 54 Upper O'Connell Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane), Dublin 1. The site is otherwise bounded by Henry Street to the south, Moore Street to the west and Henry Place to the north and east. The proposed development comprises a mixed-use scheme (c. 15,842.4 sq. m gross floor area) accommodated in 2no. blocks, ranging in height from 1 - 9 storeys over 2no. new independent single level basements. A proposed new passageway separates the 2no. blocks (Block 3A & Block 3B), connecting Henry Street and Henry Place. The proposed blocks comprise: - Block 3A (Eastern Block) (c. 7,806.3 sq. m gfa), fronting Henry Street, Henry Place and the new passageway, with modulating building height at 4, 5, 7 and 9 storeys, over single storey basement. Block 3A accommodates: - A hotel (c. 7,175.3 sq. m gfa) with 150no. bedrooms from 1st to 7th floor and ancillary facilities at ground floor and basement, including: hotel reception addressing Henry Place; 1no. licensed hotel restaurant / cafe with takeaway / collection facility (c. 138.1 sq. m) at ground floor on the new passageway and Henry Place; and, 1no. licensed hotel restaurant / cafe with takeaway / collection facility (c. 194.2 sq. m) and 2no. associated external terraces (c. 38.8 sq. m in total) at 8th floor of the proposed hotel; 1no. retail unit for use as a 'shop' or 'licensed restaurant /



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café unit with takeaway / collection facility' (Unit 1 – c. 127.2 sq. m) at ground floor on the new Passageway; 1no. retail unit for use as a 'shop' (Unit 2 – c. 326.5 sq. m) at basement, ground floor and first floor level on the new passageway and Henry Street; Block 3B (Western Block) (c. 8,036.1 sq. m gfa), fronting Henry Street, Moore Street, Henry Place and the new passageway, with modulating building height at 1, 3, 5, 6 and 7 storeys, with top storey set back, over single storey basement. Block 3B accommodates: - 79no. 'Build-to-Rent' apartment units (c. 6,451.5 sq. m gfa), including 14no. 1-bed studios, 56no. 1-bed apartments and 9no. 2-bed apartments from 1st to 5th floor, with access from residents' lobby at ground floor on Henry Place; Internal residents' amenity areas at ground and 6th floors (c. 325 sq. m in total) and external terrace areas (c. 517.7 sq. m in total) at 6th floor; Private residential balconies and 'wintergardens' from 1st to 5th floor inclusive on elevations facing into the open courtyard areas and facing east to the new passageway. Balconies / terraces at 4th floor on west elevation to Moore Street and at 5th floor on south elevation to Henry Street; 5no. retail units, each for use as a 'shop', including: Unit 6 (c. 245.2 sq. m) at ground and 1st floor on new passageway and Henry Street, Unit 7 (c. 382.4 sq. m) at ground and 1st floor on Henry Street and Moore Street, and Unit 8 (c. 182.2 sq. m), Unit 9 (c. 57.2 sq. m) and Unit 10 (c. 52.5 sq. m) at ground floor on Moore Street; 4no. retail units, each for use as 'shop' or 'licensed restaurant / café units with takeaway / collection facility', including: Unit 3 (c. 148.9 sq. m), Unit 4 (c. 53.5 sq. m) and Unit 5 (c. 55.1 sq. m) at ground floor on the new passageway, and Unit 11 (c. 160 sq. m) at basement and ground floor on Moore Street and Henry Place; 1no. 2-storey building for cultural / gallery use with restaurant / café (c. 123.4 sq. m) replacing No. 10 Henry Place. All associated and ancillary site development, conservation, demolition, landscaping, site infrastructure and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of the existing building fabric, including: - Retention of Nos. 36 – 37 Henry Street, with modifications, a vertical extension and new shopfronts; Retention of No. 39 – 40 Henry Street (upper floor façade); Retention of Nos. 8 – 9 Moore Street, with internal and external modifications and new shopfronts; Retention of Nos. 11 – 13 Henry Place, with internal and external modifications and new shopfronts; Works to include repair and upgrade works (where required) of existing masonry, external and internal joinery, plasterwork and features of significance; New Passageway linking Henry Street and Henry Place; Demolition of all other existing buildings and structures on site (c. 6,701 sq. m), including No. 38 Henry Street to form new passageway linking Henry Street to Henry Place; Demolition of boundary wall onto Moore Lane at the rear of properties at Nos. 50 – 51 and Nos. 52 – 54 (a protected structure) Upper O'Connell Street; 160no. bicycle parking spaces within



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Note: Submissions/Observations may be made on line at:

<https://www.dublincity.ie/residential/planning/planning-applications/object-or-support-planning-application>

To Whom It May Concern,

The Planning Authority wishes to acknowledge receipt of your **submission/observation** in connection with the above planning application. It should be noted that the Dublin City Council as the Planning Authority will consider this application strictly in accordance with the provisions of the Dublin City Development Plan. The contents of your submission/observation will be considered by the **Case Officer** during the assessment of the above application, and you will be notified of the decision in due course.

- All queries should be submitted to the e mail address shown above.
- Please note that a request for Further Information or Clarification of Further information is not a decision.
- **You will not be notified**, if Further Information or Clarification of Further information is requested by the Planning Authority.

Please also note that a weekly list of current planning applications and decisions is available for inspection at the planning public counter.



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Opening Hours 9 a.m. - 4.30 p.m. Monday to Friday (inclusive of lunchtime)

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Yours faithfully,

FOR ADMINISTRATIVE OFFICER

