Comhairle Cathrach
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
E. planningsubmissions@dublincity.ie

Stephen Troy
Troy's Family Butchers Ltd.
Moore Street
Dublin 1

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 Pleanala in relation to this development

PLAN NO. 2861/21
DATE RECEIVED: 01-Jun-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 / 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

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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 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

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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.

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 submiited 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.

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

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Yours faithfully,

For ADMINISTRATIVE OFFICER

Dear Sir / Madam,

We wish to lodge an appeal on the grant of planning permission from Dublin City Council on applications 2861/21, 2862/21. The same observation is being submitted for both of those applications.

It's important to note that these are only 2 of 6 planning applications that will make up a "Master Plan" for a 5.5acre site in Dublin Central including Moore Street, Henry place , O'Connell Street and a segment of Henry Street in Dublin 1. The applicants are DCGP limited , i.e, international investment fund Hammerson.

I enclose a cheque for €540.00 for those two planning appeals and to also cover the cost of an oral hearing in relation to the same.

Yours Faithfully ,

Stephen Troy.
Director

Troy's Family Butchers Limited
C/o
Troy's Butchers
Moore Street
Dublin 1.

Dear An Bord Pleanna Planner,

Life is full of life altering events, if I went to college, I would not be a business owner or at least own a butchers, if my parents decided to buy the other house they were viewing I would have had different childhood friends (I had a great childhood), if someone did not go to an event they may not have their wife / husband today.

If the 1916 battlefield of Moore Street did not happen, we may be living under oppressed British rule, if Sean Mac Diarmuid was unable to convince the voltuneers who gathered in no.21 that surrender and ceasing the 1916 rising was a good move and they fought on, maybe Ireland would be different, maybe fully independent or maybe still under English rule. I would question anyone to name a more life altering event for Irish people, maybe only the potato crop dying in the 1840's had as big a chain of events.

If you decide to grant permission to knock Moore Street, I will become unemployed, the Market a symbol of Dublin will be gone along with its 1916 heritage. But this objection is not about leaving Moore Street the way it is, with a Market that almost solely sells fruit and veg and retail on the street almost solely consisting of 2nd hand phone shops (21), I did not down grade Moore Street that was done by DCC's negligence and the developers, the same people that use their own policies of downgrading to call for redevelopment and destruction of Moore Street.

Within this submission you will find my original submission to DCC, where I suggest for alternatives methods that could be used that would NOT destroy the iconic Moore Street Terrace buildings or the market but revitalise them. That is what should happen, not Hammerson's plan. I also take the Hammerson plan apart and prove without any room for doubt why their plan is a bad plan for Moore Street.

I have also included points in relation to the conditions, the planners report, and events that I was only made aware of post my original submission to DCC, you will also find submissions that was submitted by my family members, some also employed in my shop (Troy's Butchers of Moore Street) which I would also ask you to please review.

I would also like to request an oral hearing to discuss all of the below to ensure that An Bord Pleanala has a full understanding of our position in relation to these planning applications.

Finally, I would like to say that although my submission is very lengthy, I believe it's a very compelling read. I hope that this leads you to identify that granting this permission was a major mistake by Dublin City Council. We remain hopeful that An Bord Pleanala will block the destruction of our history, heritage, culture and of course the livelihoods that solely depend on Moore Street and have done so for generations. If you do over turn the decision and reject the granted permission please take comfort in knowing that your decision allowed for the alternative plans for the area to flourish - a Cultural Quarter and a vibrant revitalised Market, something that you can say that you helped achieve and be proud of leaving an appropriate legacy for future generations.

Yours Sincerely,

Stephen Troy.

Troy's Butchers

Moore Street

Dublin 1

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Dear Planner,

All the information contained within this application is my own views and I am writing to you as I am deeply concerned about this proposed development, contained within the planning applications 2861/21, 2862/21, 2863/21 presented to your offices by Dublin Central GP limited/multinational Investment company Hammerson, my objection centres around the new information supplied by Hammerson which simply does not address any of the planners report issues below.

Some of the text within this document came from publications by Aengus Ó Snodaigh TD in relation to his bill.

The appropriate fees have been already discharged.

Signed: Stephen Troy
c/o Troys Butchers,
Moore Street
Dublin 1.

Introduction

Over the next few pages, we will outline why the Hammerson plan will be devasting for Ireland, Dublin and the north inner city. We will also speak of the potential the area has as a Culture Quarter, which is simply not compatible with this Hammerson project.

All the information contained within this document, is formatted because of empirical evidence, meaning this is not an opinion piece and not developed simply as a result of the historical nature of the area.

The fact that the ground and buildings have a huge connection to 1916 and the final moments of the rising, conveys the potential the area has, thus, it's paramount we highlight arguments against Hammerson's planning application.

While others in the past have highlighted that the heritage of the buildings is almost the only reason why the Hammerson development is bad for the area, this document will outline that this is far from the truth and that there are many issues that are arguably be equally as important, while we do not state that they are more important ourselves.

This document is primarily focused towards the planning bodies, the legislature, DCC and An Bord Pleanála. We also hope that this document will resonate with TDs, Government Ministers, Councillors, Journalists, campaigners so members of the public will process it and develop their judgments on the project from the evidence we highlight within this document.

When the planning authority reviews a planning application, they are supposed look at it on merit and determine if it is for the greater good or not. It is that logic that makes some really valid complaints against some forms of housing developments and certain aspects of transport infrastructure like bus connect harder to issue planning objections against, and in that case, if you are objecting you should be able to present alternatives.

The proposed Moore Street development has none of the greater good elements to it unless you believe it is in the greater good to DESTROY the market, 1916 Buildings, existing long-standing businesses and create a 15 plus year traffic bottleneck around the North inner city.

During this document, We will develop several tests that we believe you need to consider, most if not all in our view should lead you to side against Hammerson's destruction of Moore Street (i.e., grant Hammerson planning permission), in fact in our view several of them individually should be enough to reject the planning permission, them together is a royal flush, unbeatable!

As its best to not simply attack a planning permission for an area that requires investment we have also spelt out a number of possible alternatives that would be far superior to the Hammerson application, all these alternatives would not violate the following: a 15 year build, destroy pre 1916 buildings or laneways or down grade the area during construction and will most definitely enhance it after for all stakeholders, tourists, the wider public and future generations.

Alternative 1 - what's your alternative

When you don't own a site, it is normally hard to point out alternatives, in this case that is not the reality. As there are no better alternatives than the bill launched by Aengus Ó Snodaigh TD, '1916 Culture Quarter Bill 2021'. This alternative also comes with a realisation that it is very possible. It was highlighted that when formulating the Bill outlined, Aengus intended to create a Historic Culture Quarter. While Sinn Féin wants to present a vision of the buildings, streets, and laneways in the quarter as closely as possible to what would have been visible to the Volunteers in 1916. One could argue that in the preservation orders included in the bill you are doing just that, as any construction work will then require the consent of the Minister for heritage. In reality, what exactly the area looks like in the future, is not up for discussion within this bill. Although it legally defines the area as a Cultural Quarter, this narrowed down approach does not stop commercial usages for the buildings within the location, as long as the commercial application is outlined for Culture reasons and plays a part in adding vibrancy to the area.

It is important to note that the National Monuments Act and its previous commitments to restoring the existing buildings already bind the State. At this point, we would like to point out that areas surrounding the battlefield site do require private investment. We and the bill itself see no issue with an extension to the height of the ILAC shopping centre on Moore Street and buildings surrounding the battlefield site, for example, hotels or a publicly ran metro to accommodate visitors to the area, this will largely occur because of the success of the Cultural Quarter, in the same way, private investment flooded into the Titanic Quarter in Belfast after that was a success story.

This Bill proposes a second Cultural Quarter for Dublin, to follow the first such quarter in Temple Bar. A new management company, like that adopted in Temple Bar but with stricter operational rules, will oversee the project and will give both the Minister for Heritage and Dublin City Council, Market Traders, local business owners, Dublin Chamber of Commerce, 1916 relatives, and other bodies input into formulating this Board. Prior to the body being agreed an overseeing body will be required to bring this plan to fruition, which is also set out within the Bill.

These appointments will ensure that the tourism, culture, the Moore Street market, and the 1916 history of the locality should be central to any of the Board's decisions. Board members should ideally include those with the appropriate experience and qualifications required to develop a successful Quarter. The creation of such a Quarter it is foreseen will revive public interest in Irish Culture, Music, Literature, language. Far beyond simply being a Historical Quarter for tourists, the creation of this quarter will have a positive effect on the state, and it is hoped that all politicians that vote for this bill will remember being on the right side of the creation of this Quarter, as the public enjoy a journey to the Quarter.

A Culture Quarter like the one envisioned should be both a citizen and a tourist attraction. There is no doubt that such a quarter will attract much tourism revenue. It will also give a unique historical and cultural experience for such visitors. Unfortunately, unlike a lot of major cities in the world, many of our main attractions for visitors are a bus journey away from the city centre. Not only is this site of major historical importance and a site where our nation was born, but it is also a location that could bring major economic and tourism benefits to the State.

An Ceathru will not simply be managed by a management company like you would see from an apartment block management company, it will run the area and work with other stakeholders such as An Bord Fáilte to attract visitors and be able to do so by highlighting the city centre location.

The Irish fight for freedom, is well known even long before 1916, although 1916 is arguably the battle that would have the biggest impact on that path to freedom. This story can be told in that area, along the laneways, Buildings, and streets within the Site. Having a living Museum does not mean that you are singularly focused on history. Ireland for a small nation is a heavyweight culturally, Ireland and the Irish people have had a profound impact on the makeup of the world. Other nations may be better known for other things, we would argue that population-wise no nation has had a bigger impact in terms of literature, poetry, dance, and other forms of cultural influences. We have also helped build nations and our ancestors have shaped the world politically. The Moore Street site could be publicised by organisations like An Bord Fáilte as both a Historical and a Cultural journey to excite visitors into this area that are looking to experience that culture and as an effect of that go to nearby locations to shop and spend money, in the same vein as people that visit temple bar do and from that journey spend money within other city centre locations.

If you look at both Kilmainham Gaol and Temple Bar and imagine if there was no direct intervention to turn them into what they are now. Originally, a city centre bus station was planned for Temple Bar and Kilmainham Gaol was in decay and up for destruction. Thanks to the work of dedicated volunteers it was saved and is now a world-famous tourist centre. Temple Bar and Kilmainham Gaol are now within the top reasons for bringing tourists to visit Ireland. That's the mega potential Moore Street has in the correct hands.

Moore Street should become a culture quarter for the thinking visitor. While we believe it will be on par with it, even if it created a fraction of what Temple Bar contributes to the economy, it would be a major success story. There is no better site within Ireland for such a cultural quarter. Moore Street is recognised as an area of unique historical importance as the location of the last stand of the 1916 Provisional Government of the Irish Republic. Not all cities have had revolutions on their streets and in their laneways. The 1916 Battlefield Site with original buildings intact has enormous potential. Historically, Moore Street has a worldwide reputation for its market. A dual strategy of a Cultural/Historic Quarter with the development of a sympathetic local retail development is what is needed now.

It is no secret that the Moore Street area has been left to deteriorate for the last decade or so, in fact, many parts of Dublin's North Inner City have. For years the people have been promised action by past governments, yet no revival of the area ever came, and when we say revival we mean facilities, areas that people can enjoy. If you spoke to local residences surrounding Moore Street and asked them do they want another Shopping Centre in Moore Street, people that live within walking distance to the ilac, Jervis and henry street it would be hard to get them excited but if you promised them a Culture Quarter, an area where they could enjoy and become involved in Cultural activities I am sure you could see them become excited.

This Bill will create an area to celebrate the Culture, not just of Ireland, but of Dublin's North Inner City. Only minute's walk from O'Connell Street, the development of a Cultural Quarter in this location would create sustainable regeneration in the city centre and linking into the proposed development plans for Parnell Square. It can be the catalyst for establishing a new vibrant part of Dublin, allowing for the expansion of the city centre's overall visitor appeal into the future.

Below contains some suggested usage for some of the buildings within the Moore Street Area, please note these are only suggestions and should not expressly be considered usages:

Genealogy Centre

A place where visitors can go to find out historical information about their ancestors - it would seem like half of America is Irish, with a great interest in tracing their roots. Having an Irish Genealogy centre within Moore Street could be big business if such a company were to set up there.

"Indoor" 1916 museum

It looks like this one is happening within 14-17 Moore Street. This Museum could be connected, to the GPO museum and the Living Museum, which is a self-guided walking tour.

Bookshop celebrating Irish writers

Four of the leaders of the 1916 Rising of Easter week were writers and editors: Thomas MacDonagh, PH Pearse, Joseph Plunkett, and James Connolly. The Easter Week Rising was known worldwide as the Poets Revolution. Ireland is world-renowned for being full of great writers past and present. A shop that celebrates that fact within Moore Street, by selling and promoting Irish writers would make great business and cultural sense.

Irish music shop

Irish musicians have a worldwide reputation and influence. Their impact on world music culture is one of Ireland's proudest cultural inheritances. A shop celebrating Irish music would fit in perfectly with the proposed plan.

Irish language centre

Six of the seven leaders of the 1916 Rising were members of the Gaelic League and Irish Language activists. The Irish language is embedded in the culture of Ireland - it's our language, and a centre celebrating and promoting it would be an asset here.

GAA shop

Hurling and Gaelic football are central to the Irish identity, with every county proudly following its team. This proud heritage should be celebrated in a centre in Moore Street and would draw many people to the cultural quarter.

Coffee shops

Coffee shops are very popular the battlefield site is the perfect location to enjoy one. Moore Street Traders may wish to set up further style cafes and restaurants to serve the crowds of visitors to the quarter. An Irish speaking cafe ran by gaeilgeoirs (*Irish Speakers*) would fit perfectly in the mix giving Irish language students the opportunity of a social hub and possibly job opportunities.

A restaurant that sells only traditional Irish meals would also do well business-wise in Moore Street if it was done within a Cultural Quarter.

Theatre

One-man shows, plays, films, and all things theatrical in a boutique-style would be a good idea for the use of one or more of these buildings.

Arts studio

What's culture, without Art and considering we have several very talented Irish Artists and having a place for these artists to show off and sell their art, would liven up Moore Street.

The non-1916 Irish history centre

While the 1916 rising could be described as the most important event in Irish history, it wasn't the only event, so a centre that highlights other aspects of Irish history may be needed.

Great Irish Women centre

Irish women do not get enough credit for their contribution to Irish life. Why not have a centre that promotes great Irish women?

Great Irish Abroad centre

How many Irish presidents has America had? Irish emigrants have made a profound impact on the world; a centre highlighting that fact would do good business on Moore Street, especially if it was beside the genealogy centre.

Alternative 2 - Economic models around Culture, heritage, and Historical resources

When developing this bill, Quarters such as the IFSC, the Titanic Quarter, and Temple Bar were researched which highlights how declaring Moore Street as a Culture Quarter will be a success. Economic models were also reviewed and developed such as Downes Public Choice model – economic fulfillment (D), cost (C) and benefit (B) analysis – $C < B + D$. In this study Downs puts a value on almost everything including an individual's self-fulfillment (D) to put a value on outcomes. You could calculate this benefit by figuring out the tax that places like Temple Bar, Kilmainham Jail, and Glasnevin Cemetery bring to the state, to put a potential benefit value on the returns from a Moore Street Culture Quarter.

Economists that use public choice and public policy economics state that they believe politicians should act towards five theories:

1. That a happy citizen spends freely which benefits the economy, so politicians should create Keynesian style effects that make them happy, i.e., Cultural events.

2. Politicians should work towards Voter Theorems economic models, carrying out unpopular decisions can have drastic results on political parties. Citizens are known for having reactionary opinions rather than preventative political reactions, so Politicians are required to figure out public opinion after a decision is not only made but comes into effect. The reaction of the Moore Street buildings being knocked must be accessed in that context and what the reaction, if any, and would that be positive or negative electorally.

3. Is carrying out an unpopular decision worth it, Is the destruction of Moore Street worth it for example to build another shopping location worth it? Does the need for a new shopping or office block location in this area out way the negative effects of a voter revolts?

4. Aligning oneself to a popular decision can increase an individual's vote tally or at least stop another competitive politician from taking the credit for a decision, when only small percentages matter, such a vote can be the difference between getting elected or not, politicians need to figure out if this is one of those votes that will matter percentage wise.

5. Will the building of a Culture Quarter in this area be an economic benefit to the area and the State?

It is the authors (those that vote in favour of this Bill) understanding that this Bill answers all them economic-political theories, for example, we believe that a Culture Quarter will increase the happiness index of our citizens and increase tourism thus increasing economic revenue which answers bullet point one and five. On bullet point two and four, I believe that the citizens reaction to waking up one day to the destruction in part or whole of the most historic street in the state will have a devastating effect that any politician looking at a marginal election result will not wish to have sided with its destruction. An unhappy voter normally also spends less. The passing of this bill will combat that, and it is believed that it will create an electoral bounce for supportive parties and create a happy voter. The Authors also believe in doing the right thing, popular or unpopular. It just so happens that they believe it is the popular decision.

This bill was developed as it is the right thing to do, the authors may have no problem voting for an unpopular decision if it were the right thing to do. That said this is the right thing to do, economically, culturally, and politically. Therefore, I believe this bill aligns with all the political-economic theories discussed.

Other economic models such as Natural Resource Growth Poles outline using a state resource such as history and culture to utilise it for regional development. Culture as an economic development creator has been highlighted in the two governmental economic plans that have guided this state's economics plans over the last 18 years before submitting this bill. 'From Irish National Spatial Strategy (NSS, 2002) to Ireland 2040 policy framework' and 'Ireland 2040 development strategy' both have a defined aim of achieving economic and social cohesion in an economically, culturally, and environmentally sustainable way. All of which highlights the economic benefits of cultural quarters. That is not stating that the other developments are not good economic models. It is a matter of area selection; you have a culture Quarter in an area of historical or cultural importance and develop other such building stock in other locations to meet the right need. It is stated that a new shopping site is a possible alternative, which as, already detailed merely redistributes existing spend and takes away from a different shopping location. The Construction jobs this brings are also temporary and are false arguments for builds when you must live with the development after the build. To create true economic development, new money must be brought into a country to foster growth. For that you need something for allure capital, tourists manifest on to something that has a story, this area could be that capital.

That expandatory economic policy is alive and well in Temple Bar, the city's only recognised cultural quarter and is an area that has been a huge financial success.

In 2009 at the height of the recession, Temple Bar generated €680 million within it, not including the positive knock-on financial effect it has had on other businesses. While the Moore Street Battlefield Site is a lot smaller than Temple Bar, it does have the potential to be a leading attractor in the tourism industry and significantly contributes to our economy at both the local and national level if properly managed.

Test 3 - Alternative food market

While currently the Market, mainly or almost solely sells fruit and veg, as you will know on a Council level, that switch to other products is a quick and easy process compared to other planning matters. For this test I want you to close your eyes and imagine a world, where the Moore Street market, is a food market that sells food, that people in offices and shoppers alike, can visit to buy their lunch. Imagine the potential, imagine, getting a burrito, slice of pizza, salad bowl, or a curry, imagine the smells of food, the aroma of spices and coffee, jams and cheeses, bringing the 300-year-old market to the tastes and foods to the Dublin of 2021. Instead of imagining that, we could easily see that as a reality. Block this planning application so the agreed revitalising components of the Moore Street expert group can be immediately implemented.

If you vote for the area to become a 15-year building site, you will be voting against the heritage of the market. Aengus' Bill supports this type of market, the expert group report calls for this style market, the Moore Street Business alliance calls for this style market, the Lord Mayors forum and DCC councillors, as well as numerous agencies, also call for it.

TDs across this country have unanimously voted in favour for the implementation of the Moore Street cultural quarter bill 2021, these are representatives of the people and are elected to act in the best interest of their constituents proving the implementation of this bill and the expert group report is for the greater good of the people and for future generations. Hammerson's proposal will destroy this opportunity.

Any planner that sees the only solution for the area is the destruction of it and to send it into a 15 year no go zone, has lost the creativity that a planner should have. The market with restored buildings, this area could become a vibrant cultural quarter that Ireland could be extremely proud of within 3 years. We would have something that truly marks the birthplace of our republic.

Restoration works should be carried out on each unit on a one by one basis to avoid disrupting the existing market and businesses, it will also not require 80-100 lorries per day to restore one unit at a time hence avoiding traffic congestion and wasting Garda resources.

Alternative 3 conclusion

The planning permission and the market are not compatible, it's one or the other, in no world will both exist. There is the choice to have a revitalised vibrant multicultural food market or grant permission for the destruction of the site. As already stated, that the MSAG has agreed that the market will go if Hammerson gets their profit led redevelopment. Your choice today is to support the DCC expert group, Aengus' and Darragh O Brien's vision for a cultural quarter or the destruction of the site, reject the planning application and allow for the immediate revival of the market.

alternative 4 – Charles Duffy – living Museum

This section is an unedited written plan developed for the Charles Duffy plan, which outlines a good possibility for the area.

A Living Museum

The 1916 Rising was inarguably one of the most significant events to occur along the long road towards Irish freedom and independence. It brought together all strands of Irish society; nationalists, teachers, poets, artists, socialists and workers both skilled and unskilled. The events which took place on Moore Street and the surrounding Battlefield Site are central to the story of that momentous week during Easter 1916. The story of the last stand of the rebels of 1916 is one which needs to be recorded and told for the benefit of future generations by the creation of a "living museum" on the very hallowed ground upon which they fought their final fight.

Overall Vision for Moore Street Battlefield Site

In this proposal we have dealt with each street and significant location in turn, starting with the GPO and Henry Street and finishing with O'Rahilly Parade. For ease of understanding, modern street names have been used.

The overall aim is to restore the area as much as possible to how it would have appeared in 1916 during the Easter Rising. Visitors will be able to get an appreciation of what those involved experienced during Easter week and will also learn about the momentous events which took place. As detailed in this plan numerous display panels will mark and explain the history of significant locations on the site. It is envisioned and hoped that the development of the site as a 'Living Museum' will educate and prompt further research and study of the events of 1916. As we learn more about what happened on the Moore Street Battlefield Site further display panels will be added as appropriate, for example marking the locations where Volunteers were killed or where significant engagements or events took place.

Henry Street

With the GPO a blazing inferno following intense shelling from British heavy guns it became necessary for the garrison to relinquish its hold on the building and establish a new position nearby. The O'Rahilly and a number of fellow Volunteers (approximately twenty) first exited the GPO in search of a new position via a door which opened onto Henry Street. This door no longer exists, but an informative display panel will mark its location along with gold colour footprints upon the street across the entire Moore Street Battlefield Site which will mark out the route taken by this initial group of volunteers, the first to evacuate the GPO.

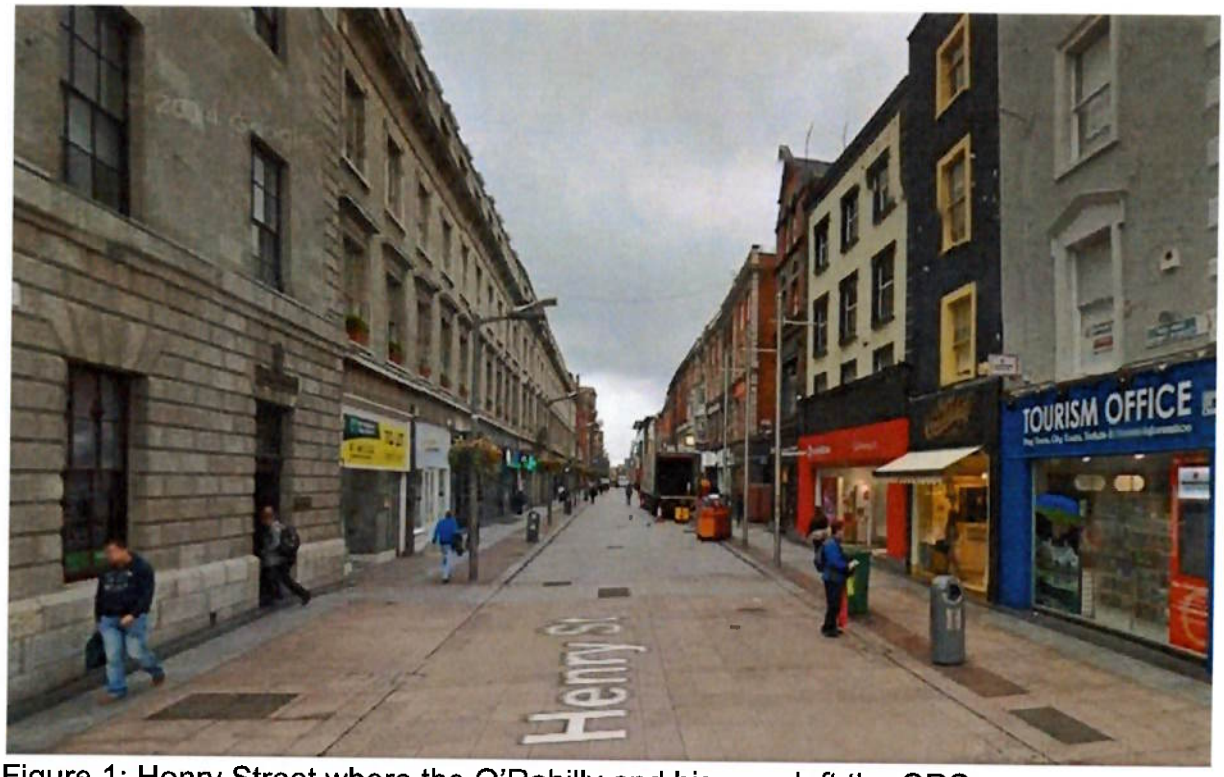

Figure 1: Henry Street where the O'Rahilly and his men left the GPO

Following this initial movement towards Moore Street the remaining 300 or so Volunteers sallied forth under heavy gunfire from the same doorway and headed across Henry Street and into the nearby laneway of Henry Place. The route this main group of Volunteers took across the Battlefield Site will be marked in green footsteps; visitors will literally be able to walk in the footsteps of the 1916 Volunteers and retrace their movements over the entire site.

Henry Place / Henry Street Junction

The entrance to Henry Place will be marked with a prominent entrance display such as an overhead informative arch, possibly constructed of wrought iron and/or stained glass.

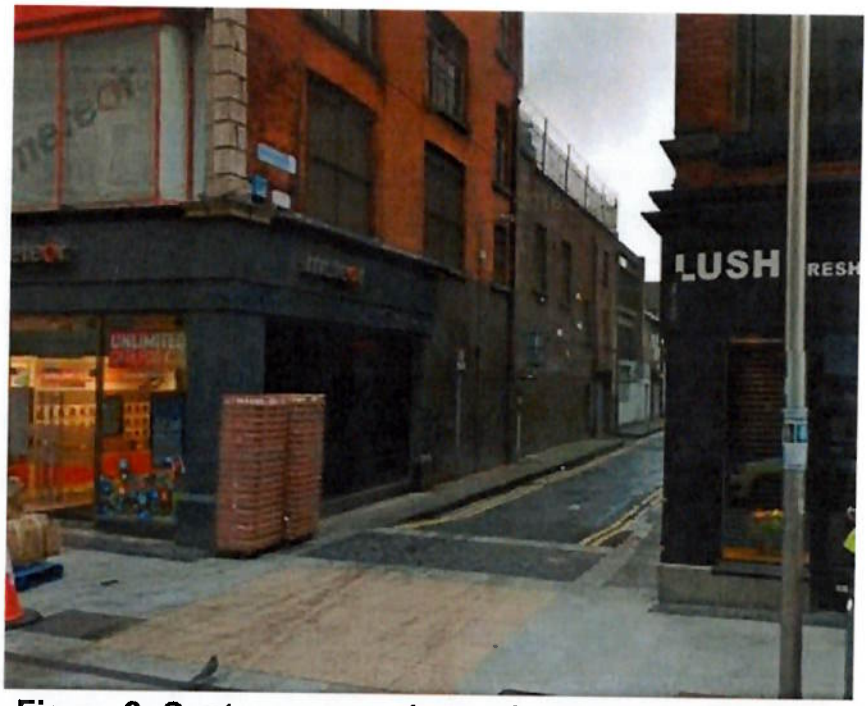

Figure 2: Contemporary photo of entrance to Henry Place

As far as possible we aim to restore Henry Place to how it would have appeared in 1916 by replicating period and original features, restoring cobblestones and removing modern features such as road markings and bins. To facilitate visitors Henry Place will be closed to traffic with the exception of necessary deliveries which will be restricted to certain hours in early morning and late evening.

Looking down from Henry Street into Henry Place you can see, just at the point where Henry Place turns sharply to the left, an area enclosed by railings which is being used currently as a very small carpark. We propose to replace these railings with a wall, upon which a mosaic by prominent Irish Artists will show the actions of events in this area one hundred years ago. This mural will recapture and depict the actions of the men and women in that laneway in 1916.

It was at this point that Vol. Seán McLaughlin took command in co-ordinating the evacuation route. An explanatory display panel will be placed here detailing this event.

Henry Place / Moore Lane / Moore Street Junction

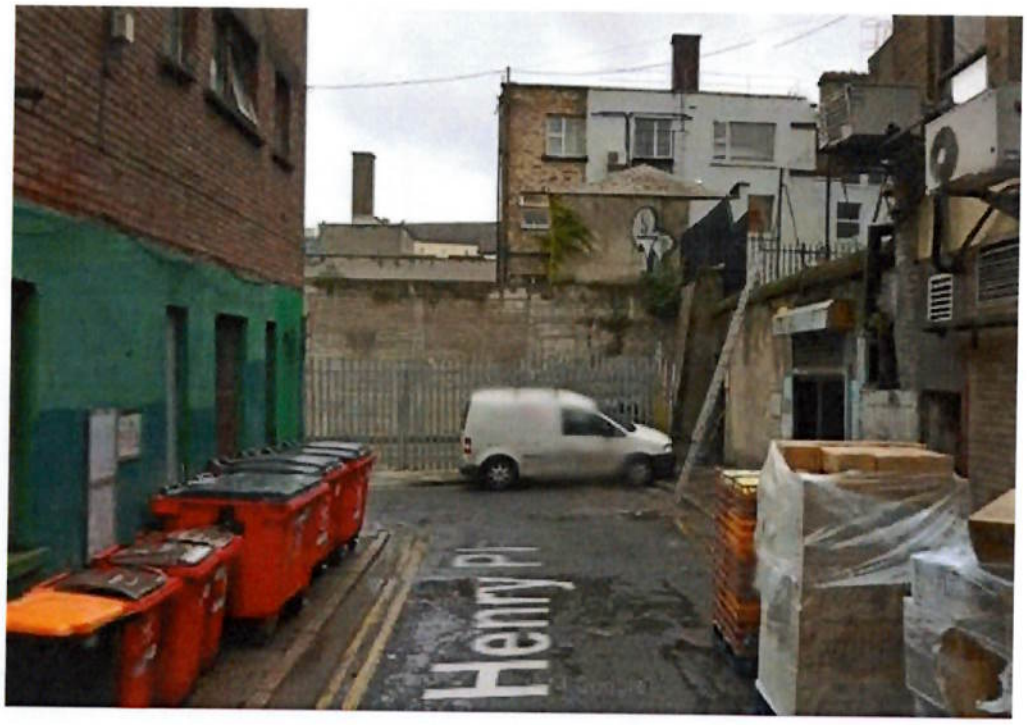

Figure 3: Contemporary photo of junction between Henry Place and Moore Lane

Again we aim to restore, as far as practicable, this area to how it would have appeared in 1916, restoring and highlighting original features as well as removing modern distractions such as contemporary advertisements. This area will also be pedestrianised with limited access for business traffic such as deliveries.

Just metres from the aforementioned mural we find the location that Vol. Henry Coyle was killed. Accounts of the time tell us that he was shot during an attempt to bludgeon open a door into a cottage which existed on Moore Place at the time. A display panel will mark the location of his death and explain the events which led to it.

Tired, hungry and under heavy fire from British weapons including guns, rifles and artillery the Volunteers found themselves in a state of confusion, enveloped by the fog of war. It was at this point that they came to believe that the **White House** was occupied by British personnel.

Figure 4: The White House

In a demonstration of the bravery and heroism for which he is remembered Michael Collins ventured into the building to ascertain if any British forces were present. A display panel will be located outside the building explaining the history and significance of this location. The White House is now a national monument and will be restored as far as practicable to how it would have appeared in 1916 when Michael Collins entered it. The building will also be available to be used for a variety of functions in keeping with the spirit of the living museum. Its ultimate use will be decided by the Moore Street Historical Quarter Management Company.

After the White House was scouted by Michael Collins and reported to be empty of enemy forces the Volunteers realised that the gunfire was coming down Moore Lane from Parnell Street, hitting and ricocheting off of the White House.

To alleviate the suppressive effect of this gunfire the Volunteers decided to use a truck which was parked beside the White House to block the junction between Henry Place and Moore Lane in order to provide much needed protective cover.

At this location a life sized replica of a period truck will be placed alongside a display panel explaining its significance and why the Volunteers placed it there.

Also located at, and adjacent to, the junction of Moore Lane and Henry Place are two further National Monuments, **The Bottling Plant** and **O'Briens Mineral Water Works Building** (now seen as Goodalls) which were occupied and held by the Volunteers. These buildings will also be restored to how they appeared in 1916 along with explanatory display panels outlining their history. Their internal usage will be decided by the Moore Street Historical Quarter Management Company.

Moore Lane

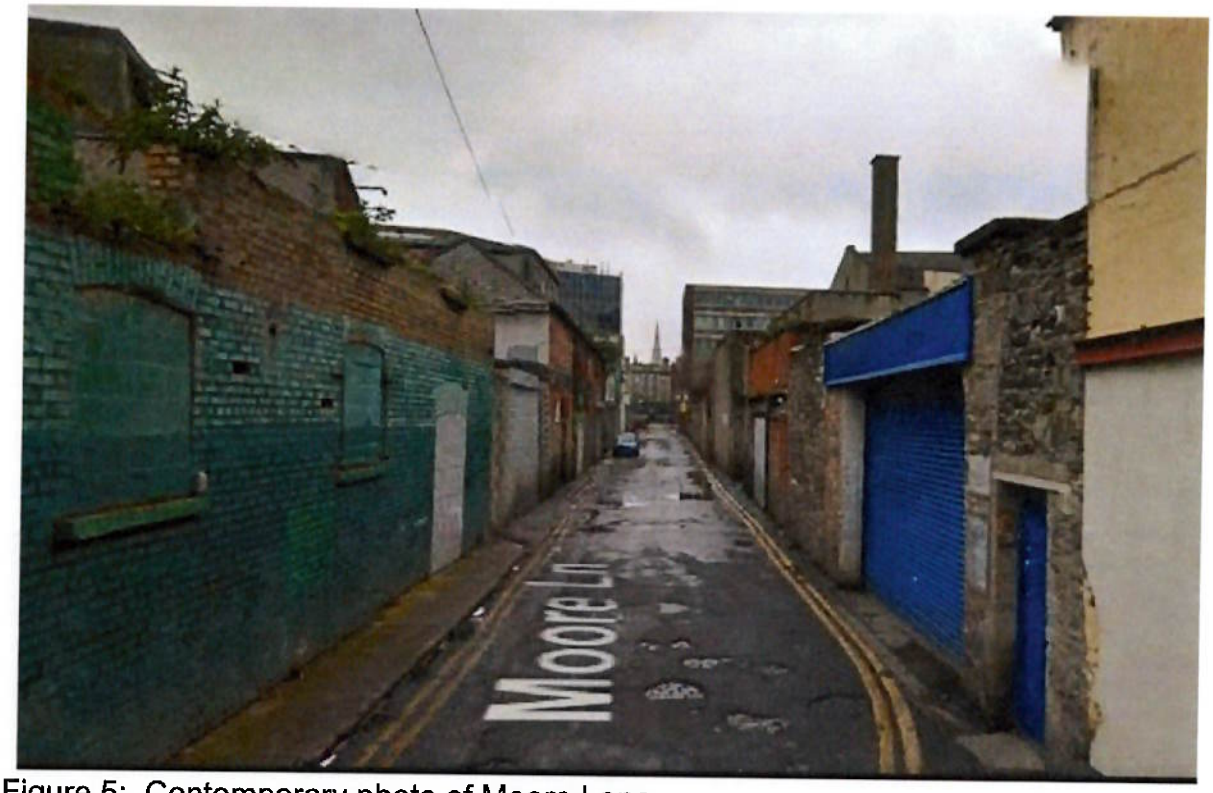

Figure 5: Contemporary photo of Moore Lane

Moore Lane runs along the rear of the Moore Street terrace and is currently badly lit and quite dilapidated. Again we aim, as far as is practicable, to restore this laneway to how it would have appeared in 1916 by replicating and restoring original features such as cobblestones and removing modern signage. This laneway shall also be pedestrianised along the same lines as Henry Place.

We aim to restore open access to the buildings by removing the modern shutters located along the laneway and develop the space at the back of the buildings into a pleasant garden area with some seating as well as two prominent sculptures. One to honour the 1913 lockout and another to celebrate the women involved in 1916. Along the laneway itself a number of relevant murals will adorn the walls.

Moving back onto Henry Place and heading towards Moore Street itself we come across the location were the Volunteers entered the Moore Street terrace. They did so by breaking into the side of No.10 Moore Street from Henry Place. This location will be marked by an explanatory display panel highlighting this entry point.

Moore Street

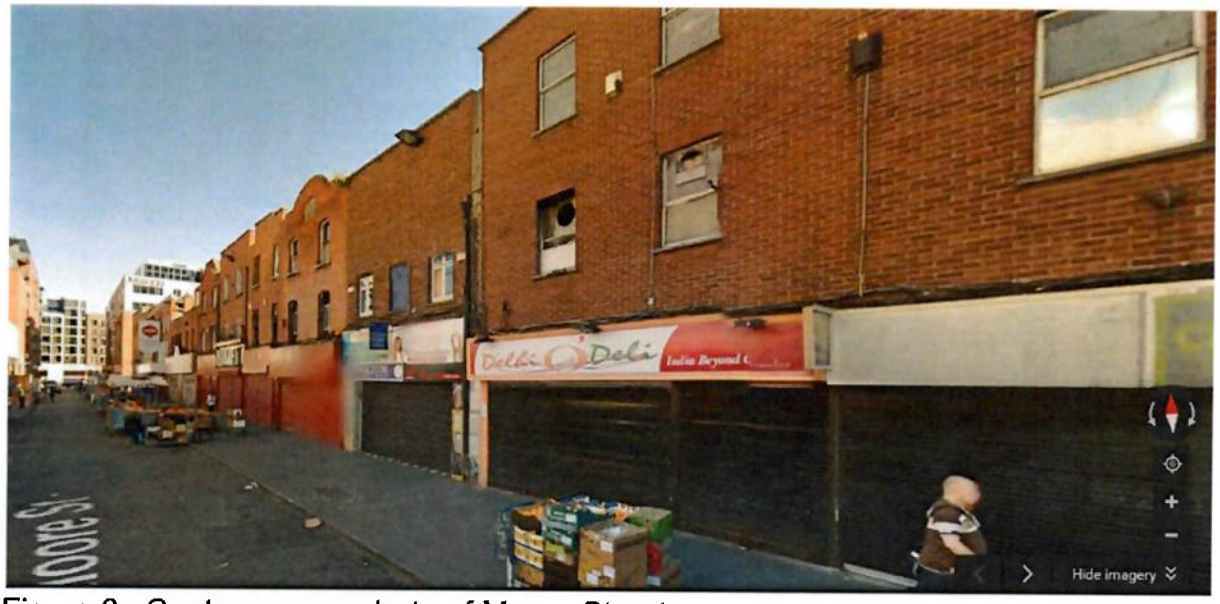

Figure 6: Contemporary photo of Moore Street

In keeping with the treatment of the locations already discussed we aim to restore Moore Street to how it would have appeared in 1916 by replicating and restoring period features and removing modern distractions such as advertising hoardings, road markings etc. Again the street will be pedestrianised in the same manner as the laneways previously discussed with limited access for business traffic such as deliveries. On the street we aim to recreate lifelike British barricades which would have existed at the time.

Moore Street is of course a famous market street of great cultural importance and it shall remain so. A display panel will detail the history of the market. We aim to construct modern fixed stalls with electrical ports for each stall as well as running water and also access to an indoor toilet for the stall holders to use. A permit license will be created for the stall holders. This development of the street market aspect of Moore Street will be done in consultation with the current stall holders.

Also on the street there will be a large monument dedicated to the men and women of the Moore Street/GPO garrison upon which all of their names will be inscribed. The monument will be located adjacent to the junction of Moore Street and O'Rahilly Parade, similar to the drawing below. This monument will be built in order that people can walk and possibly drive underneath it.

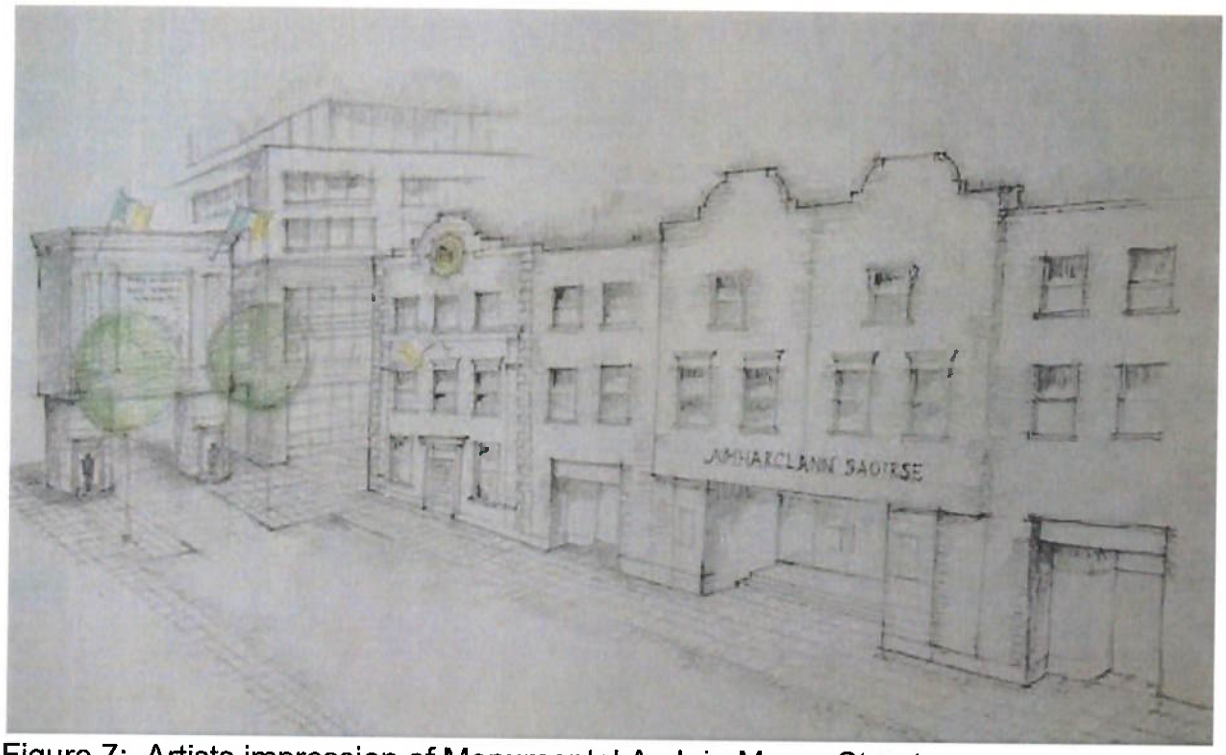

Figure 7: Artists impression of Monumental Arch in Moore Street

Moore Street Terrace

Figure 8: Moore Street Terrace

A large number of the buildings along the terrace are now designated National Monuments. We aim to recapture the atmosphere and events of 1916 by recreating the scene the Volunteers encountered in each of the buildings.

No.10 Moore Street was of insufficient size to billet all 300 Volunteers so they began a process of making holes in the party walls between each of the buildings in order to allow them to occupy the entire terrace without exposing themselves to the gunfire on the open street.

As well as being the entry point to the terrace it was in No.10 that the first Council of War was held. It was also the building in which James Connolly transferred his command to Sean McLoughlin. The building also served as a field hospital which was set up under Nurse Elizabeth O'Farrell. Many of the wounded were treated here and it is the location were the leaders stayed overnight and ate their final meal before the surrender. An internal display panel will outline the history and significance of this building.

No.15 Moore Street is the house from which Nurse Elizabeth O'Farrel left the terrace with the flag of surrender. We propose to restore it to how it would have appeared during the occupation and mark the location of Nurse O'Farrells exit onto the street. An internal display panel will explain the history and importance of this event. We will also seek to highlight the footsteps of surrender by engraving white foot prints marking the journey.

No.16 Moore Street will be fully restored inside to how it would have appeared in 1916 while the Volunteers occupied it. It is within this building that the final Council of War was held when the decision was made to surrender. An internal display panel will inform visitors as to the history and significance of what happened inside No.16 Moore Street.

No.17 Moore Street will also have its interior recreated to show how it appeared while the Volunteers occupied it. An internal display panel will mark the point where a wounded James Connolly exited the building in order to surrender as well as elaborating on the history and significance of the building.

No.20 and **No.21** Moore Street will also have their interior restored to how they looked while occupied by the Volunteers. It is in this building that Pearse conferred with Oscar Traynor about the decision to surrender. It is also where Pearse, Plunkett, Clarke, McDermot and Collins addressed the rank and file about the decision to surrender, a decision that was accepted and agreed to by the 300 Volunteers of the GPO garrison. An internal display panel will explain the history and importance of the events which occurred in these buildings.

This proposal does not spell out the exact usage of all of the buildings, but the aim is that they will be used for purposes in keeping with the vision so far described for Moore Street and the Battlefield Site. A number of possible uses include:

- Displays and museum exhibitions
- Café
- Gift Shop
- Arts Studio
- Theatre
- Veterans Centre for Ex Members of the Defence Forces

O' Rahilly Parade

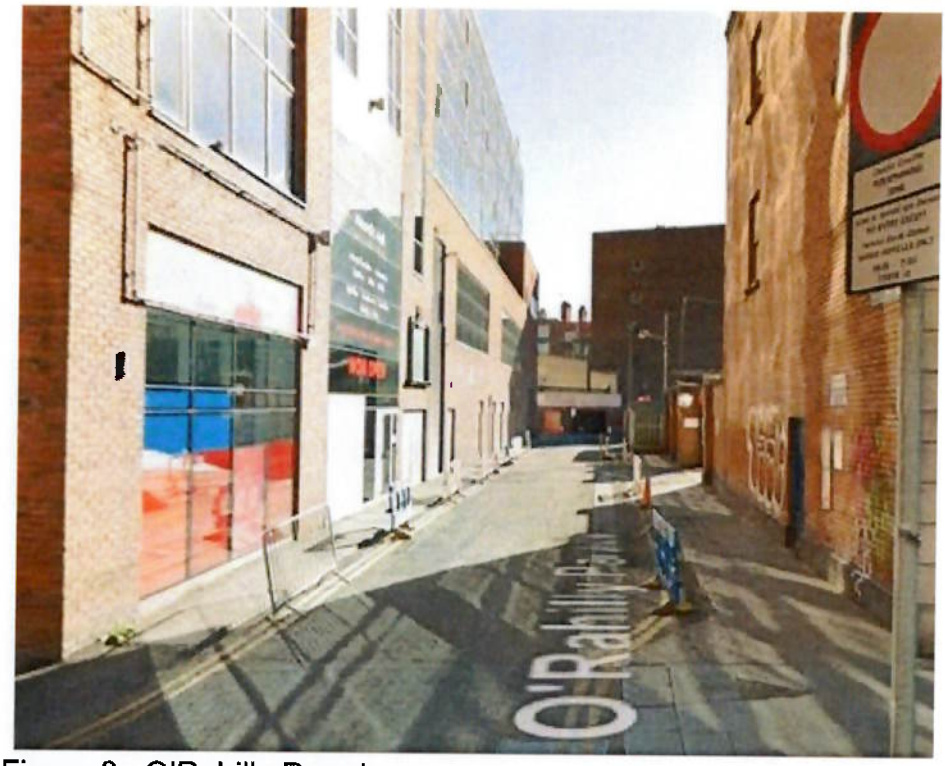

Figure 8: O'Rahilly Parade

O'Rahilly Parade will also be renovated and restored in a similar manner to Moore Street, Moore Lane and Henry Place and also be pedestrianised with the exception of limited access for business traffic such as deliveries.

At the rear and side of No.24 and No.25 Moore Street on O'Rahilly Parade some 20 Volunteers gathered for what was to be the last charge, under the command of Oscar Traynor. This laneway is also the location where The O'Rahilly died in action. He was later discovered here by Sean Mac Diarmada and Sean Mc Loughlin.

Alternative 5 preservation trust

The Preservation trust is made up of relatives of the heroes of the 1916 rising, and members of the general public who have campaigned for Moore Street to be restored over the years.

They have also produced an alternative plan for the area. The plan was developed by architects, historians, conservationists and the relatives Alliance. The plan has been endorsed by various city councillors and TDs.

Although we ourselves have not studied the plan in depth , we are solely highlighting there are other options for Moore Street.

The business alliance will favour any restoration plans as it would be much less disruptive to our businesses than the Hammerson proposal. Sinn Féin has fully endorsed this plan.

The preservation trust plan supported by the cultural bill and the expert group report would see major improvements to Moore Street in the short term and is more fitting for an area in "urgent need of regeneration".

We believe the traders who have kept Moore Street alive through a decade of neglect could continue to trade whilst restoration works on the terrace are underway provided they are done on a unit by unit basis.

The government have an opportunity to intervene and can legally issue a preservation order on this whole site thus confirming it is a national monument even if the buildings in question are in private ownership. The minister has the power to declare the usages of these buildings under the law.

Part b of document

Case 1 – Hammerson planning permission is a must-have development?

The 'logic' for the Hammerson destruction of Moore Street is that the street is in a state of disrepair and in serious need of redevelopment. That story is half true it is in serious need of revival if one is old enough to remember Moore Street was a living vibrant market street where many people became wealthy from their shops and stalls. That was before the developers Hammerson and Chartered Land planned to destroy these buildings and to get rid of the market. When you plan to redevelop a Street, you never pump money into it, in fact, the opposite, you halt short term infrastructural projects. With plans to knock and redevelop the street beginning twenty years ago, the downgrading of the street began.

Whilst we have no evidence that such a tactic has been used, although it is a well-known fact that in various states around the world private developers have used various tactics to drive down an area to both purchase land within the area and redevelop on it. One could gather while maybe anecdotally that is what's happening to Moore Street. In the days where Ireland either ate meat, fish, fruit, or vegetables then having 14 or so market stalls all selling fruit and veg made sense. Today when you go to a food market you intend to experience variety. That variety is also not seen in shops in Moore Street, what street do you know besides Moore Street that has shops that are almost all selling the same products? especially second-hand phones and repairs, Moore Street has an unbelieve amount 21 in total of these shops. If the street or any street were full of newsagents, for example, it would be unusual but all second-hand phone shops is even more unusual. If someone wanted to fix up the street that is the first two issues one should address, the food market have more variety like you would see anywhere else and make the current shops also have more of a variety. We are also told that increased footfall stops crime and criminal behaviour, without evidence unless the footfall you're speaking about is that of An Garda Siochana.

Anti-social behaviour occurs in Grafton Street, that street is busy, furthermore fancier shops don't stop crime, no one is going to stop a crime due to what a shop looks like. Once you don't have shops that attract crime. We are not detectives so have no evidence of stolen phones being sold in these shops, but criminals are attracted to certain types of shops, pubs, off-licenses, bookies, and shops that maybe selling stolen goods, again I have no evidence that stolen phones are being sold in these Hammerson owned properties but I do know for a fact people go there to try and sell stolen phones to them. It is also a fact that a grow house has been discovered within in a commercial unit owned by Hammerson in the iconic Moore Street terrace, which may highlight a bad rental policy by Hammerson. Such as Pop-up shops illegally subdivided and poorly fitted out without any change of usage notices or the relevant planning permission, posing outlandish signages that completely destroys the visual amenity of the Moore Street Terrace shopping district. This poor standard is contrary to the standard set out in the Dublin City Development plan for a category 2 street neighboured by a category 1 street, despite complaints to planning enforcement in relation to the flouting of these planning laws over the years, Dublin City Council failed to act? This brings me to conclude the reasoning why Moore Street seemly requires redevelopment is because of these bad usage policies conducted within the area by both Hammerson and Dublin City Council. Rather than destroy the area, they should fix the usage policy.

Allow an influx of street Traders selling a wide mix of products so that the Moore Street food market is a success once more and equally don't allow Hammerson to have biweekly rolling leases that involve the same usages in all the shops and prevents short term tenants from investing in the fit-out of their retail units.

case one conclusion

The fact that certain individuals use the reasoning for Moore Street to be redeveloped i.e., destroyed, may point to an agenda to downgrade the street. The area has been downgraded that's a fact and planners should understand that how streets get downgraded is solely down to bad planning and management. The Hammerson project is not the only solution. Later we will go into other solutions for the area, but the downgraded area is something that is either an accident or design by those with responsibility for the street. The Hammerson planning permission is not a requirement to make the area a success, the true value of the area is its heritage which could develop astronomical success, but the Hammerson project would destroy that heritage, therefore it would bring the area backwards not forward.

case 2; Business & job losses vs Hammerson profits.

Currently, there are 3 members of the business alliance who are independent store traders on Moore Street and located in close proximity of the site who are opposed to this Hammerson project. They are not against the development because of historical reasons or built heritage, although that is an extremely valid point. They are against it due to the fact that theirbusinesses will not survive the construction phase. We have heard the "potential of this project" which quite frankly we simply don't believe.

We understand that Dublin Town has come out in favour of this Hammerson development, Independent Businesses located in close proximity of the proposed works have been lobbying Dublin town management with viability concerns throughout the construction phase. The submission from Dublintown clearly does not reflect all of its members, we believe that Dublintown has offered a flawed submission which in time will be proven as reckless and contributed to the destruction of retail trade within the area, when considering the loss of 17 Moore street market traders and 61 plus retail units (not counting subdivision of retail in shops) on Moore Street, O'Connell Street, Parnell Street, and Henry Street throughout the 15 years or more construction phase. These retail units make up the existing retail shopping core and will be lost for an inordinate amount of time throughout the construction phase, Which leads us to say Hammerson employees (Ilac management) are on the board of directors of Dublintown and one of DCGP's current directors was also previously on the board of Directors of Dublintown. Any submission from them fully supporting this project would suggest a huge conflict of interest.

We don't know one independent business located in close proximity of the site that is in favour of the destruction of Moore Street and why would we?

The greater good is a fiction when it comes to Hammersons description of this development, retail trade can be successful in Moore Street , Troys Butchers is proof of that, Three time winner voted best Butchers in Dublin at the best of Dublin awards, and many other window display awards, not to mention having certainly stood the test of time and challenges that bad management of the area has brought to our business.

Moore Street just requires the correct type of retail experience. With the construction phase process due to last fifteen plus years, the retail experience during that time will be non-existent. During the large construction phase of this project, various current retail locations will be gone, firstly the retail units that currently sit on the site that is to be included in the redevelopment will be gone along with the jobs. Furthermore, as a result of construction disruption, in terms of traffic, dust, noise, safety measures, and various other reasons, fewer people will be travelling into the surrounding areas of the construction site. With the construction due to last years, (not weeks) this will put local retail many of whom are already under pressure into liquidation and result in further job losses.

Promising existing retail tenants that in 15 years after construction starts that they will get extra footfall, is not much of a promise if during those years you wipe out their business. It is even more insufferable when you are facing all this, to discover after viewing the plans and the model in civic offices that the developers aim post construction is to attract the footfall to his new retail square located behind the existing Moore Street Terrace, away from our existing business which contradicts their concept that all businesses will benefit in the long term.

What alarms us most is the predicted footfall that Hammerson have projected. It's impossible to estimate footfall without securing any office space or retail tenants for their new proposed buildings. Their predictions are fanciful and misleading considering they have been still unable to secure a tenant to occupy their vacated Debenhams store to date, spreading over 44,000 square feet.

Sometimes in economic terms, you need to be disruptive to be economically successful, this is not one of those occasions. In the retail market, jobs are being lost and not created. Hammerson's plan will not change that, with the current pressure on retail, with covid, online shopping, and rental costs putting this construction site of chaos into the mix will wipe out retail in the city. Retail simply cannot wait 15 years before solutions can be addressed, if it's struggling now imagine how it will be then!

As with footfall, retail economics and retail as a whole in a market of diminishability of private goods. This means the construction of a new shopping location, will shut down existing shops and create job losses elsewhere, including those that Dublin Town should be representing. This is an economic fact. An argument that we make elsewhere can be summed up, by saying that if you buy your child a school bag in the new Moore Street shopping location you will not be buying a second school bag for that child in the Jervis shopping centre. The shopper just moves the location of purchase when that happens the already established jobs and business will suffer, equally, the fact that they are established jobs and they are probably better paid then new start retail employment. Job wise, this as a retail model does not make sense.

case 2 conclusion

It is also clear that all three (fresh food) independent businesses within the Moore Street business alliance and will go into liquidation if the Hammerson planning application is accepted. Which to them does not just bring the financial headache of a failed business, it also has family memories and personal attachments due to the fact that some of these businesses have been trading on Moore Street for over 100 years.

At least we will have comfort in knowing when the business fails and have to let all of our employees go and possibly ending up on the dole, that it was solely down to this planning permission getting the go-ahead and not anything that we done wrong in our business management.

We would ask you to consider all the lost jobs and businesses when you decide to either Save Moore Street or close it down to facilitate a multinational investment company.

case 3- Hammerson development v Moore Street Market 300 years of Heritage

The third test is Hammerson profits verse if its development is more important than the most important street in Ireland keeping its legacy to 1916 the vehicle that led us to the level of freedom we see today. The fourth test should be is this development worth destroying the Market heritage. Moore Street is historic for 1916 and for the market, as already stated the Moore Street Market used to be a vibrant market, this market, without doubt, holds heritage value, it has been on nearly every political party's election leaflets, it has been on bord failte leaflets and many advertisements highlighting that the Moore Street market is a rooted Dublin heritage site. A heritage site that Dublin City Council officials and the majority of the members of the Moore Street Advisory Group stated will not be able to trade during the 15-year construction phase of the Hammerson plan for the area.

While there are many aspects of the MSAG that many would contest, No one contested that fact! I could go on and explain what will happen to the traders during construction, but I think the words of the traders themselves within their two submissions below (in italics) to MSAG on Hammerson's planning application says it all and more for anyone in business on Moore Street. It's also alarming to hear street trader representatives were been put under pressure by Dublin City Council representatives to support Hammerson. We have heard talk of a council official possibly illegally offering the traders a sum of money to vote a certain way in favour of the Hammerson project, if this is true, I am sure in the near future the Garda will investigate as such actions are outside the bounds of the law. To this point street traders have refused this payment from the DCC representative and maintain their opposition to the project as highlighted below.

Moore Street Market Traders Submission one:

Our submission on the Hammerson plan.

This is our submission on the Hammerson plan, as seen so far. We will only be addressing elements that are concerning to us and not get caught up on other aspects. We believe that it is a threat to the whole market. As Joe Duffy says "if I was to pick one place to represent our country – somewhere that captures its history, people, sounds, smells and colours – it would be Moore Street." Hammerson's plan by effect not by design will get rid of the market, its heritage, history, traders, customers and also any potential customers.

We understand that Moore Street needs to be developed but that should not be at any cost. Hammerson's proposal is too large-scale for us as traders to survive. The idea that we can trade during the projected construction phases are not realistic, especially during the demolition phases with numerous buildings being knocked down. We cannot and we will not put ourselves or our customers in danger as buildings are being knocked. Many of the stalls sell fresh fruit and vegetables or fish and there is a danger of contamination from dust, debris and diesel fumes during these phases , but also when building works begin, with trucks continually up and down the street. There is also the noise pollution from these trucks, and from the large-scale construction works planned. This will make it near impossible to trade and will drive our customers away, making it impossible for market street trading to continue on the Street nearly 300 years after the market in the area first began to flourish [Moore Street: the Story of Dublin's Market District by Barry Kennerk, Mercier Press 2012]

The demolition for instance of 12/ 13 will for example be complicated given the need to at least retain the parting wall which has been shown to be pre-1916. SO their will be a 3-storey??? Wall standing by itself with building works going on around, obviously this would be in danger of collapse at any stage, thus endangering any stalls in the near vicinity. We are seeking a commitment that any demolition would not occur during trading hours given the dust and the dangers involved and how that will impact on our livelihoods.

As no independent study has happened in time more discoveries may occur, resulting in more issues during the demolition process.

This kind of knocking cannot happen in one day and if it did happen in one day, it would surely not be done to conservation standards, which would be a requirement of the planning. Therefore, it is not a simple thing like keeping us away for a few days while they are knocked. This will be knocked in phases if it is done correctly and it is these phases that will cripple us. We cannot afford to stay away during this time, and we cannot safely stay. On top of safety concerns knocking buildings and falling rubble on the street will result in dust and damage to stock, if you park your car near a building site, you get dust on it, but our products are not cars they are food, how can you expect customers to eat dust-filled fish or fruit?

The new lane at 18/19 will cause considerable hassle to several traders that are situated within this area, we have yet to hear how their concerns will be addressed and how the impact of such an entrance will be negated in the future. This entrance/arch plays a central role in the design and lay-out of the Hammerson plan and therefore it not just about moving one or two stalls from the mouth of the entrance, given the scale of people who will gather in this area -according to Hammerson projections, it will be near impossible for the other nearby stalls to operate properly in the resultant crowd. This will mean even more stalls will have to be displaced from their traditional pitches, maybe to less attractive locations.

With O'Rahilly Parade being designated as a service entrance, it will be extremely disruptive, undermine footfall, cause traffic chaos, and undermine our deliveries and cause safety issues for the public and our customers walking within the area. Both entrances will cause considerable issues for us traders.

The projected footfall targets presented by Hammerson we believe are not realistic and to say that footfall would increase by 6 million without saying what you are bringing into the area apart from a new building or two is naive. We simply cannot comprehend this. Claims that new shiny buildings will result in extra footfall without highlighting usage is fanciful. While we accept construction jobs will be created during the construction phase, there will be a loss of jobs, with shops, cafes and markets closing. And, it's not just on Moore Street that the effect of the large construction phase will be felt, Henry Street and Parnell Street will also suffer, as they have in the case with the Luas works.

Remember also the Hammerson plan requires the temporary shops on Moore Street to close, thus it will also mean less customers/pedestrians -footfall- on the street, therefore the market as a consequence will suffer also. The local jobs market, mainly retail, during construction will be destroyed. Building sites are not very attractive, equally with buildings being knocked down these retail outlets will be gone. With extra traffic, mainly construction related, the Parnell streetside will effectively be closed off, our market will be decimated.

To add insult to injury, the recommendations that were within securing history one 2017 and also securing history two in 2019, the very document this forum is supposed to be implementing has not been delivered thus far and the elements that the Hammerson plan could deal with have not been addressed. Any endorsement of this Hammerson Plan (construction phases) ect.. would not only be destroying Moore Street buildings and its fabric, but would also be destroying the market and threatening its very existence and our livelihoods. We will not survive the seven to ten years project estimated by Hammerson for their plan to be completed.

Traders and their reps joined the ministerial group under the chairmanship of Gerry Carney in 2016, and subsequently by Thomas Collins. We are still part of the current group 2021, with no trader recommendations implemented in either securing history 1 or securing history 2. We joined in good faith and were hopeful with our continued engagement that we would have got somewhere and made some progress, but thus far this has not happened. To say we are disappointed is an understatement.

Finally, we have the threat of years of construction and disruption facing us going forward. As we are the only group on this forum that depends on Moore Street to provide for our families into the future, it is looking a bit dismal.

Tom Holbrook

Cathrine Kennedy

Margaret Hanwway

MSTC

March 2021

Submission two:

We will not repeat everything that we said in our submission to the Hammerson plan, but we stand over it. We would like to add to that document by stating the following, both these submissions should be taken together in one combined submission by us Moore Street Market Traders.

We as Moore Street Market Traders have two problems, one that the area needs investment, and two, the only concept that people in power seem to care about is the Hammerson plan, but we have been here before. For more than 20 years Moore Street has been let fall into decay, it is not the fault of the market traders that this site is in such disrepair it is the fault of the past governments, old council officials, and Developers that have let it get to this state. We do not want to be talking about how much of a waste ground Moore Street has become in two, three- or five-years-time and we certainly do not want it to take seven to ten years like the Hammerson plan is stating it will at least take. Some of us are in our late 70's and the idea of waiting that long for it to be revamped is not very appealing to us.

Unlike some on this forum, we represent the interest of our members, when we speak, we do so with the support of our members, not simply three people. People seem to think that it is Tom, Margaret or Catherine that has a problem. We all have a problem, that problem is our livelihood is at risk. That is what we care about some people may be on organisations that are supposed to save Buildings we are not on it for that, we are on it to save our livelihoods. We are not aligning ourselves with campaigns that want to save the 1916 buildings or an association that is campaigning to destroy the 1916 buildings. While we may admire people that stand up for what they believe and the interests of the people they serve. We are not aligning ourselves with anyone, we are aligning ourselves in our own collective interests. When this is all over, we will be able to look back and say we did the best for the interest of the livelihoods of the Market Traders, we will not be embarrassed by our actions when this is done and dusted. Hopefully, Moore Street will not be a pile of dust but if we can at least say we fought the good fight for us traders and the people responsible for its destruction will be politically held accountable in time.

We want the Moore Street Market saved; a campaign group Save the Moore Street market is something that we are strongly considering setting up. It is as under threat as the 1916 buildings are. Any politician that votes or supports the Hammerson plan is supporting and voting to get rid of the Market and local businesses within the area. We know politicians are worried about voting for the destruction of the terrace but what some politicians, not all in fairness to them, are also forgetting is that, if they vote for the planning permission, they are voting to destroy our market. They will have to live with that vote for up to ten years while we are without an income, during which a considerable number of local businesses will be gone bust as well as having the Historic Market gone. These developer lead politicians will be canvassing for at least two general elections while Moore Street is a vacant lifeless building site of rumble. Any politician that says to us, we will destroy Moore Street for ten years but do not worry in ten years we will have Moore Street sorted. Our response will be, ok then we will wait for ten years to vote for you and vote for someone else in the meantime, but do not worry in ten years you will have our vote after we the market traders are replaced with someone else. Then after you as a politician are replaced by someone new.

We would also ask you to realise that we are not foolish people, the words 6-acre site development and minimal disruption do not go together because it is impossible. Even people that build small houses cause disruption, people that build 6-acre sites cause devastation for the surrounding area and no one will fool us into thinking otherwise, if they fool you that is on you. We would question the motivations of any individual on this forum that is a campaigner for a private developers' plan, that has no usage for its buildings, that has fanciful footfall and job numbers while at the same time destroys the Market, the battlefield site, and local businesses. We are puzzled as to how people can take the will of a developer to destroy heritage and businesses for a developer's profit gain.

As we said before we welcome investment into the area, we want the area to be revamped but not if it means us losing our livelihoods. We also welcome the investment into the area but putting money into a market just before it will effectively be closed for 7 years or up to and including forever is not a good investment, the same goes for 14-17 Moore Street, we welcome the idea that it will become a Museum but it will not be a very successful Museum as its grand opening will be on a building site. Then there is the Hammerson plan as a concept, how can we get excited by drawings of buildings, not many people go to an area to look at a building of non-importance, we do not care how good the buildings look or should we say will look in 2031. When people ask us what they are building on the site. All we can only say is new shiny buildings, with no real usages. Possibly it could be a new shopping quarter, which will also not get people excited about a shopping quarter in town, not when the area is surrounded by them. We do not doubt if you're polled people from the area would they prefer a new shopping centre and lose the market, it will not go down well, we believe the market will always win out.

We will also not be bullied into supporting a bad plan or threatened to get us to move from Moore Street or curtailed to one side of the street. We will also not look favourably on people that tell us they support us and think we are great in comfort letters, while they use their legal powers to destroy us. That is a flawed laughable plan which we will protest like never before. On that topic, we do not believe that Hammerson is the only alternative as we heard that before we have had many Paul Clinton is developer group, Chartered Land, the Burke report, Darragh Ó Brien TD is Bill, all these plans come and gone without action. We currently have other alternatives Aengus Ó Snodaigh is Bill is one, the Moore Street Trust, the Green party plan all these are alternatives. Some of these plans are far more favourable to the market, whereas the Hammerson plan destroys it. As such, it is our full intention to oppose the Hammerson planning permission, on this forum, via a planning application objection, at oral hearing objection, Street protest, protests and marches against politicians who support the planning permission, in the media and we will go legal if we have to. We will use all those avenues necessarily to stop our livelihoods from being destroyed.

That is not forgetting that over the years many politicians on this forum have been a great support to us, we would welcome their continued support and hope they are as brave as the Tony Gregory and Christy Burke. We also look favourably on the politicians that will support Aengus Ó Snodaigh TD is Moore Street bill as that bill gives us permanency and give the market increased recognition which will hopefully spring a true revival of the Market. We support, the bill as it seems to ensure that the needs of the market traders are protected and catered for into the future. We hope it gets through different stages in the Oireachtas and take there is no watering down of the provision for a permanent street market. The market must be protected and so it can flourish once more.

We traders are exhausted with all the false starts and want some long-term protection going forward not long-term persecution,

Thank you

Moore Street Traders Committee

case four conclusion

Is it for the greater good to remove the Moore Street traders from Moore Street, remove that heritage? Should Moore Street be like other streets in Dublin? While some may argue that in 15 years the market will be back, but nobody can say that for a fact, nor can they say it won't. All we know is the likelihood of it been gone FOREVER if the planning permission is passed will hugely increase and if it happens this vote will be seen as the reason for the market been gone. The test is which is more important Market Heritage and an alternative plan which allows for that, or Hammerson's project. We believe the Market.

Some may tell you that the Market traders can trade during this time, maybe physically but definitely not successfully!

The Moore Street 300-year-old market is under threat. If Hammerson's planning permission is granted, this market will be forced to close. This is a reality, the development will not be able to happen with the market traders in situ for-safety reasons and other issues. The MSAG agrees with that and DCC officials also agree. Currently, the market has 17 stallholders, 14 sell fruit, and veg, many of which would like to sell other items, but DCC has refused them permission. The market needs to have more variety and facilities. It could be as great as it once was if that happened, but first planning needs to be rejected. The Market traders are against the development and have completely rejected the planning permission as it will end the market and put them on the dole queue.

case 5 – Hammerson development v traffic congestion.

The traffic management test, the city centre is not exactly traffic friendly and the move towards public transport is quickly becoming a better option for people when they travel into the city centre, the Luas construction has, as a matter of fact, created car, van or truck travel challenging as O'Connell Street only has one lane going northbound.

We ask anyone who is deciding on this planning application to stand beside the Parnell statue or the junction of O' Rahilly parade (where our shop is located) for the day or even two hours and figure out how 100 trucks will be managed, where they are to park, and what will happen if & when 10, 20 or 30 trucks arrive at the same time.

Traffic is one thing if it stops someone getting to a hair appointment or business meeting, it's another if you're in an emergency, traffic congestion right beside a hospital - the Rotunda, or the Mater (a mere ten-minute walk away) is a serious matter. With talk of a hundred plus trucks a day such a hospital delay could be life or death.

While 100 trucks a day is seemingly manageable, if you break it down that's one truck every 5 minutes for about 8 hours and 20minutes a day. That said under no circumstance can anyone tell us that 10, 20 or even 30 trucks won't arrive at the same time. There is also the parking question, when these trucks arrive where will they go? The Hammerson planning application does not seem to have a realist location for this number of trucks to park / 'stack.' How can Hammerson reassure the rotunda and the mater that traffic issues will not arise or how can the planning authority for that fact? Who will be held legally and financially accountable if truck congestion ends up in a medical emergency delay that has a fatal effect or life-altering effect, will it be those that agreed to accept the planning permission, the planning authority? Needless traffic congestion around a hospital is no joke and will turn the city centre into a no-go area.

Traffic congestion is managed by both Dublin City Council and the Garda, While Hammerson has stated that they will use the garda which highlights that traffic congestion will undoubtedly occur not the opposite. Furthermore, surely the garda has better things to be doing, than standing on O'Connell Street for up to 15+ years directing traffic. Has Dublin City Council's traffic division, reviewed the Hammerson plan and agreed that area can cope with that extra parking traffic in the vicinity of Moore Street and blocking my fresh food business, as let's not forget that many trucks will be waiting to tip, so will have to park up somewhere, but where and what arrangements have been made for that?

While the city centre has experienced other development works in the past, I challenge anyone to tell us a bigger build within the city centre in the last twenty years. We would also not believe anyone that says that there will be no traffic disruption from this development, every construction site causes some form of traffic disruption, with the traffic issues in the city centre and the size of this development the traffic issues will be greatly magnified.

case five conclusion

When alternatives are available, this test centres around whether this development is worth putting city centre into a 15-year, traffic gridlock. Can the city centre manage the traffic congestion and disruption to benefit Hammerson's profits? Will this project in danger lives in either the Rotunda or The Mater.

Case 6 – Hammerson destruction of Moore Street vs Built Heritage and events that lead to the foundation of the state

Today we live in a world where built heritage is considered extremely important by most planners (and hopefully those reviewing Hammerson is planning application).

We have protected Structures to protect important structures, without being unkind to other protected structures around Dublin, it seems crazy to think in comparison to other buildings that are currently protected structures, The buildings that either Hammerson or Chartered Land themselves state are pre-1916, never mind the buildings that a DCC architect would say are pre-1916, would not meet the standard to become protected structures and thus either alter or rule out the planning permission.

I also want you to remember that when people say the Moore Street buildings are pre-1916, they are not simply talking about the building being structurally before 1916, we are saying that in the final battle of 1916, five of the seven signatures of the proclamation likely stepped foot in them, along with Michael Collins who used 1916 as a steppingstone for the foundation of this state. A founder of Fianna Fáil, Sean Lemass and many more, Sean Le Mass describes these buildings numerous times in his life for example, "The next day the tunneling process ended in a warehouse yard not very far from the British barricade", yet some buildings are protected structures because poets stepped foot in them, these people stepped foot in these buildings during a battle for Ireland's freedom. Who in their right minds would allow there destruction?

The Minister for Heritage recently requested that 1,720 sites within Dublin become listed as protected structures. There are arguments that in order to advance as a society you have to build and grow. I would challenge any planner or government minister to name any one of these 1720 buildings that are more worthy of protected structure status than any of the buildings in Moore Street.

Considering that while this objection will challenge various aspects of the planning application, it would be unwise and unusual to not mention the 1916 rising, as although many events occurred during our long road to freedom one could easily argue that the 1916 rising was the vehicle that got us here. The Boston tea party of Ireland should we say. This rising did not only take place in Moore Street it ended there, it is also worth noting that because of that fact that the National Museum declared Moore Street the most important street in the state and in modern Irish history.

It would lose that value as the most important street in the state if it was destroyed and redeveloped. We would be telling the people of 1916 their actions did not matter to us anymore and to our educators that teach Irish history that they have got it wrong, 1916 did not impact our society, well apart from the road to independence part of Irish history. No doubt the body that wishes to knock these buildings Hammerson will tell you that they do not plan on knocking any pre-1916 buildings. That they inspected the buildings they wish to knock and acted as their own jury and declared themselves right. Taking someone at their word is one thing when your removed of any alternative, of course, it does not have to be that way.

People that are knowledgeable regarding the goings on regarding Moore Street, will know of many aspects were the state has been negligent in their duties, to so much so we have to almost rely on developer surveys of the site, either the chartered land one or the Hammerson one. While it was confirmed in the High court the architect who conducted the Chartered land (the previous developer) site survey believes the Moore Street area is a Battlefield site, with many pre 1916 buildings within it, more than just 14-17.

We are forced to highlight these developer surveys to prove our view that Moore Street terrace has many pre 1916 elements to them. As we have had no other full surveys into the site. Some highlight Dooley and hall, It is worth noting that desk top surveys don't count. Desktop surveys mean that they are a report into other papers on the subject rather than visual or testing of the subject.

Yet even by that suggestion, Dooley and Hall's desktop study is very problematic as ALL the architectural reports it highlights as references contradict their claims, and never highlight how they have concluded that the other studies are wrong. These are the Broderick report; the Garland report, the Shaffrey report (2005), and the Franc Myles report. Dooley and Hall's study also does not claim to be an architectural study. Highlighting a non-architectural study to highlight an architectural point is like asking a chef a medical question. We doubt that Dooley and hall, believe that their study is a study based on academic style empirical evidence or architectural facts but more of a position paper. As no credible person can point to this document (Dooley and hall) as a document with any merit, especially as it is fails basic first year level academic writing, if you use sources, they should be to back up your points, most lectures would fail any student if he or she used sources as incorrectly as Dooley and hall does. Again, sourcing reports that state buildings are pre 1916 to highlight they are not, is academic failure at its best.

It also must be noted that while many campaign based surveys were conducted by incredibly capable architects who provided real factual arguments why buildings within the terrace are pre-1916. These surveys were not described to our knowledge by the architects, the campaign or anyone for that fact as comprehensive surveys. Which leaves us to wonder why no state-based survey of the site was conducted. A DCC or department of Heritage study is required as no full survey was conducted by a non-developer.

Dublin City Council requested to inspect these buildings and the historic merits of them to decide should they be listed buildings. Originally Hammerson denied the planning authority access (hopefully DCC will return the favour by refusing them permission to destroy the buildings), one would have gathered that if Hammerson conducted a correct assessment on these buildings, Hammerson should have nothing to fear of DCC. It would be interesting to see how the planning authority squares out agreeing with Hammerson that the buildings they plan to knock are post 1916 when Hammerson refused them entry to conclude that. As of the time of writing it understood that Hammerson has allowed DCC to inspect a limited number of buildings, far less than the whole terrace which should be inspected by DCC. This inspection it seems, is being done under the supervision of Hammerson and the architect that won a tender by DCC to carry out a protected structure inspection of these buildings is not included in the inspection. While we welcome the inspection, we await the outcome of this limited inspection, but unsurprisingly we recently heard 'new' evidence has been found that more of the buildings are pre-1916, in this handful of buildings under survey, imagine what would be found if the whole site received a survey.

While such a finding is not surprising, what would be surprising is if the DCC inspection team were to agree with Hammerson's findings considering the previous developer (chartered land) concluded that many of the buildings had Pre 1916 elements to them, thus contradicting Hammerson's findings. Notably no.18 which Hammerson plans to destroy, removing history forever.

DCC cannot now take Hammerson (or any private developer) at their word, NO full independent inspection of the buildings occurred and Hammerson's refusal to allow DCC access to all the buildings for such, indicates they have something to hide. For a planning authority to agree with a developer that refuses them access to buildings on a battlefield site of such importance to the state to verify Hammerson's findings would be an incredibly odd position to take.

In our view, it would make a complete joke of DCC's protected structure procedures and suggest that DCC planning department are open to be walked over and requires an urgent review. Many people will see DCC granting Hammerson permission to destroy these buildings that Hammerson has refused them access, as a sign that something incredibly unusual occurred between Hammerson and those that granted the permission. For me it does not necessarily indicate that, it does thou indicate that they have no regard for protected structures or the foundation of this state, as we said before if you're going to protect any structure, Moore Street has to be top of that list. We challenge anyone to name 20 buildings in Dublin of more value than say no.18, a building that architects say has pre-1916 elements to it meaning the people that helped win freedom for this state spent there last hours in battle in this building before they went off to die for Ireland, surely they deserve a protected structure, right?

case two conclusion

If any planner permits Moore Street to be knocked instead of refurbishing the street, then why have a planning department in the first place? surely their main role is to protect us against plans that would not serve the overall good of the heritage and makeup of the area. I know they do not create the plans, they just decide whether to accept or refuse them. In my view, if they agree to Hammerson's plan to destroy Moore Street, I believe the planning department needs to be disbanded as they are not the guardians of buildings that should be protected.

With a city of hundreds if not thousands of protected structures of some form or another, the idea that DCC would allow Moore Street unprotected status would question the very meaning and volatility of a protected structure which is possibly under threat. If the area is destroyed (i.e. gets planning), It would lose that value and status as the most important street in the state if it was redeveloped the Hammerson way. It is also untrue to state that 18, 19 and the white house are the only buildings due to be knocked, In numbers 10-13 and 20-25 considerable demolition will occur, many of these buildings the High court confirmed are National Monuments.

case 7 Is Hammerson's ordinary retail model flawed?

The best economic policy for a state involves expandatory monetary policy from external markets. The worst economic policies are ones that exist within a closed short-term cycle. What we mean by that is an economic model based around job creation from construction is a closed cycle, after the site is built the jobs disappear, so the jobs that the construction site delivered is meaningless in Marco terms. The 2nd worst economic model in my view is declining or diminishing economics.

The Irish high-end retail market is largely international with few exceptions, which results in the retail market being competitive and one with diminishability of private goods, meaning that if an individual wishes to buy a new mobile phone or winter coat and end up buying one in the Jervis shopping centre, that means Arnotts or the ilac has lost a sale, the likelihood of that individual buying two mobile phones, or two winter coats are very unlikely. In most cities around the world, retail-like Dublin is knowing for having a diminishing market, especially when the profits are shipped overseas. While Culture is known as being expandatory and rooted in the local economy.

You do not have to be an economist to know that when a large new retail site is built other retail outlets in the surrounding location suffer, which could mean devastation in a marketplace that is already gasping for oxygen. Any argument that centres around justifying the destruction of the Moore Street Battlefield Site, to bring in commercial development into a rundown city centre site, Omits the fact that the area is currently oversubscribed with many shopping centres within a five-minute walk from the proposed retail developments.

The Ilac Centre, the Moore Street Mall, and the Jervis Shopping Centre are all within a minute's walk from each other, not to mention the under construction Clery's Quarter. The existing Dublin city centre retail market has seen that covid and internet shopping has destroyed retail, Hammerson the current owners share price has taken a nose drive according to the media reports at the time of writing, there is talk of them going bankrupt as a result of up to 69% of their tenants falling behind on the rent in Ireland, for longer than three months, with only 31% received and only 41% worldwide.

We believe it would be incredibly irresponsible to grant planning permission to a developer that is undoubtedly in financial difficulties. Dublin City councillors unanimously voted for Moore Street to be an architectural conservation area. It would be quite a disaster for an such area classed as an ACA if the developer went bankrupt mid - project. We note in the additional information supplied that securing funding was used as a rationale for a life span of 15 years on the 2863/21 application

<u>case 7 conclusion</u>

This requires the following answer, which retail locations are worth sacrificing, which one do you want to tell this new development will take already declining customers from. Is this worth sacrificing Jervis or Arnotts for example, as pure economics will show you this requires retail units to close down for this one to be successful?

case 8 - is the Extra 6 million based on fact or wishful thinking and is it redispensary.

Hammerson has stated that their project will increase footfall by six million which is based on a Metrolink being built on their land for the state to then be charged for its use. Even that being built cannot be an argument for such an inflated footfall number. People travel into an area for a reason, what reason is this Hammerson plan giving them? With an estimated 30 million people walking past O'Connell street and an estimated 2.2 million people walking past Moore street a year (figures taken from a 2018 monthly estimate off Dublin town), With the Museum of 14-17 Moore street, the only attraction which we know will be established within the area, but that is not being built by Hammerson and therefore not part of that 6 million number.

The question still is, what attraction will result in Moore Street getting such a footfall four times what it currently garners? Hammerson has not answered that question correctly in our view. What non-state-controlled attractions are they bringing? What attractions are worth the destruction of pre-1916 buildings, removal of the historic market, the liquidation of my and other independent businesses, etc.

That 30million figure for O'Connell street, includes people commuting to work, GAA commuters, people going to Bus Aras, the St Patrick day parade, Connolly station, the Jervis, the mater or rotunda hospitals, attending a protest, part of bus terminal drop off or collection point and various other reasons. Most people travel into the City centre for a reason and maintain that reason when they arrive, they would need to want to go there to arrive there. With Hammerson's model, you cannot simply say that by knocking through the historic terrace that one-fifth of them, will walk into Moore Street as with the Ilac there , it is a T junction of sorts. It would become even more surreal if your saying people would walk that way to look at a site that used to be a 1916 terrace but we knocked it so you could walk to a site that used to be.

There is also the retail economist argument surrounding walked past footfall, simply because for example, 25,000 people walk past a shop a day, does not mean that figure would go in and spend money. In fact, it would be an extremely successful shop to get even a tenth of that. Footfall is also the dispensing of people, Dublin holds a non-tourist footfall number of approximately 693,500,000 a year if everyone stays in the same location. While we know that people do not stay still so that figure is clearly over a billion. To achieve a percentage of that footfall, you must highlight to an individual a reason to get up and travel to your location as opposed to another location, because people cannot be in two places at once, so the political attractiveness of footfall is a moot point if you look at it in a Dublin wide significance, unless it is creating tourist footfall, you are given footfall to one area to take it away from another.

Economic beneficial footfall re-dispensary models, highlights that taking away from one area into another can be disastrous for that area that loses it, with the footfall of the Jervis being estimated at 14.1 million annually, the creation of a new shopping location in Moore Street would on the evidence reduce that 14.1m footfall figure. These shoppers by and large live in Dublin. We need footfall models that create tourist numbers into the city centre, not re-dispensary numbers, which take away from another area. To use the logic that more footfall in areas is for the greater good you need to be looking at a Dublin-wide basis not juggling the numbers from one place to another, that's if you are, as DCC should be, looking at the bigger picture.

case 8 Conclusion

While the Guinness Factory's footfall is 1.9million people, of that figure it is estimated that far less than 10% are from Dublin. Meaning that at least a 1.7million plus tourists arrived in Dublin to visit the Guinness storehouse and also created footfall elsewhere. Creative footfall is what is needed, Culture is known as creative footfall, retail is known as re-dispensary. We should be looking at them models, not the retail, based models that would be Hammerson's business model. All positive footfall figures in the area will stem from cultural usage. Furthermore, factually tourists on average spend more on retail than a local retail shopper. Moore Street should be looking towards temple bar with a footfall of 22 Million, it is enclosed - meaning people travelled there for a reason, being it is a Culture Quarter with creative, not dispensary footfall. Moore Street can be a tourist culture attraction during the day to match temple bars night model, having a Culture Quarter and urban battlefield site would be a huge tourist footfall attraction but not if we knock it!!

Case 9 – hammerson financial problems

Since 2019 we have heard that Hammerson is in financial difficulties, they have admitted that it is a real possibility that they will go bankrupt. Over the last few months we heard that their auditor has publicly stated that Hammerson may not be a company in 18 months. Granting planning permission to a company that goes bankrupt halfway through a project has in the past had disastrous effects for people. Ghost estate/town is a name given to them, noted for large-scale half-finished housing estates or commercial builds. Our city centre can not afford to be another ghost estate/ town. Hammerson it would seem by them applying for six planning permissions have no plans to build all six themselves. Having 6 sites opens a bidding war to more competition compared to having one Large site that not many property developers could afford to buy the site and fund to develop. Another issue that could stop a developer from buying the land is the possible political intervention that could block the knocking of the buildings, which would mean the likelihood of Hammerson knocking the buildings on Moore Street as soon as the planning permission is granted is very likely.

This means that Hammerson needs to be granted permission, knock the buildings, and then sell off as many sites as they are required before they go bust. The worst-case scenario and a true possibility is that Hammerson goes bust between knocking the buildings and selling off the land, resulting in the even slower process of a bank sell-off of the land and giving Dublin a pile of rubble for years not even seen in 1916. The regeneration of this area should not be granted to a developer with bankruptcy a possibility, as the alarm bells of the City Centre being a 'ghost town/ estate for years are already ringing.

Case 10 – it undermines the Museum

When the National Monument of 14-17 Moore Street was issued with a preservation order by Fianna Fail Minister Dick Roche in 2007, it was a victory for the campaign. Another Victory was when the Fine Gael Government in March 2015 purchased these buildings for them to be turned into a museum. Over six years later this museum is no closer to becoming a reality and remains derelict. We are told it was due to open as a museum during 2016. While the reason given for it not being a Museum in 2016 is because a private citizen took a High Court challenge in December 2015 to stop the knocking of the terrace, and this held up things. Despite the High court judgement originally being successful in stopping demolition, this judgement was overturned in February 2018, almost 4 years ago. If it is correct that these buildings could be transformed into a museum in 18 months or less (Before anyone points it out, we know the period given by the Government at the time was 12 months, but it is always best to give a 50% delay in construction projects). With that logic, we should have seen the opening of the Museum in 2019. Of course, blaming the High Court case for stopping the 2016 opening of the museum is likely a red herring as in 2016, the high court granted approval for stabilisation works to be carried out and the case would not have affected the museum if they applied for approval. Yet if that 18-month timeframe is true, the museum should be open in Early 2023. When the Hammerson construction will have just begun and will not end until 2037 at the earliest. Having a museum's grand opening in the middle (LITERALLY) of a 5.5-acre construction site will mean what could and should be a successful museum will end up getting far fewer visitors than if no building site was blocking access. DCC should not grant the planning permission to allow the 1916 museum's grand opening to be the success it should be.

case 11 - Is the political will with private developer Hammerson or does the Heritage of Moore Street win out?

The next case study could be the political test. Is the political will with Hammerson or 1916 heritage, the market, local businesses, and good traffic management? You may hear of the MSAG report 'supports' Hammerson, the reality is that is not true. You may even hear that the current Taoiseach Micheal Martin supports the Hammerson project, the first time a Fianna Fail politician publicly supported it. If one breaks down them two statements, during the MSAG six people submitted objections to Hammerson, they are as follows:

Aengus Ó Snodaigh TD (Sinn Féin)

Catherine Kenndy (Moore Street market traders)

Cllr Donna Cooney (Green party)

Jim Connolly Heron (save Moore street campaign)

Nessa Hourigan TD (Green party)

Tom Holbrook (Moore Street market traders)

Three people submitted pro-Hammerson destruction of Moore Street views; Cllr Nial Ring who is an independent, Brian O'Neill and Catherine Carmel Kenndy who are members of the 1916 relatives association. These two individuals did this completely at odds with the body that they should have been representing. It states within its constitution and policy to support the Saving of Moore Street which makes it unbelievable that a rep from the 1916 Relative association requested that no. 17 (the state museum / national monument) be knocked during the MSAG to widen the laneway for Hammerson. Of course, it is not our role to question these three people in a relationship or non-relationship with Hammerson. I am simply putting out that the majority view is false.

NOTE: Even if they do not go bankrupt the possibility of Hammerson being granted planning permission, knocking the buildings to stop any political intervention, and then selling off the 6 sites is a very real possibility. There is no other explanation for having 6 sites other than a sell-off in our view and this selling-off process will last at least a year while our city centre is a pile of rubble. The reasoning for 6 seperate planning applications on this site according to DCGP/Hammerson is because Dublin City Councillors need to re-vote on the council sell-off of 24/25 Moore Street, this would make sense if was two sites , NOT 6!

The MSAG has 14 votes, on the day 12 people turned up, seven people on that day did not support Hammerson and remain opposed, the other 5 either abstained or supported Hammerson. On the day of the vote various strange occurrences happened, especially the fact that they agreed on one document and another document altogether was released by the chairperson that was pro Hammerson. This is now being investigated and we eagerly await the outcome. This investigation was called for by the majority of members of the MSAG.

Another strange occurrence apart from the case of the two MSAG reports, was that An Taoiseach, Micheal Martin has endorsed this property developer's plan, in fact his connection to the developer's plan was so strong that he was included in the developer's press release by them quoting his full support of their plan, thus, aligning himself to the destruction of the 1916 site. This is to our knowledge the first time a Taoiseach has had such strong links to supporting a private developer's construction project of this type, not even Berti Ahern or Charles Haughey had such links, Although Micheal Martin and his wife have a history of supporting developers. We are not saying that Micheal Martin got a brown envelope for this support, we are saying that he has a history of supporting developers over the issues we raised today like the 1916 terrace, assisting multinational landlord profits over directing it into real anti-homeless measures. Apart from Michael Martin no other Politician has gone on record supporting Hammerson's development. Now I'd like to draw your attention to other politicians views on Moore Street.

Current spokesperson and Minister Darragh O Brien TD with responsibility for Moore Street when speaking to a similar bill that he proposed in this document:

"The designated area envisaged for the company in this Bill is the Moore Street area which is, in effect, the most significant historical site in modern Irish history. I very much welcomed the Government's decision to purchase Nos. 14 to 17 Moore Street. I said that at the time. However, more is needed in the sense that we must ensure that what is developed around the Moore Street battlefield site area and the adjacent lanes is conserved and developed appropriately and sensitively given the context of the site. What we are talking about in this area is effectively the birthplace of the modern-day Irish Republic. I, for one, wish to ensure that any development in the areas is done properly and sensitively and that it is not rushed based on the fact that we have very important centenary commemorations next year. The project to properly develop Moore Street and the adjacent areas is one for the future to ensure that future Irish generations, not just those living in Ireland but from the diaspora, who have such an interest in Irish history, can come back to the Moore Street and O'Connell Street areas and see where the final stand of the brave men and women of 1916 took place. I, for one, wish to ensure that Nos. 14 to 17 are preserved, but more than that needs to be preserved. I do not want to see a huge shopping mall built beside the area."

Pro saving Moore Street Green Party policy document launched within the month, the party document also calls for a similar concept as what the Bill advertised within this publication.

Green Party policy document launched by Minister for Heritage Malcolm Noonan TD

"This can be achieved by conserving and restoring the built fabric of the area that bore witness to the birth of the nation in Easter Week of 1916. Move quickly to provide a premier historical and cultural attraction in the buildings that include 14-17 Moore Street. Heritage protection must focus on building and neighbourhood renovations and personal testimonies that bear witness to history on living streets Restore all other buildings of significance within the battlefield site, and along the route from the General Post Office across Henry Street and down Henry Place to Moore Lane, Moore Street to O'Rahilly Parade and up to Parnell Street. Provide sensitive signage and way-finding to record the historic events of Easter Week.

We wish to see a vibrant historical and cultural area as part of a living city steeped in historical events of 1916. It can be a place for all people of the nation, for the thinking tourist and future generations. We propose zoning as an Architectural Conservation Area with a focus on the internationally recognised urban Battlefield Heritage Site and market area which is one of the oldest surviving markets in Dublin.
We propose that a body similar to Temple Bar Properties but with a wider conservation and democratic mandate be appointed to prepare and implement a detailed plan to oversee the Moore Street area's future development.

we propose trails linking the GPO to Moore Street through to O'Connell Street and up to new Parnell Square quarter, and the uncovering and conservation of the cobbles that bore the boots of the retreating 300 volunteers. We wish to see the pedestrianisation of Moore Lane, Henry Place and The O'Rahilly Parade.

We envision the creation of an urban garden to the rear of 10- 25 Moore Street, bounded to the rear by the buildings fronting onto Moore Lane. The garden will provide a recreational space, to be enjoyed by those, working and living in the area and by the many tourists visiting the historic and cultural quarter. It is envisaged that the garden will be meandering and will be stepped in plan shape to facilitate the existing National Monument.

It will provide a unique idyllic space, with sculpture, a place to reflect and saunter."

That's not forgetting Aengus Ó Snodaigh TD's Bill to save Moore Street and the unopposed support it got from all TDs, in every party.

Dublin City Councillors vote, to make Moore Street an ACA, the vote against the selling off of 24/25 Moore Street, the vote to make Moore Streets buildings protected structures.

Case 11 Conclusion

While you may weigh a high value on the current Taoiseach supporting Hammerson's destruction of Moore Street, I would like to remind you that he was elected on the 6th count, not exactly the people's first choice! In fact, since he has become Taoiseach support for Fianna Fáil has dramatically dropped in the opinion polls and at the lowest it's been in decades which for me insinuates the party doesn't represent the greater good of the people. In my view his highly unusual endorsement of the destruction of Moore street will expensively cost the party in the next election. Sinn Fein on the other hand if the opinion polls remain on par to the current polls, will be in government. If that happens Moore Street will have a completely different outcome than the pro developer Michael Martin style government.

With that said, it is still DCC's policy to block the hammerson development as it demolishes the Moore Street terrace described by the National Musemn of Ireland as the most historic buildings in the state. It is still their policy to not hand over 24/25 Moore Street to facilitate this development. It is still Fianna Fáils, the Greens and the majority of TDs policy to save Moore Street and not allow its destruction.

Case 12 – Other issues with the Hammerson plan

We are relieved to see the planning department cannot justify supporting a 15 year construction project in the immediate vicinity of category 1 & 2 retail shopping districts, the famous Moore Street Market and the National Monument. Despite the local authority stating that they will not allow a 15 year timeframe on the project, Hammerson have refused curtailing this timeframe, we trust DCC will stand strong with their views on this.

We trust the planning department recognises the devastating impacts a 15 year construction phase would have on the viability of businesses and Market Traders solely reliant on Moore Street to make ends meet and located in extremely close proximity of site 5.

We also trust that the Planning Department understand the impacts to independent store traders if the market is removed throughout the construction phase and such actions will be treated as business disruption when our businesses inevitably fail. No Independent business would survive a 15yr construction project on a derelict Market.

It's disappointing to see in the additional information supplied from Dublin Central GP that the applicants have completely ignored the planning department's advice to submit a new proposal to complete the project in a much more timelier manner and are still requesting 15 years to complete their project. We must remind planners that the submitted applications are only 3 of 6 applications, so we could possibly be on a building site for 20-25 years.

Site 5 is proposed as the applicant's holding / builders yard for all current and possibly future planning applications for their 5.5acre Dublin Central site. The only access and regress option to site 5 is via Moore Street and onto O'Rahilly Parade which would result in Moore Street being constantly blocked by heavy construction vehicles, plagued by noise pollution and heavy diesel fumes whilst the lorries are queuing to enter the site. This proposal will effectively turn the existing shopping district into a construction site for an in-ordinate amount of time and will have adverse affects on the viability of perishable goods businesses and generational market traders in the vicinity of the works.

O'Rahilly Parade agreeably as stated by the applicant, is not at present a pedestrian zone however it has pedestrian footpaths on each side of the street and is used heavily by pedestrians to access Moore Street from Parnell Street at Conway's Pub, Moore lane and Henry place. The projected construction traffic accessing site 5 on O'Rahilly Parade would create an unsafe environment for pedestrians and the proposed removal of these footpaths to enable lorries to make the turn would restrict footfall to the Moore Street retail / market district.

We are concerned that the developer has still not explained how he'll develop site 5 and where their construction contingencies will be relocated to whilst site 5 is under construction?

I also note that site 5 is still in the ownership of Dublin City council and due to significant changes in this application is now subject to a vote by Dublin City Councillors to dispose of the property. There was a unanimous cross party vote by Dublin City Councillors to list the entire Moore Street terrace as a protected structure in the hope of avoiding wide-scale demolition, so it's highly unlikely these Councillors will vote in favour of selling this site to the applicants to which they seem
to be reliant on to carry out this project.

In the additional information supplied, the developer suggests that there are no formal loading bays on Moore Lane or O'Rahilly Parade however this is incorrect, there is in fact a loading/servicing bay in Moore Lane that receives numerous daily deliveries for Lidl, Jury's Hotel and the 15 retail units located in the underground Moore street Mall.

This loading bay is situated directly opposite the existing Moore lane car park and is not legally restricted to the 11:AM delivery timeframe. This delivery bay is regularly heavily congested which restricts regress from Moore Lane which contradicts the information the applicants have provided.

The developer recognises that O'Rahilly Parade is also often used as a set down option for delivery drivers as a result of the Ilac delivery yard also being regularly congested. O'Rahilly parade and Moore lane are in fact constantly used by delivery drivers servicing Moore Lane, Henry place and Cole's lane service yard via O'Rahilly Parade and Moore Lane outside the restricted times of 11:AM. Dunnes Stores also dispatch deliveries from Cole's lane service yard.

The developer has failed to explain how delivery access to Moore Lane service yard, Cole's lane service yard and Henry place will be maintained efficiently with such high volumes of construction traffic accessing and regressing site 5.

We don't believe site 5 as a holding bay for lorries would have any major resolution or mitigate the construction traffic congestion that will unavoidably pile up on Moore Street and Parnell street. The developer needs to provide resolutions instead of acknowledging that this problem will be to the detriment of perishable goods business located at the junction of Moore Street and O'Rahilly Parade.

The developer fails to explain how Moore Street traders (if they remain in situ) will safely access and regress to and from their storage units that are located in the Ilac service yard on Moore Street North. The applicants openly state heavy construction traffic will be queuing in this area awaiting to access site 5, in turn making it unsafe for street traders, pedestrians and shoppers alike. This proposal is contrary to Dublin City Councils plans to revitalise the market.

"DCGP acknowledges that the market traders and retailers have had a long-standing contribution to the vibrancy, vitality, and uniqueness to the local area. Consequently, DCGP recognise the need to minimise disruption to the Moore Street Market Traders during the works whilst facilitating the needs of the construction process".

The developer suggests that Moore Street Market traders and independent fresh food stores can continue to trade on a noise polluted, dirty, construction site for 15 years, they fail to see the major difference of being able to physically trade and being able to trade successfully in such conditions.

It's impossible to "minimise disruption" on a 15 year construction project of this size and nature due to the noted limited access / regress problems and the incredibly close proximity of the site to ALL neighbouring generational traders, in fact, we believe the close proximity of site boundaries are against BRE guidelines. The applicants need to address that an in-ability to trade was recognised within the Ministerial Moore Street advisory group which will inevitably result in the loss of market traders throughout the 15 year construction phase once street traders receive their "once off ex gratia payment" which in itself will further impact footfall and have catastrophic consequences for independent businesses in the vicinity of the works.

METRO ENABLING WORKS:

Within the 3 planning applications that have been submitted, site 5 plays a pivotal role in delivering all three projects. We note the applicants continuously mention the metro, Yet the metro is only a project on paper, its just a discussion topic and since this application was submitted announcements have been made to confirm it has been delayed until further notice by government. Seeking the granting of permission on the basis that another project MIGHT happen in 20 years is a perplexing and misleading way of applying for planning. As I remind you, the metro has not got approval of cabinet, it has no railway order, it has no design and it has not even went to tender to design it. We are talking about a project (the metro) that we would be lucky to see a complete architectural style design of in 5 years. The developer should not be using this government initiative to hoodwink planners into granting permission.

Traffic projections

"Site 5 is critical to the management and control of this arterial road because it provides a "holding point" for traffic before proceeding onto Moore Lane (rather than blocking up Moore Street itself with traffic waiting to gain access to Moore lane)"

The traffic projections could be as many as 80-100 construction lorries daily accessing and regressing O'Rahilly Parade via Moore Street, this does not include heavy delivery traffic or residents accessing Greeg Court Car Park, thus, confirming site 5 is NOT sufficient as a holding bay. Nobody can guarantee these 100 lorries won't arrive on site simultaneously, resulting in tailbacks on Moore street and likely spilling back out onto Parnell Street impeding access to the close by Rotunda hospital, the Luas, and affectively disrupting the entire north inner city. It will be a no go area for shoppers!

The developer states that this project will be handled by "multiple contractors" so it would be impossible to organise a timetable for lorries arriving considering the various volumes of traffic around the city and the various locations the lorries will be travelling from on different days of the week.

SUNLIGHT ANALYSIS:

The sunlight report confirms that sunlight will be lost along O'Rahilly Parade resulting in a very dull unpleasant shop front amenity at Moore Street North.

This will also have a negative effect on the visual amenity and appearance of the historical O'Rahilly monument which is visited daily by tourists and school children.

The developer openly states we will lose sunlight along O'Rahilly Parade but gain it on his new proposed square behind Moore Street. This completely undermines the important historic nature of O'Rahilly Parade and shows a complete lack of regard for long standing traders that will be left in a dull unpleasant Marketplace at Moore Street North.

The Greeg Court apartments will also be overshadowed by the proposed office block including windows that are directly linked to the living spaces of the owner / occupiers. It's incomprehensible to think apartment owners who forked out considerably more money for their sun balconies will lose the enjoyment of their sun balconies and left sitting in the shade, thus, negatively impacting the value of their homes.

Conclusion

The additional information supplied by the applicants only acknowledges all the concerns laid out in the planners report but fails miserably to actually resolve those concerns. On this basis we trust the planning department will reject these applications.
We trust in the unusual event of planning been granted for a 15 year construction project on a Market that has suffered a decade of neglect, that planners will ensure Independent retailers and street traders are supported through the same as a condition of planning, otherwise we will have no option but to appeal any grant of permission to An Bord Pleanala.

Yours faithfully,

Stephen Troy.

Chapter 1 –Planner report review

QH25: To encourage the re-introduction of use into the historic areas of the city, where much of the historic fabric remains intact (e.g. the Georgian and Victorian areas), provided development is consistent with the architectural integrity and character of such areas

The historic fabric of Moore Street buildings and what they represent to the story of 1916 will be lost forever. QH25 can easily be achieved much quicker if the existing buildings were restored as recommended by the Department of Heritage.

Retail.
Section 7.6.1 Primacy of the City Centre & Retail Core Area & Section 3.7 Guidance on the Scale and Location of Development (Appendix 3 Retail Strategy)
In order to maintain and strengthen the retail character of the city centre retail core, which can be adversely affected by dead frontage and lower-order retail uses, the premier shopping streets in the city centre retail core are designated category 1 and category 2 shopping streets. The purpose of this designation is to protect the primary retail function of these streets as the principal shopping streets in the retail core with an emphasis on higher order comparison retail and a rich mix of uses. Category 1 Streets
This category includes the main shopping streets as well as shopping malls and arcades. They are located within the area defined as the City Centre Retail Core. In order to strengthen the retail offer of the city centre, the land-use objectives will be in favour of higher order retail use at ground floor level. Other non-retail uses, i.e., pubs, cafés, restaurants, will be considered on their merits; such developments will be permitted provided the primary retail function of the street will not be undermined.
Category 2 Streets
Streets in this category are those that already have a mix of retail and nonretail uses. In order to strengthen the retail character of these streets, further development of retail frontages will be encouraged. Complementary non-retail uses such as a café and restaurants that add to the vibrancy of the street and create a mixed useenvironment to provide for a more integrated shopping and leisure experience, will be considered favourably but with regard also to the primary retail function of the street.

The applicants have negligently allowed a proliferation of 21 second hand phone shops and various other lower order retail usages within the iconic terrace buildings on Moore Street. These retail units have all been subdivided and hideously fitted out posing outlandish signages without the relevant planning or change of usage notices. This negligence has destroyed the visual amenity of the moore street shopping district and has resulted in the poor perception that people now have of a once vibrant market place.

We have made numerous (40) complaints to planning enforcement in relation to the flouting of these planning laws over the years but Dublin City Council have failed to take the relevant action to ensure the necessary retail standard was maintained in the area to strengthen the retail character of the city centre retail core.

Widescale demolition of historic terrace buildings does not have to occur for the retail aspect to be improved on Moore street and other surrounding areas. The applicants simply have to improve their rental policies, Dublin City Council should ensure that the required standard is implemented , and the Dept. of Heritage need to address the prolonged dereliction of the National Monument to which funding has already being allocated for.

Restoration works would be much less intrusive to independent businesses and market traders livelihoods who have positively contributed to enforcing the primacy of the retail shopping core. The applicants plan will destroy our livelihoods throughout the lengthy construction phases which is contrary to the recommendations of the Dublin City Development plan.

RD6: To promote and facilitate the major contribution of retail and other services to the vitality and success of the city, as a significant source of employment, a focus of tourism, as an important recreational activity and as a link with other cultural and recreational activities.

The potential of the 1916 battlefield site as a cultural quarter as proposed by current Minister for Heritage Darragh O'Brien and TD Aengus O' Snodaigh will be destroyed by the applicants proposals. Tourists come to the city to experience authentic culture not engineered culture. They would have no interest in visiting historic buildings relating to the rising that were demolished and later rebuilt.

The proposal includes the loss of 61 retail units (not including illegal subdivisions of multiple retail units in the terrace buildings), employment and tourism will be non existent for the next 15years, this will have a severe knock on affect on all businesses in close proximity of site.

RD13: To affirm and maintain the status of the city centre retail core as the premier shopping area in the State, affording a variety of shopping, cultural and leisure attractions and having regard to relevant objectives set out in the Retail Core Framework Plan (2007).

The applicants proposal will wipe out the most historic site in Ireland as described by the national museum. Ireland is renowned all over the world for the 1916 rising, the 300yr old Moore Street market and the characters that trade on it. There are other alternative proposals available that don't involve the destruction of the area that the developer should consider implementing to achieve RD13. It's concerning an affluent company like Hammerson can't see the true value or potential of this unique site.

RD14: To have regard to the architectural fabric and fine grain of traditional retail frontages, whilst providing for modern retail formats necessary for a vibrant city centre retail core.

There will be very little left of the architectural fabric and fine grain of the Moore Street Terrace buildings as the developer intends on demolishing them. The buildings proposed within the other application (2863/21) (soon to be passed) will also visually impact on the designated National Monument and are completely out of context with the traditional building fabric that makes Moore Street unique.

RD15: To require a high quality of design and finish for new and replacement shopfronts, signage and advertising. Dublin City Council will actively promote the principles of good shopfront design as set out in Dublin City Council's Shopfront Design Guidelines.

Dublin City Council failed to ensure a high quality of design , signages or shopfronts was implemented in Moore street for the past 5-6 years. This can easily be achieved by Dublin City Council enforcing planning laws in the area. Widescale demolition that will destroy existing businesses and market traders livelihoods for an inordinate amount of time is NOT necessary for RD15 to be achieved.

RD16: To facilitate and support Dublin's Business Improvement District (BID) and particularly the promotion and facilitation of a vibrant and safe night economy

The businesses that currently support BID will go bankrupt as the result of the disruption. This applicants proposal is counterproductive in achieving RD16.

RD17: To promote active uses at street level on the principal shopping streets in the city centre retail core and in Z4 district centres and having regard to the criteria for category 1 and category 2 streets and special planning control areas.

The applicants should consider restoring creating additional uses within their derelict buildings in moore lane, Henry place, and their properties on O'Connell street.

RD22: To encourage environmental and streetscape improvement works conducive with the improvement of the pedestrian environment and the creation of better linkages within and between shopping areas in the city centre retail core in line with the objectives of 'Your City, Your Space - Dublin City Public Realm Strategy, 2012'

There are already many pedestrian access points to Moore Street via Henry Place, Sampson's lane and Moore Lane at Conways Pub. The developer has also created further access via O'Connell street onto the Moore lane by demolishing buildings on O'Connell street. I don't believe it's necessary to create any further pedestrian linkages onto Moore Street?? The applicants propose to demolish no 18 which is attached to and will endanger the national monument. The previous developer declared that NO18 contained Pre 1916 elements in their application yet Hammerson intend on knocking it ,removing history FOREVER. This shouldn't be allowed as it's solely to create footfall to the entrance of the applicants Ilac shopping centre.

RD23: To facilitate an increase in the amount of retail floor-space to accommodate higher order comparison goods retailing and including, where appropriate, the provision of larger shop units in the city centre retail core.

Ireland has been the victim of a housing crisis for quite some time now. I'm sure you'll agree that you have witnessed numerous housing developments in your area and surrounding areas being constructed over the past 10 years. Each of these housing developments have included retail districts to service those housing developments this has affected all retail in the city centre. The applicants addition of more retail in a city centre that's already over saturated in retail districts that are all struggling is counterproductive. They have failed to keep full tenant capacity in their close by Ilac Centre, Debenhams still remains Vacant! The true value of this unique site is its history and heritage that could easily become a major Economic driver of footfall and tourism as a cultural quarter but the applicants proposals will destroy that opportunity.

City Economy & Enterprise
CEE1: (i) To promote and enhance the role of Dublin as the national economic engine and driver of economic recovery and growth, with the city centre as its core economic generator.

A cultural quarter as proposed by Darragh O' Brien / TD Aengus O' Snodaigh as outlined in my submission to Dublin City Council would ensure a successful economic driver for the city centre. The various other shopping districts in the city centre are all reporting that they are struggling since before covid, adding more retail competition for these already struggling businesses is NOT a credible solution. Look at the success of Temple bar , Kilmainham jail, Guinness store house , titanic quarter in Belfast. Moore Street has even more potential than any of those areas as a cultural quarter.

(ii) To promote and enhance the city's competitiveness and to address deficits, to improve the business environment so that existing jobs are supported and employment generated, and to be creative and practical in its responses to current economic challenges and opportunities.

The applicants proposal will destroy our fifth generation family business that has being trading on Moore Street for over 100 years. Our fresh food store is adjacent to the proposed construction compound in planning Application 2863/21 (soon to be passed) Dublin City Planners included a condition to ensure casual trading will be protected below:

It was stated and agreed within the Moore Street advisory group that Moore Street traders would NOT be able to trade throughout the 10-15 year construction phases of the project. A suitable area to relocate the market could not be reached between street trader representatives and DCC and it was agreed that a once-off gratia payment would be paid to market traders. It's quite clear when a suitable compensatory package is reached the market will be lost FOREVER!

Independent fresh food store traders have enjoyed a mutually beneficial trading relationship with market traders for generations and we will be even further impacted at the loss of footfall that this Market generates throughout the construction phase. There is NO condition of planning in place to protect independent store traders who are expected to remain viable on a derelict market amidst the aesthetics that a construction site environment will entail for the next 10-15 years. The very aesthetics that Dublin City planners felt casual traders needed to be protected from and rightfully so, We just hope An Bord Pleanala will see our independent business as worthy of the same protection and include us on a condition of planning to protect our business and the jobs it creates.

We are very pessimistic of surviving the overlapping construction phases when all 6 applications of this site that make up the "Master Plan" are being executed over the next 15-20 years as our shop will reap the disruptive consequences due to O'Rahilly Parade acting as an access point until the project is fully completed.

CEE3: To take a positive and pro-active approach when considering the economic impact of major planning applications in order to support economic development, enterprise and employment growth and also to deliver high-quality outcomes.

I would ask you to please take a realistic approach when considering our observations on this application. The completion of this proposal is 15-20 years away , a whole employment cycle away, not exactly a credible solution for an area / city centre in urgent need of regeneration. Restoration works could have the same positive outcomes and would be less intrusive to the existing businesses in the vicinity. The goal of achieving CEE3 would be achieved in a much quicker time frame.

CEE12: (i) To promote and facilitate tourism as one of the key economic pillars of the city's economy and a major generator of employment and to support the provision of necessary significant increase in facilities such as hotels, apart hotels, tourist hostels, cafes, and restaurants, visitor attractions, including those for children.

The site is currently surrounded by hotels, apart hotels ,Cafes and restaurants but sadly they are failing to attract tourists or visitors into the area. Adding more of the same won't resolve that problem! The story of 1916 is renowned all around the world imagine the tourist attraction this site could become if buildings were restored appropriately. This would be supported by the green party's proposals to revitalise the Moore Street Market and strongly enforced by Minister Darragh O'Biren's / TD Aengus O' Snodaigh's cultural bill.

(ii) To promote and enhance Dublin as a world class tourist destination for leisure, culture, business and student visitors. (iii) To promote and facilitate the optimum benefits (including the international marketing benefits) to the city of the Convention Centre Dublin, as well as all other major existing and future visitor attractions.

This site is steeped in history and culture that will be destroyed by the applicants proposal. This battlefield site should be restored as a cultural quarter with the appropriate mix of usages implemented in terrace buildings and along the laneways of history as set out in the O'Brien /O' Snodaigh Cultural bill, that received unanimous cross party support in the Dail.

CEE16: (iv) To encourage and facilitate the rehabilitation and use of vacant and under-utilised buildings, including their upper floors.

Widescale demolition does not need to happen for this to be achieved. The buildings could be sensitively restored to include over the shop living quarters as it was in the time of 1916.

CEE18: (iv) To recognise the major economic potential of the café/restaurant sectors, including as an employment generator; making the city more attractive for workers, residents, and visitors; providing informal work and business meeting spaces; to be a part of the city's innovation ecosystem; and to encourage the provision of new cafés and restaurants, including on Category Two Retail Streets.

This can easily be achieved successfully in existing "restored" buildings as recommended by the Dept of Heritage's submission.

vi) To recognise the unique importance of Moore Street Market to the history and culture of the city and to ensure its protection, renewal and enhancement, in co-operation with the traders as advocated by the Moore Street Advisory Committee Recommendation relating thereto.

It's quite clear that we will LOSE the Moore Street market throughout the lengthy construction phase. Independent businesses and Market traders have witnessed a decline in custom as a result of the negligent management of the area by those with responsibility of the street, i.e, the applicants Hammerson, DCC , and the Dept. Of Heritage.

It's highly unlikely the market will ever return after a 10-15yr lapse. Most of the current stall holders have struggled to survive as a result of the poor conditions we have all been left in since Hammerson acquired the site and the offer of a "once off ex-gratia" compensation payment has been very appealing to them. The applicants proposal will in fact destroy the Market FOREVER.

It's important to note Business traders who have also traded on Moore Street for generations had no representative on the MSAG and it's disappointing and extremely worrying that the planning authority did not see fit to ensure our protection on a condition of planning throughout the proposed construction phases as they did for casual traders. There has been no compensation proposed to maintain our livelihoods, discharge our rents, rates , bid levies , staff wages etc. This is extremely worrying for us as our architects (DMOD) have said we will be the worst affected stakeholder as our shop is positioned at the junction of Moore Street and O'Rahilly Parade, the entrance point for the proposed construction compounds.

I'm sure you'd agree that a revitalised market and restored buildings with the proper mix of usages in the area would serve the area better than a 15yr construction site of CHAOS in an area in urgent need of regeneration. This will be further strengthened by the opening of the National Monument to which funds have already been allocated for its immediate restoration.

SC16: 'To recognise that Dublin City is fundamentally a low-rise city and that the intrinsic quality associated with this feature is protected whilst also recognising the potential and need for taller buildings in a limited number of locations subject to the provisions of a relevant LAP, SDZ or within the designated strategic development regeneration area (SDRA)'.

SC17: 'To protect and enhance the skyline of the inner city, and to ensure that all proposals for mid-rise and taller buildings make a positive contribution to the urban character of the city, having regard to the criteria and principles set out in chapter 15 (Guiding Principles) and Chapter 16 (development standards). In particular, allnew proposals must demonstrate sensitivity to the historic city centre, the river Liffey and quays, Trinity College, the cathedrals, Dublin Castle, the historic squares and the city canals, and to established residential areas, open recreation areas and civic spaces of local and citywide importance'.

The heights of buildings proposed by the applicant will completely dwarf the designated National monument on Moore street undermining its historic and cultural importance to Ireland. The proposed buildings within the site are completely out of context with the current architecture of terrace buildings and will hugely impact on the O'Connell street skyline. The heights of buildings proposed for O'Rahilly parade will also over shadow the sun balconies and our store front amenity at Moore Street North adjacent O'Rahilly Parade.

SC20: To promote the development of high-quality streets and public spaces which are accessible and inclusive, and which deliver vibrant, attractive, accessible and safe places and meet the needs of the city's diverse communities.

SC21: To promote the development of a built environment and public spaces which are designed to deter crime and anti-social behaviour, which promote safety and which accord with the principles of universal design, as set out in the Dublin City Public Realm Strategy

This is easily achievable by the applicants introducing a more favourable mix of usages into the terrace shopping district. It would be great to see them restoring and improving existing buildings in the area. Most of their current shop usages attract anti - social behaviour considering there was a grow house discovered in a Hammerson's tenant commercial unit in the terrace, the current phone shops are constantly been raided for unknowingly buying stolen mobile phones and in fact one of them got a tax bill for 1.2 million which was reported in the media. I think it's fair to say the applicants could have been a bit more selective of their current tenants to ensure the avoidance of this anti social behaviour.

I'm completely baffled as to how 21 second hand phone shops are surviving on the same street and settling €1.2Million tax bills for €987k whilst reputable generational traders are struggling????

The last thing we need after been slowly raped of our livelihoods as a direct result of bad management of the area is to be now throwing onto a 10-15yr construction site. This will be the final nail in the coffin for Independentbusinesses who have kept Moore Street alive throughout this documented neglect.

Conservation
CHC1: 'To seek the preservation of the built heritage of the city that makes a positive contribution to the character, appearance and quality of local streetscapes and the sustainable development of the city'.

The built heritage will be destroyed by the applicants proposal and the unique character of the area will be lost forever. It would serve the area better to restore buildings and to NOT destroy the uniqueness of the area by over Development. The current proposal will turn the birth place of our republic into concrete jungle.

Chapter 2 – Dublin town/DCC no interest in my business

I understand that if this planning application is deemed within the greater good that the planning will pass. With that said it is not in the greater good to allow businesses to be destroyed through lengthy construction phases and I believe that Hammerson at the very least should be forced to ensure no hardship falls on the independent businesses in close proximity of the site, ie, the Dublin 1 Business alliance.

Unfortunately, the Dublin 1 Business alliance had to be formed as a result of DublinTown's lack of care or consideration for businesses within the area when it came to certain issues that occasionally arise for business owners from time to time. In regards to this development, I know that Hammerson have a lot of control within the board of Dublintown, in fact the board of directors is made up of Hammerson employees. I was very disappointed to learn of their misleading comments within their submission supporting the Hammerson application.

While I challenge anyone to pick holes within my submission, the same cannot be said for themselves, they have stated in their submission that construction projects in the city have NOT caused "undue difficulties for businesses". DublinTown are fully aware of the catastrophic impacts that the construction of the Luas line had on my business and other neighbouring retailers on Parnell street, in fact, Cycleways, Runways, Fabric Select, Caroline's beauty Salon, Cash encounters, In cahoots Cafe, and Satellite Tv shop all failed and were later replaced by new tenants post completion of the Luas works. The loss of these retailers further impacted the remaining businesses in the area. We were told that the longterm benefit would outweigh the short term (5yrs) impact however our businesses has never returned to pre Luas performance levels and as a result we also recently lost Chapters bookstore.

My own business fell into huge rent, rates, and bid levy arrears and legal proceedings were initiated against me from our landlords, DCC, and DublinTown threatened to put us into stubs gazette despite knowing we had suffered a 35% decrease in takings and 50% decrease in footfall. We sadly had to let go of staff and introduce longer daily trading hours and started opening Sundays and bank holidays to try counteract the 35% drop in takings. We are only back on our feet after restructuring our business and now we're facing the same disruption all over again but on a much larger scale and over an inordinate amount of time considering the various applications still to be lodged. Planning application 2863/21 (soon to pass) is for 15yrs and relates to a construction servicing compound for the entire 5.5acre site adjacent our fresh food business.

Please also find attached a submission from the owners of Reads of Nassau Street (now on Abbey Street) which also contradicts Dublintown's submission:

To whom it may concern;

I am writing to An bord Pleanala in relation to my experience, as the business owner of Reads Printing that was successfully trading on Nassau Street for over 40 years.

Our business was catastrophically disrupted by a construction project in close proximity of our shop location.

During the construction phase we experienced a huge decrease in footfall and custom, resulting in our takings dropping by over 60% which inevitably led to our business on Nassau Street failing.

This caused huge financial burdens and stress on myself and my family who are also employed within the business. We had to eventually pursue a lengthy legal case against the developers in question and are extremely disappointed that the planning department had not implemented a condition of planning to protect our livelihoods when granting permission for construction works on Nassau Street.

We eventually re-located our business to Abbey Street and had to build up our custom from scratch which has taking a considerable amount of time to do. We also witnessed our neighbouring retailers on Nassau Street failing and some relocating as a direct result of the construction disruption. Those shops were Knobs and Knockers, House of Ireland and it's also my understanding that the Kilkenny shop is still entwined in a legal dispute with the developers there to this day.

I would ask you to please give due consideration to those independent businesses and their staff who are solely reliant on Moore Street to trade successfully.

I would not wish the stress that we endured as business owners and as a family on anyone. I am infuriated that Richard Guiney of Dublin town has said in his submission to Dublin City Council that construction works on Nassau Street has not caused "undue difficulties" on businesses in Nassau Street! The reality of our situation and other retailers there refutes his comments and a simple walk up to Nassau Street will confirm my comments.

I hope the independent store traders on Moore Street who have contributed positively to enhancing the city centre retail core for generations in some cases have a favourable outcome from this planning process.

Thank you for taking the time to read my submission on this appeal.

Yours Faithfully,
Gary O' Reilly.
Micheal O' Reilly

pp Michael O'Reilly

Directors

Reads Printing
Abbey Street
Dublin 1.

Reads.ie
Reads Design and Print
62 Middle Abbey Street, Dublin 1 D01 YY68
Phone: 01 679 9117
VAT Number: 03805125 MH
Email: info@reads.ie **www.reads.ie**

.....

Richard Guiney either misled or misspoke when he stated that the majority of traders fully Support Hammerson's planning application On Pat Kenny's NewsTalk show on the 4th of February 2021. It is my understand that Street Traders will be submitting a full planning appeal to An Bord Pleanna.

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Chapter 3 – No faith in DCC

While I believe that the current Ministers will save the terrace or Sinn Fein will when they enter government, I never had faith in DCC as they were far too friendly with Hammerson. In saying that, a political intervention may not be needed as I have understanding that a possible investigation is ongoing into a DCC official that this newspaper (article below) is referring to, which could possibly result in a criminal conviction for a DCC official and could also result in DCC's grant of permission being null and void.

The following is an article by craig Farrell from the sun newspaper, which hints at the investigation:

DCC offered Moore Street traders €200k compo for redevelopment disruption months before planning permission was granted

DUBLIN City Council offered to pay Moore Street traders €200,000 compensation for redevelopment disruption months before planning permission was granted, the Irish Sun has learned.

And the Department of Housing, Local Government and Heritage offered to cough up a €300,000 sweetener last year as part of the same deal.

Moore Street traders were offered compensation from Dublin City Council months before planning permission was granted Moore Street traders were offered compensation from Dublin City Council months before planning permission was granted. DCC gave the first phase of Moore Street and Henry Street redevelopment the green light last week despite furious local opposition and the presentation of alternative proposals by relatives groups.

The Irish Sun understands DCC officials contacted stall holders in April 2021 before the planning application was lodged, offering them a total of €1.5million over four years for inconvenience once works got underway.

After public and trader representatives had pushed for livelihoods to be protected, it was agreed that developer Hammerson was to pay €1million, DCC €200,000 while the Department would pay the remainder.

Local businesses say the compo offer from a body other than the developer "undermines the democratic process". And sources close to the deal say it's "very strange for a council to be involved in a joint offer with a developer."

The Moore Street Advisory Group was set up in August 2020 tasked with finding a way forward for the beleaguered street which has been plagued by anti-social problems and lower footfall in recent years.

DCC offered Moore Street traders €200k compo for redevelopment disruption months before planning permission was grantedThe group reported in to Heritage Minister Malcolm Noonan in May 2021, by which time stall holders had already been offered the €1.5million.

The agreement, which officials said in correspondence was not legally binding, was to assist in maintaining livelihoods and for the inconvenience of being moved around the street once works began.

A full agreement would be drawn up and agreed by the four parties before the redevelopment began.

Earlier this month two applications relating to the historic 1916 battleground site and neighbouring Henry Street were granted planning permission by DCC.

Local butcher Stephen Troy, who condemned the decision as "the biggest planning mistake in Irish history to date", told the Irish Sun: "Incredibly, the Department of Heritage and Housing and DCC are named as contributors to the fund to compensate Moore street traders.

"This suggests that DCC are not only contributing but propping up the same compensatory fund to facilitate a private developer who would later apply for planning permission to DCC?

"These actions completely undermine the democratic planning process."

UNIQUE HERITAGE

The Chairperson of the Dublin 1 Business alliance added: "The goal of the Department of Heritage is to conserve and manage Ireland's unique heritage.

"Yet they are contributing funds to get rid of a 300-year-old market steeped in history, culture and heritage throughout the ten-year construction phase. It is highly unlikely the market would ever return after a ten-year lapse."

The MSAG report included key recommendations on the future of the area, including the way forward for the 1916 national monument at numbers 14-17 Moore Street (which the State owns), the Moore Street market, and the Hammerson plan for the site.

Meanwhile the 1916 Cultural Quarter Bill introduced by Sinn Fein TD Aengus O'Snodaigh last year and aimed at preserving the historic area received unanimous backing in the Dail and remains at committee stage.

A DCC spokesperson said: "The matter of compensation for Street Traders is a recommendation of the cross party Moore St. Advisory Group. This recommendation is still being considered."

And a spokesman for the Department of Housing said: "It should be stressed that any compensation paid by the Department / OPW would be solely in respect of works at the national monument buildings."

.....

Chief executive Owen Keegan admits that Hammerson, DCC, and the Department of Heritage are fully aware of the disruption that lies ahead and are willing to compensate street traders for that disruption to maintain their livelihoods yet Independent Store traders on Moore street with substantial operational costs have not been considered or protected by a condition of planning. I'm sure you can imagine the stress and anxiety I have suffered knowing these "commercially sensitive" discussions have been taking place behind closed doors at the cost of our history, culture, heritage and more importantly for me, my livelihood. It's incredible to know that DCC and The Department of Heritage are contributing public funds to prop up a private developers compensation fund, with that said, I do believe street traders and businesses will need to be financially supported throughout the construction phases if planning is unfortunately granted after this planning process is completed, HOWEVER, that liability solely relies on Hammerson in the interest of proper planning.

The following is a DCC Chief executive response about the matter:

Question to the Chief Executive **Council Meeting 7th February 2022**

Q.101 COUNCILLOR MÍCHEÁL MAC DONNCHA

PLG To ask the Chief Executive the position regarding a reported offer of compensation to street traders on Moore Street in relation to planning applications still in the planning process; the amount of City Council funds committed to this purpose; if he considers it appropriate that a planning authority adjudicating on planning applications should offer such compensation; and if he will make a statement on the matter

CHIEF EXECUTIVE'S REPLY:

The matter of compensation for Moore St. Traders in the event of development has been discussed for many years.

The second cross party Ministerial Moore Street Advisory Group which published its final report "The Moore St. Report 2" in July 2019 recommended "In the exceptional circumstances of Moore St, Dublin City Council should establish an ex gratia compensation fund for current licence holders who wish to exit the Market."
Throughout Dublin City Council's, Moore St. Market Expert Group process, during 2020, the matter of what would happen to the traders in the event of development was constantly raised.

The third cross party Ministerial Moore Street Advisory Group began meeting in early 2021. During these meetings there were again calls for a compensation fund for traders to be established, from both 1916 relatives and public representatives.

In the spring of 2021, prior to a planning application, and in the context of everything above, Dublin City Council's Housing & Community Services Department, Casual Trading Section began to engage in a commercially sensitive process to try and put a framework in place to compensate traders in the event of development.

This was a tripartite framework with DCC, Department of Housing, Local Government & Heritage and Dublin Central GP Ltd. (Hammerson) partaking to compensate traders as all three DCC, DCGP and the Dept. brought forward proposals that may have an impact on traders over the coming years: DCC on the upgrading of Moore Street, the Dept. on the restoration of the National Monument as a commemorative centre and DCGP on the delivery of the Dublin Central site and Enabling Works for Metrolink.

The third cross party Ministerial Moore St. Advisory Group subsequently recommended a compensation fund for traders to be established in its final report in May 2021.

Engagement on this matter has been ongoing but no agreement has been reached to date.

Contact: Coilín O'Reilly, Assistant Chief Executive
E-mail: coilin.oreilly@dublincity.ie
Tel: 222 2010

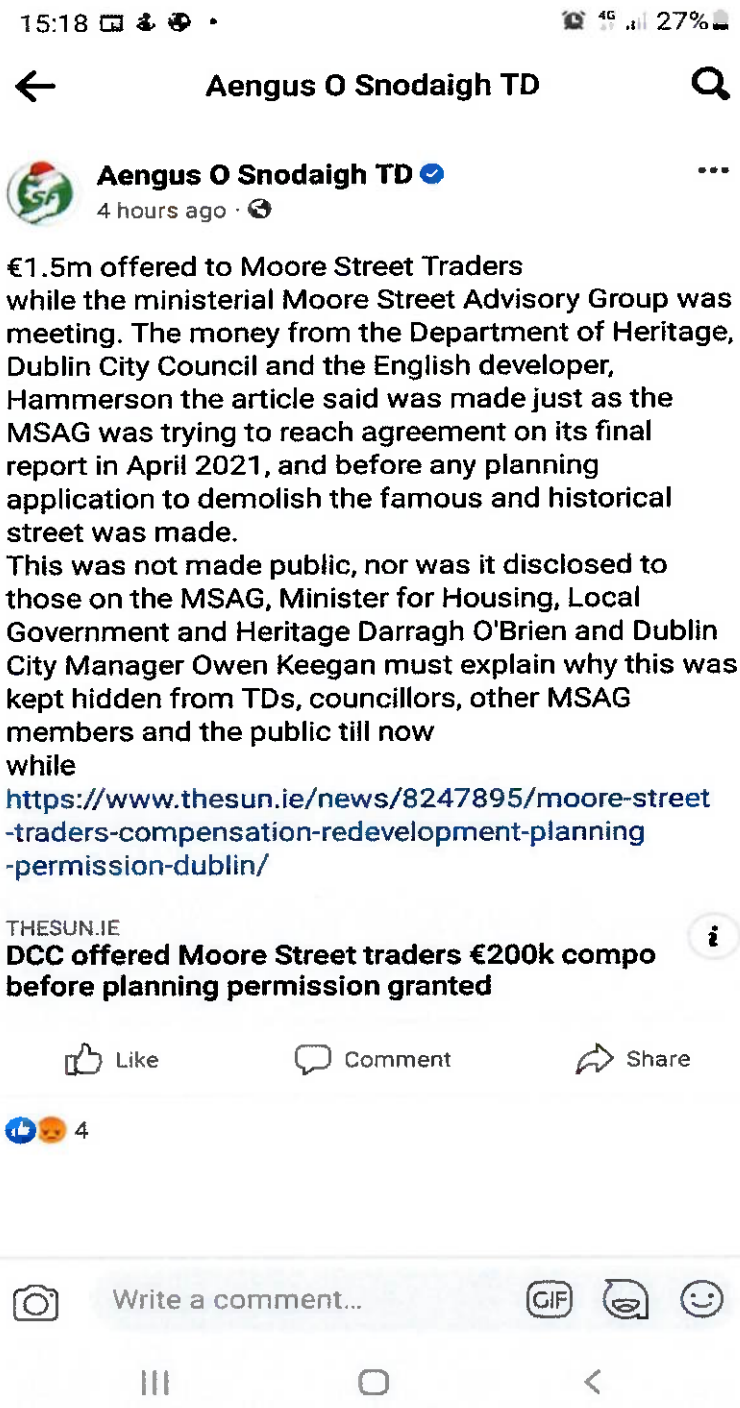
It should be noted that the above process is entirely separate from that of the Planning Authority and that the Planning Authority has no role in matters of compensation. The 3 planning applications relating to the site on the east side of Moore Street do not include any of Moore Street Casual Trading Areas. Nevertheless, the recent Planning Permission (2861/21 and 2862/21) are subject to a condition that:

"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."

(The third application (2863/21) is the subject of a Request for Clarification of Further Information.)

Contact: John O'Hara, City Planning Officer
E-mail: john.ohara@dublincity.ie
Tel: 222 3813

Moore Street Advisory Group member Deputy Aengus O'Snodaigh refutes that he was aware of compensation been offered to Moore street traders via his facebook page dated 23 Jan'22. Which he explains to me he is calling for a full investigation into the same.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Aengus O Snodaigh TD
Aengus O Snodaigh TD
4 hours ago ·
€1.5m offered to Moore Street Traders
while the ministerial Moore Street Advisory Group was meeting. The money from the Department of Heritage, Dublin City Council and the English developer, Hammerson the article said was made just as the MSAG was trying to reach agreement on its final report in April 2021, and before any planning application to demolish the famous and historical street was made.
This was not made public, nor was it disclosed to those on the MSAG, Minister for Housing, Local Government and Heritage Darragh O'Brien and Dublin City Manager Owen Keegan must explain why this was kept hidden from TDs, councillors, other MSAG members and the public till now
while
https://www.thesun.ie/news/8247895/moore-street-traders-compensation-redevelopment-planning-permission-dublin/
THESUN.IE
DCC offered Moore Street traders €200k compo before planning permission granted
Like
Comment
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Write a comment...
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Which I am told is against the below law:

Votes for money (Ministers Advisory Group) is against the law 'under Criminal Justice (Corruption Offences) Act 2018.'

This offence is highlighted in section 6 of the act:

Active and passive trading in influence

6. (1) A person who, either directly or indirectly, by himself or herself or with another person—

(a) corruptly offers, or

(b) corruptly gives or agrees to give,

a gift, consideration or advantage in order to induce another person to exert an improper influence over an act of an official in relation to the office, employment, position or business of the official shall be guilty of an offence.

(2) A person who, either directly or indirectly, by himself or herself or with another person—

(a) corruptly requests,

(b) corruptly accepts or obtains, or

(c) corruptly agrees to accept,

for himself or herself or for any other person, a gift, consideration or advantage on account of a person promising or asserting the ability to improperly influence an official to do an act in relation to the office, employment, position or business of the official shall be guilty of an offence.

(3) For the purposes of subsections (1) and (2), it is immaterial whether or not—

(a) the alleged ability to exert an improper influence existed,

(b) the influence is exerted,

(c) the supposed influence leads to the intended result, or

(d) the intended or actual recipient of the gift, consideration or advantage is the person whom it is intended to induce to exert influence.

section 8 of Act:

Giving gift, consideration or advantage that may be used to facilitate offence under this Act

8. A person who gives a gift, consideration or advantage to another person where the first-mentioned person knows, or ought reasonably to know, that the gift, consideration or advantage, or a part of it, will be used to facilitate the commission of an offence under this Act shall be guilty of an offence.

.....

Conclusion

The advisory group is supposed to advise the minister on the way forward it would be a stain on the group if it is true that a council official tried to bribe people to vote a certain way to sway the outcome of the final report to the minister which appears in my view to be a pro Hammerson report. It would certainly be criminal act if a council official i.e the planning authority was the person who offered the bribe, especially when the Council is supposed to be independently reviewing this very same application. I'm sure you'd agree it would be equally unusual for An Bord pleanala to offer compensation as it is for DCC.

If they above is true which Owen Keegan seems to suggest it is true, An Bord Pleanala should throw out DCC's granting of planning permission due to this major conflict of interest on DCC's part or at least wait for what I am told is an 'investigation' into this council official(s) and to see if any criminal matters arise, which would make the granted permission null and void. I'm sure you'd agree its not exactly the Ireland that men, women and children fought and died for on Moore Street.

Chapter 4 – Traffic management an afterthought condition

I have never considered myself to be political nor did I believe that there were major issues within Dublin City Council. That has all changed in the last few years. I have lost faith in DCC's democracy policy as regards to elected councillors powers and I have also lost faith in DCC as a whole. The idea that Hammerson would have to only produce a traffic management plan to DCC at construction stages removes the opportunity for businesses, street traders, residents or more importantly the Rotunda and Mater hospital ambulance services, to make observations on such traffic management plans. This should be reviewed by An Bord Pleanala. See YouTube link in original submission of existing traffic problems at O'Rahilly Parade.

Surely traffic is one of the major issues within the city centre and something that requires appraisal not just from DCC, who in my opinion have failed Moore Street for years and will continue to, unless a complete overhaul is carried out.

The traffic management system needs to be available to be contested, not something simply submitted to DCC. I remind you a bad traffic management system surrounding a hospital of which Moore Street have 3 with, temple street, The Mater and Rotunda all approximately ten minutes walk away (its quicker to walk then drive), can lead to deaths. Please do not make traffic an afterthought.

Chapter 5

National monuments, buildings and areas of national importance, buildings due to become protected structures – conservation strategy

The best conservation strategy for buildings of national importance is to not knock them down. The conditions set out while seemly rigorous to give the impression that they are allowing for good conservation strategies to be carried out, as they are knocking them, it does not matter how you knock a building if its with a spoon, hammer or a JCB, once you knock it, the heritage is lost forever. While some buildings will retain what Hammerson say are pre 1916 elements, they do not account for the buildings that chartered land the previous developer said was pre-1916, for example no. 18 which is being fully knocked.

I also find it incredible that DCC would allow for buildings to be knocked that they are CURRENTLY processing to add them to the list of protected structures. It would seem that when the DCC elected councillors used their function and powers to add them as protected structures, they did so that DCC planners would not grant permission for them to be knocked before they were officially added to that list. It would question anyone's faith in democracy when elected councillors acting in the best interest of their constituents, have exercised their powers to vote for that to happen, when in the background you have unelected officials capable of plotting ways of stopping these functions.

I have already questioned why have protected structures at all when you have buildings within Moore Street that was literally used in a battle that inarguably lead to us having freedom in this part of Ireland. Its shocking to know that a writer of poems that spent two summers in a house is a protected structure, while I do not doubt that people really enjoy his poems, there is no evidence that he wrote one poem within that house. I am sure that most people in Ireland enjoy freedom more than they enjoy his poems and with the 1916 rising literally ending in these buildings, which lead to the formation of this state, the election of our parliament and the creation of An Bord Pleanala. I think these buildings are more valuable to Ireland intact than a poet's summer holiday house that he may not have written any famous poems in, or any other buildings in the whole of Ireland.

If you asked any normal person throughout the world, which building is more likely a protected structure the building that the 1916 rising ended in, no. 21 Moore Street or a summer holiday home that a poet did not write any peoms in? which one would they think was a protected structure. They would also be shocked to hear of the destruction of Moore Street. I also do not doubt that people will be shocked with how Moore Street looks like today, considering the National Museum states it's "the most historic street in Ireland". I am a business owner in Moore Street and as a family we know too well the way Moore Street has been neglected, but if you asked me today would I prefer to work in a street without any heritage then the answer would be no. I am honoured to be a 5th generation Moore Street butcher for many reasons, the family connection to the street, the heritage of the market and the unique heritage the 1916 buildings have. All these will be gone if this planning permission passes, my business will also go bankrupt through the various construction phases, the buildings will be destroyed and the market will be forced to go due to safety reasons.

As a business owner and not a conversation architect or a planner, I can see the madness in destroying these buildings. The value of the area is within the buildings and the market, Moore Street should not be just like any old street, it's unique character and architectural merit will be destroyed if the Hammerson plan goes ahead. There is no other country in the world that would allow this to happen. The area does require investment and regeneration but the Hammerson plan destroys the true potential of the area as a cultural quarter as proposed by Darragh O'Brien TD of Fianna Fail and by Aengus O' Snodaigh TD of Sinn Fein.

Putting conditions attached to how you destroy a heritage building is laughable. It is unbelievable that these conditions are reliant on the developer adhering to them without any full-time independent conversation architect being appointed to monitor those works? As we all know developers act in their best financial interest, conversation architecture can be expensive at times. Its only logical that under financial circumstances best practices will not be carried out and the Hammerson employed architect will do what his/her employees pay them to do. It is also my experience that Hammerson have been allowed break planning laws for years. I have 40 planning laws complaints in the last few years submitted to DCC in relation to Hammerson commercial units within the iconic Moore Street Terrace relating to sub dividing shops, hideous shop fit outs and signages, construction work without planning permission and unlawful change of usages without planning approval.

Please see my latest complaint dated 28/12/21

Dear Sir / Madam,

As you will know you Dublin City Council has a duty of care to me as a rate paying business owner as well as having a duty of care to my business. This duty of care has been breached on numerous occasions for the past few years, by Dublin City Council.

The Department of heritage also has a duty of care towards heritage buildings, such as no. 10 Moore Street in which both Hammerson and Chartered Land agree is pre-1916, many historians even claim that no.10 is the most important building historically, even more so than no. 16 Moore Street. It is in this building that the volunteers started their journey within the terrace, while the leaders of the rising spent their last night's sleep and ate their last meal. It is also this building where Elizabeth O'Farrell set up a treatment area for the wounded.

Today , not the first time but hopefully the last, Hammerson and DCC have allowed another hideous subdivision of a shop within the iconic Moore Street Terrace. No. 10 Moore Street is the shop in question. Over the last few days Builders have been working within this pre 1916 building, possibly damaging the pre 1916 elements to the building but also illegally subdividing the unit without the relevant planning permission or change of usage notices from Dublin City Council.

As you will know from my previous complaints that DCC, Hammerson and the department of Heritage have facilitated the down grading of Moore street by allowing a proliferation of 21 second hand phone shops and various other lower order retail usages, not to mention biweekly leases that include occupying tenants signing deeds of renunciation, and the prolonged dereliction of the National Monument to which the adverse affects of the same are well documented within the Dublin City Development plan.

My complaint today is the illegal subdivision of No. 10, considering the property owner included it's historic merit in an active planning application 2861/21, 2862/21, 2863/21, This is the last straw for me and other long standing independent retailers in the immediate proximity that make up the Dublin 1 Business Alliance and reap the consequences of these aforementioned entities' negligence.

I would like to now formally notify all entities with responsibility for Moore Street, that unless meaningful action is taken against the property owner Hammerson within the next 28 day or an agreement from DCC and the Department of Heritage within that timeframe confirming you will exercise your legal powers to pursue this matter towards a reprimand of Hammerson, We will have no choice but to engage a legal action partying all relevant entities to proceedings.

Le Meas,

Stephen Troy.

Troy's Butchers

Dublin 1 Business Alliance

C/O

Troys Butchers

Moore Street

Dublin 1.

.....

DCC have also allowed the knocking down of O'Rahilly's house without full planning approval. While DCC planning enforcement are reviewing the O'Rahilly's house and while they are reviewing my current complaint, considering I have submitted 39 similar complaints over the past few years, history tells me that if Hammerson accidentally or on purpose destroy a building of national importance they will get away with it if DCC is these buildings only protector. I would plead with you in the interest of Irish heritage and culture to not allow such destruction, no condition that allows destruction is a condition worth having. This will be a legacy lost for future generations if Hammerson are granted permission.

Chapter 6 - Political intervention

I have already discussed within my submission to DCC that both Ministers Darragh Ó Brien TD and Macolm Noonan TD, have pro saving Moore Street positions. While Minister Macolm Noonan launched a Green Party Document in 2021, while Minister O'Brien has called for saving of the Terrace 10-25.

The department of Heritage also called for the retention of buildings within their submission:

"The Department is of the opinion that the extent of demolition of all our part of these two terraces (1-9 / 10-25) *of early-twentieth century buildings is unwarranted. These are fine buildings of their time, form an important part of the urban streetscape of the city centre and appear to be largely intact both internally and externally. They also have historical significance as part of the reconstruction of Dublin City immediately after the Easter Rising of 1916.*

The adaption and reuse of existing buildings should be considered a more sustainable option than the demolition and construction of new ones. In addition to the conservation of cultural heritage, such a course of action avoids the generation of unnecessary building demolition waste and could help to foster the development of specialised conservation skills. In addition, it allows the buildings to continue to contribute to the character of the Architectural Conservation Area in which they are situated."

In opposition Minister Darragh Ó Brien, was a champion of Moore Street, he proposed a Bill in 2015 to save Moore Street and turn it into a Cuture Quarter. He was a strong supporter of the case to save Moore Street and was a regular visitor to court, during both the High Court case and Court of appeal, during the Judicial review. He is on the record more times to count calling on these buildings to become a National Monument and for them to be saved from destruction. While Darragh has been quiet of late regarding Moore Street, I know deep down he wants to save the area and still believes when push comes to shove, he will save them. As we know it's a Ministerial function to issue a preservation order on the buildings and I believe he will do so.

List of Buildings architectural surveys have in identified as pre-1916.

I think its true to say that unless these buildings are fully independently assessed, we will never know which buildings are pre 1916 for certain but lets look at the facts. Below are buildings that architects have stated are pre 1916 or have pre 1916 elements to them.

- No. 10 Moore Street (Hammerson commissioned Courtney Deery report / Chartered Land Franc Myles report)
- No. 11 Moore Street (Chartered Land Franc Myles report)
- No. 12 Moore Street (Hammerson commissioned Courtney Deery report)
- No. 13 Moore Street (Hammerson commissioned Courtney Deery report / Chartered Land Franc Myles report)
- No. 14 Moore Street (State commissioned architects)
- No. 15 Moore Street (State commissioned architects)
- No. 16 Moore Street (State commissioned architects)
- No. 17 Moore Street (State commissioned architects)
- No. 18 Moore Street (Chartered Land Franc Myles report)
- No. 20 Moore Street (Hammerson commissioned Courtney Deery report / Chartered Land Franc Myles report)
- No. 21 Moore Street (Hammerson commissioned Courtney Deery report / Chartered Land Franc Myles report)
- No. 22 Moore Street (James Kelly)
- No. 23 Moore Street (James Kelly)
- White House, Henry Place (Chartered Land Franc Myles report)
- O'Brien's Mineral Works, Henry Place (Chartered Land commissioned Courtney Deery report / Hammerson Franc Myles)
- The Bottling Stores rear of No. 10 Moore Street and Moore Lane (Hammerson commissioned Courtney Deery report / Chartered Land commissioned Franc Myles report)

Buildings and grounds that require extra study.

No. 19 and Dublin city council-owned 24/25 Moore Street. These buildings and grounds cannot be ruled out as pre-or post-1916, as architects have requested them to be further studied, which has been stopped largely by Hammerson refusing access to the buildings to determine their historic merits.

1916 or not still historical ground and a battlefield site

It is a matter of fact that under the National Monument Act that, a monument of national importance can present by virtue of any one or more of "the historical, architectural, traditional, artistic, or archaeological interest attaching thereto". Additionally, a 'national monument' comprises not just the monument or the remains of the monument under consideration but also "the site of the monument and the means of access". The National Monument Act states that monument includes the following, whether above or below the surface of the ground or the water and whether affixed or not affixed to the ground. Thus simply, the fact that a historical event occurred within the site, it can be described as a National Monument and the area worth preserving as it was or as it looked in 1916.

A further important aspect of the recognition of these structures as a national monument is that regardless of how much of the fabric survives from 1916 the streetscape and setting remain the same as in 1916, which recall the historical events. The street alignment along the terrace of houses in Moore Street is, therefore, an important element that recalls the route and military strategy adopted by the Army of the Irish Republic Volunteers as they evacuated their Headquarters in the GPO and sought to break through the lines of the encircling British soldiers.

No need for a memorial, in that the revitalisation of an intact Battlefield site would by itself be the memorial which could become a location for walking tours, interactive signages, or participatory tourist experience. Imagine, join the 1916 evacuation tour experience from the GPO to the last HQ Battalion quarters. The full terrace or portions of each linked via the breakthrough (part of the 1916 evacuation experience) would be the National Monument, with a museum/interpretive centre located in 16-17 or more.

the High Court Judgement relating to the Moore Street ruled on the battlefield site:

'these (buildings and other properties) – so patently comprise a battle site that in truth, even the shortest of visits suffices before manifest disbelief arises that anyone would truly suggest otherwise. And what took place here was not just 'any old battle' but the final throes of the GPO garrison. The garrison comprised men and women, many of whom had seen the proclamation read aloud outside the GPO scant days before, some of whom had died or were soon to die without knowing that their lives had not been sacrificed in vain, or that the battle that they had started would result in our rebirth as a nation-state, independent and free'

Curtilage rule

Consideration must be taken of the curtilage of the National Monument. At present, it is generally accepted that the National Monument is Nos 14-17 Moore Street, which under Section 2 of the National Monuments Act 1930, includes a building or a place comprising the remains or traces of such a building and its curtilage. The traditional and long-defined notion of "curtilage" — in essence, the parcel of land immediately associated with that building. This in reality means going that the "mere postal addresses and street numbers do not suffice to define the scale of a particular property or monument". Thus No.18 would require at the very least consent by the Minister to knock or alter this building due to it being part of the curtilage rule under section 14 of the Act and the EIA directive. It would be a criminal offence to damage a National Monument. I am not aware of any such permission having been given by the Minister for Heritage.

The concept of curtilage is relevant to these buildings if the pre-1916 buildings become National Monuments as they should. Nos 11, 18 and 19, and 22 all have curtilage with Hammerson identified -pre1916 buildings, and one of these is state-owned. It would seem all these buildings Hammerson don't plan on retaining all have curtilage with pre 1916 buildings according to Hammerson's own words, one of these is state-owned.

Meaning that if you only take Hammerson at their word, that 9 buildings on the terrace are pre-1916 only three buildings 23, 24, 25 can be knocked and only one owned by Hammerson 23.

Need for a new study

People have been calling for a full multidisciplinary conservation master plan survey of the whole Battlefield site and we repeat that call. It is suggested this is done under the remit of a Ministerial committee involving a full tendered 'Conservation master plan and historic building assessment.' I would suggest the committee is established to start this tendering process. After which the appointed architects will report back to the Minister.

National Monument status and preservation orders

While under the National Monuments Acts, are not declared as such, it is the Ministers long-standing view that the battlefield site is a National Monument as it fits the criteria to define a National Monument - "the historical, architectural, traditional, artistic, or archaeological interest attaching thereto" site of National importance.

In the Aengus Ó Snodaigh cultural bill, it is recognised as a National Monument and issues preservation orders for nos. 10 to 25 Moore Street; the GPO, the buildings known as the White House and the O'Brien's Bottling Store in Henry Place; the lanes, streets, and boundaries that are known as Moore Street, Moore Lane, Henry Place, and O'Rahilly Parade.

Aengus Ó Snodaigh TD Moore Street Culture Quarter Bill

It was a very exciting day for me, when I learnt that not only was the Bill passed into committee stage, it received glowing support and did not receive a single vote against it. It is my view that this Bill will pass within the next year, as long as Moore Street is still standing before that happens.

Conclusion of preservation and Built heritage section

If either Aengus' Bill or Minister Darragh Ó Brien grants the area a Preservation order it will lawfully narrow down the approach any developer can take to the battlefield site. This approach is being carried out in the national interest of the state, this is a unique site, and as is standard in planning law the needs of the area out ways the needs of the planning applicant. The current owners purchased the site for under current market value and the authors believe that the owners will make a market profit for either the sale of the site or the retention of the area when it becomes a Culture Quarter.

The National Museum, this state's highest historical record body, has defined Moore Street as the most important street in Ireland for historical reasons. Aengus' Cultural Bill shows that architectural Heritage is valued by this State. To not preserve such buildings would mean that no building is safe from destruction as these buildings and sites are considered the most important in the state.

Chapter 7 other submissions and additional information from Troy's Butchers

Aoife Ní Throithigh submission

Dear Planners,

I submit the following observations on planning applications 2861/21, 2862/21, 2863/21.

*The Proposal contravenes development plan policy SC16 which states that Dublin is intrinsically a low rise city.

*Moore Street as a battlefield site is not a location identified for taller buildings.

*Proposal contravenes development plan maximum height standard, and would greatly exceed the height of the Moore Street Terrace buildings.

*The development plan is a contract between a city and its people, which would be breached by permitting the proposed development, City Councillors and TDs as elected representatives of the people have unanimously voted in favour of the O'Snodaigh cultural bill and for Moore Street to be listed as an architectural conservation area.

*Proposal would be contrary to the purpose of Z5 designation by reducing the cultural space within the city centre, impacting on its night-time culture and facilitating an over concentration of hotel/retail developments in the area considering the many existing hotels / shopping centres in close proximity.

*There are already over 40 hotels within 2km of the site, and more than 20 hotels and B&Bs within a 10-minute walk, we don't need anymore hotels in the environs of Moore Street.

*The city centre doesn't need anymore office space or retail. The applicants themselves are struggling to find tenants for numerous retail units in the Ilac centre (Debenhams and the old jack & Jones stores are still vacant) and have recently commenced the process of pop up shops on Henry Street. It would be negligent to lose the historical & cultural elements which make this site unique by over-development. The site if sensitively restored has huge potential as a cultural destination for its citizens and visitors.

*Reduced demand for office space and retail due to Covid 19 - this may become permanent as many companies have found it more cost efficient for employees to work from home and the surge in online shopping has become the newest trend as a direct result of the pandemic.

*The site is already a cultural destination
for both locals and visitors, which will be reduced in scale and significance if planning permission is granted. The whole site should be sensitively restored.

*No provisions for affordable housing within the site despite the homeless crisis.

*Moore street needs more mixed usage in its current retail and street Market - Dublin City council should act accordingly by enforcing planning laws in the area and immediately implement the expert group report revitalising components.

*More retail and hotels put pressure on existent businesses in the vicinity that are already struggling in the city centre.

*Proposed design is not sympathetic to the local physical or cultural heritage and encroaches on the curtilage of the national monument and protected structures in the area.

*Design is not of sufficiently high quality to justify the adverse impacts on the entire north inner city for a 15yr period and is completely out of context with the area.

*Proposal does not strengthen, reinforce or integrate with the existing Moore Street Market or independent businesses. In fact the market and businesses will more than likely be lost FOREVER throughout the lengthy construction phase.

*Loss of fine urban grain in this historical part of Ireland, which supports a diversity of economic, historical and cultural life.

*Proposal fails to address the wider urban context, the character of Moore Street Market and businesses or the many protected structures along the street and laneways , notably the iconic Moore Street terrace and the O'Connell Street Architectural conservation area.

*The proposed office block at site 5 will visually impact on the National monument and the iconic Terrace. It will also overshadow residential and commercial units at Moore street north and Greeg Court apartment block including sun balconies of the owner/occupiers.

*The Proposal in short would result in overdevelopment which ignores the context of this unique site.

*Proposal does not compliment the built environment or contribute positively to the neighbourhood and streetscape.

*Impact on markets or independent businesses not addressed or been resolved.

*Proposed development would overwhelm Moore street and change its whole character for which it's famous for worldwide.

*In order to maintain the skylines and character of the area the height should be limited to four storeys. The visual impact on O'Connell street's skyline will be horrendous post development.

*The development plan identifies that Dublin is a low rise city and requires development to protect conservation areas and the architectural character of existing buildings, streets and spaces of artistic, civic or historic importance, and to ensure that any development is sensitive to the historic square and protects and enhances the skyline of the inner city.

*Proposed development is too close to the site boundary, which is contrary to BRE advice and will severely impact food businesses and market traders in close vicinity.

*Risks and impacts of construction and demolition works for proposed archway on boundary wall of national monument are dramatically understated.

*Impact of construction noise and air pollution on local residents and businesses are understated and will turn the area into a no go area for shoppers.

*The most sustainable buildings are the ones that already exist. Need to reuse existing buildings for purposes such as carbon emissions associated with demolition and construction works of a new large scale development.

*Heritage impact assessment statement fails to adequately assess or record the surviving historic fabric in the entire Moore street terrace or take into account the curtilage of the designated National Monument.

*The façade demolition to No.18 to make way for the hideous archway would erase the character of the terrace and visually impact on the historic nature of the area. The demolition will impact on built heritage around the story of 1916 regardless whether the buildings are pre 1916 or not.

*Proposal would detract from the special character and distinctiveness of the Conservation Area, and will constitute a visually obtrusive and dominant form around Moore street and O'Connell street.

*Inadequate drawings and images of interfaces with protected structures, impact on immediate context and skyline is not fully explored, insufficient LVIA in respect of neighbouring heritage buildings.

*Dramatic and irreversible impact on surrounding protected structures, their setting and curtilage.

*Protected structures are protected not just for their physical significance, but also for other reasons including historical, archaeological, artistic, cultural or social interest.

*This large scale development Proposal would be contrary to development plan policy of minimum intervention to protected
structures.

Need to implement government policy of heritage led regeneration of historic urban centres:

*Need to integrate cultural, social and built heritage objectives, this proposal destroys the same.

*A National monument and protected structures should be protected in context, The buildings in this proposal will dwarf the National Monument and the many existing protected structures surrounding the site, thus, it would be
more appropriate to restore the historic buildings.

*Proposal is contrary to provisions of Section 11.1.5.3 of the development plan in failing to complement the special character of the protected structures on and adjoining the site and or retaining the traditional proportionate relationship with returns, gardens, mews structures etc.

*Negative and irreversible impact of proposal on the integrity and character of the protected structures on the site and their special significance as a surviving group of early structures facing the 300yr old Moore Street market.

*A Poor precedent will be set for allowing protected structures to become dilapidated and derelict and then redeveloped for the foreseeable future.

*The applicants, DCC and the Department of heritage have failed in their duty of care towards protected structures, the market, and independent store businesses.

*Design, scale and massing would seriously detract from the setting and character of both the O'Connell street conservation area and the protected structures on the site, and would have a significant adverse impact on the conservation area, contrary to Section 11.1.5.3 of the development plan and policies C1, C2, C4 and C6.

*Proposal would contravene policy SC17 in relation to protection of the skyline without justification.

*Proposal would contravene development plan policies CHC29, CHC37 and CHC43 in relation to protection of the cultural and artistic use of buildings in established cultural quarters, without justification.

*The role of Moore Street as a major area of action during the 1916 Rising, areas including laneways and terrace buildings is completely ignored in this proposal.

*Threat posed to the protected structures from the construction process as the proposed new development is a large, invasive project requiring aggressive excavations and structural work, which will be cantilevered over the existing buildings.

*Moore street has not developed as a cultural quarter in the way that was intended but the Moore street Terrace, laneways, and Market are the heart and soul of the area and integral to its role and potential development as a cultural quarter in the future.

*The Market traders and generational independent businesses have established themselves as an integral part of the cultural infrastructure of Dublin City.

*Importance of the site as a cultural hub is understated. There is no other site in the country with more potential than this one.

*Role of culture in creating communities, which are the bedrock of cities.

*The soul is being sucked out of the city by developers, Moore Street has been described as the most important battlefield site in modern Irish history.

*Proposal would not protect or promote Moore Street's distinct identity, in a way which acknowledges our past and secures our future, in accordance with the Council's mission as set out in the Dublin City Development plan.

*Visitors come to Dublin to experience authentic culture and not new corporate developments or engineered cultural experiences.

*Proposal is an architectural and cultural travesty which is part of the commodification of the city by international capital, Developments such as these are starving the city of its culture and heritage.

*Proposal would threaten a historic landmark site, while providing no benefit to residents of the city who already are surrounded by existing retail and office blocks.

*Proposal would set a precedent for loss of major historical sites and culture in the city. The Proposal is nothing short of cultural vandalism.

*The Moore Street Market contributes to the cultural vibrancy of the city and is part of the city's cultural infrastructure – Any loss of the market would be contrary to development plan policies CHC24 and CHC33 and would severely impact remaining Independent businesses on Moore Street.

*Proposal would cause both temporary and permanent disruption and damage to the cultural and economic health of the city.

*External steel structures and hoardings, construction traffic, noise pollution, road closures, drainage works etc. will make it difficult for the Independent businesses to keep trading during the lengthy construction phase and will impact on the unique and welcoming atmosphere that Moore Street is famous for worldwide.

*Heritage report does not consider the impact on the historical and social qualities of the site or the market.

*Loss of parking spaces for proposed development is compensated by Metro proposal. The Metro won't be running for at least 20 years.

*Policy CEE12 should not apply if the means used to achieve it is counterproductive

*Proposal is contrary to the aims of the Night-Time Economy Task Force as set out in the development plan.

*Proposal is purely for the purpose of commercial gain and undermines the historical and cultural aspects surrounding the entire site.

Transportation:

No report received in relation to traffic management considering the large construction traffic volumes accessing and regressing the proposed site compound that is literally surrounded by 3/4 commercial servicing bays, residential car parking at Greeg Court, delivery inwards and outwards for retailers, waste collections, Market Traders accessing their storage units etc.

Clarity is required in relation to the nature of the proposed access and regress into Moore Street / Lane and the safety issues that will arise for shoppers at Moore Street north at the junction of Moore street and O'Rahilly Parade.

Environmental Health:

There has been no provisions for dirt or debris falling from lorries accessing or regressing the site compound. This will severely impact our fresh food store at the junction of Moore Street and O'Rahilly Parade where lorries will be stacking awaiting access to the site.

The noise pollution mitigation measures won't have any real impact on neighbouring retailers or the residents in Greeg court apartments considering the close proximity of the site compound entrance and site boundary.

The wide scale demolition and piling will disrupt the habitat of rodents, not ideal on a predominantly food marketplace.

The 15yr construction phase will inevitably wipe out the Market and Independent businesses on Moore street. There are still 3 more planning applications for this site to be lodged, effectively putting the city centre on a building site for the next 20-25 years. NOT a very credible solution for an area that needs to be URGENTLY revived!!
The adverse impacts of this proposal on independent businesses and Market traders should be addressed by the planning department in conditions of Planning.

It's very clear that on completion of this project Moore Street will effectively become a laneway which completely undermines the historical significance of the Street and the heritage of the Market.

The applicants negligently suggest this is a vacant site, this site is fully occupied by the history of 1916 and is a place of special importance in Ireland's history that has suffered a decade of neglect by the applicants, Dublin City Council and the Government.

The extent of demolition proposed completely contradicts the applicants rationale of "sensitive development" and a less intrusive plan of restoration is the only viable way forward for Moore Street.

Yours Faithfully,

Aoife Ní Throithigh.

C/O
Troy's Butchers
Moore Street
Dublin 1

Elizabth Troy Submission

Dear Planner,

I note the following planning observations in relation to planning applications 2861/21, 2862/21, 2863/21, the first three of six planning applications that Dublin Central GP limited will lodge to your offices.

Traffic:

The developer fails to produce an up to date traffic management plan in his application and is reliant on intensive traffic surveys that was carried out over a decade ago by the Luas cross city project. The implementation of the Luas has led to many traffic flow changes that has resulted in major traffic congestion around the north inner city and a new traffic management plan is required as the developer needs to explain the traffic methodology he intends on using to facilitate 100+ lorries per day coming & going (200+ traffic movements) whilst at the same time maintaining access for service vehicles, shoppers, residents and more importantly emergency vehicles accessing the Rotunda.

The Developer fails to include in his environmental impact report how the traffic will come and go from the underground car park from the Greeg Court apartment block which has over 300 residents and is ONLY accessible via Moore Street.

The developer notes in his applications that he proposes a one way traffic entry and exit system for construction lorries. He states that there would NOT be enough room to facilitate "stacking" if lorries were to enter the site at Moore Lane (conway's Pub), however, he feels he can resolve the same problem if they enter at Moore Street via O'Rahilly parade where there are 3 service yards in the area of this proposed route. Ilac service yard (opposite Lidl) Moore street, underground car park at Greeg court apartment block (opposite Lidl) Moore street, Moore lane service yard that services the underground Moore street mall, Lidl and jury's, the Cole's lane service yard that services Dunnes , Henry place , Henry street , nesbitts and various other shops in the Ilac centre. There are also another 2 additional service yards on Parnell street servicing Aldi and another at the rear of the Ilac centre car park that services many other shops in the Ilac and the flagship Penney's store on Parnell street.

The developer intends to implement traffic lights along this proposed one way route at Moore street , O Rahilly parade, and Moore lane however this won't solve the congestion that will build up on Parnell street as you can no longer access Parnell square west (rotunda) from Moore lane as a result of the Luas line traffic Island. The traffic congestion that will unavoidably build up will impede the Luas crossing from O'Connell street to Parnell street at AIB Bank. This will also negligently impede access routes to the Rotunda hospital which could be detrimental to any expectant mother & baby.

The proposed traffic layout will result in lorries been constantly "stacked" in front of our fresh food shop that's located before the bollards at the junction of O'Rahilly parade resulting in our fresh food shop been sheltered behind heavy construction lorries and plagued by construction traffic noise and heavy diesel fumes. This will prevent people from observing our award winning window display which entices customers instore to spend.

The developer proposes to cut back the existing pedestrian footpath at our shopfront to facilitate lorries accessing O'Rahilly parade. This would bring the lorries even closer to the front door of our fresh food shop, limit pedestrian access to our store and create safety issues for our customers. We have planning permission since 2007 for a sun blind that almost boarders the edge of this existing footpath, our awning plays a major role in maintaining temperature control to comply with health regulations on our window meat display. What space does the developer intend on gaining by cutting back this footpath when our sun blind will be out during our business hours (7:am - 7:PM)? The blind will limit the space he thinks he'll gain by curtailing the footpath. The report suggests this is a requirement to facilitate large lorries making the turn from Moore Street to O'Rahilly Parade.

We note the developer has produced a delivery schedule for shops surrounding the site , after personally liaising with these surrounding shops it would appear the information is completely inaccurate. His study was probably carried out during covid lockdowns whilst shops were not operating and not receiving deliveries. There are significantly higher volumes of delivery traffic that access Moore street, O' rahilly parade, Moore lane, Henry place than his delivery report suggests. He fails to mention that the Ilac delivery yard on Moore street is regularly congested and as a result most of our deliveries set down outside our shop to deliver.

The developer requests to make the delivery route Moore street / O' Rahilly parade / Cole's lane and Henry place a pedestrian zone after 11:am. This would be disastrous for businesses who have always received deliveries along that route outside of those hours. What will happen if the construction lorry tailback is so far back and prevents delivery trucks reaching the delivery areas within the designated time? Shops will have no stock. Some companies will refuse to deliver to areas surrounded by heavy construction traffic congestion as we experienced throughout the Luas Works. This project will have immeasurable impact on all remaining businesses especially the few independent businesses on Moore Street.

Our shop operates 7 days per week and bank holiday Mondays, the developer fails to divulge how will we trade if they are taking away a proportion of the footpath? We have apartments overhead so it's unlikely such works would be carried out after business hours , if so it will be to the nuisance of the Greeg court residents.

We have experience what damage traffic disruption and changing customers journeys can do to existing businesses. The disruption created by the Luas cross city project closed many neighbouring iconic retail businesses (cycle ways, fabric select, In Cahoots cafe, Cash encounters, Caroline's beauty salon, satellite tv shop , runways running shop) and nearly closed our own 5th generation family business. Business closures have a knock on affect on the remaining businesses as we lose the footfall that those existing businesses garner.

Customers simply don't shop in a noise polluted, dirty, traffic congested retail area as a result our business will be grossly disrupted and possibly fail considering the lengthy construction phase. This would be devastating for our family as we are all employed by the business and all our livelihoods are reliant on the shop remaining viable.

History:

There are many campaign groups , relative alliance groups , save Moore street groups and various political parties that will argue that the entire Moore Street terrace and laneways are of huge historical importance, For decades we have seen many development plans for Moore Street, each plan worryingly contradicting the historic merits of the terrace buildings and laneways. These developers who wants to knock it down will argue that some of these buildings are not pre 1916 even though the national museum has declared the whole site and it's environs as the most important site in modern Irish history.

Primary Schools, college students from all around ireland have visited and continue to visit this historic area. There are also daily walking tours that attract many tourists to the area. Irish children (including my children and grandchildren) have been educated for decades by the Irish education system about the important historic nature that this entire site contains, laneways & all buildings.

"The home to the Easter rising and the birthplace of our republic"

"The O'Rahilly penned a letter to his wife Nancy whilst dying on the side of the road for Ireland"

"they burrowed their way through the terrace"

The Irish education system has instilled this history within the people of Ireland for and for me that's what gives this site huge historical status and rightful protected structure status regardless whether some buildings were built slightly post 1916 or pre 1916. The irish education system has for decades built and continues to build heritage around this entire site through our history. It seems the developer wants to destroy the education that has been instilled in Irish people for generations in order to make access to his struggling Ilac shopping centre. I hope our history will prevail over their profit margins!

I guess if planning is granted I'll have to sit down and tell the grandchildren that our education system has been wrong for decades and the men, women and children who sacrificed their lives for Ireland were not worthy of recognition in a cultural quarter. That will be an interesting cup of tea! The one thing that makes this area unique will be lost forever to be replaced with just another retail / office block.

Moore street and it's environs needs to be restored immediately and should be no longer allowed to rot at the hands of yet another private developer who's sole aim is making profits. This plan fails to recognise the true potential of the entire site as a cultural quarter. You can't truly embrace historic buildings or laneways if they have been demolished or tampered with to suit a development plan.

It's incomprehensible that the plan suggests to knock a segment of the historic terrace to build a new "Easter rising archway" , this archway is completely out of context with the terrace buildings and destroys the iconic architecture of the original buildings. I eagerly await to see how our education system will incorporate an archway built in 2023-2030 into the story of 1916??

Market & Existing retail infrastructure:

The developer has agreed publicly through various media bodies to pay disruption compensation to street traders in Moore street as an in-ability to trade was recognised in the Moore Street advisory group yet the very few remaining independent businesses with different landlords to the developer who incur substantially higher trading costs are expected to remain viable. The removal of this iconic market will further impact on our customer base and footfall. The heritage of the market will be lost as a result of been absent throughout the extremely long construction phase and it's highly unlikely market traders would ever return to their trading pitches.

The existing retail tenants that occupy Moore street terrace, the retailers that occupy a segment of Henry street, and a substantial amount of retailers on O' Connell street will all be included in the re-development. We will also lose the car park in Moore Lane. This will have immeasurable impact on remaining retailers in the surrounding areas of the site especially fresh food / perishable goods businesses. The developer proposes to remove the integral retail shopping core spreading over 5.5 acres that surrounds our business, thus, placing our fresh food business onto a construction site. This in itself is negligent disruption whether works are carried out in stages or not, it only prolongs the completion timeframe.

We note the developer requires access for the duration (7/10/15 years) of this project via O'Rahilly parade which means our business will be continuously disrupted until the project is completely finalised.

Any responsible developer would conjure up a development plan to ensure long-standing Independent businesses would survive the disruption of the construction phase of their projects yet this multi national investment fund have failed to engage meaningfully with independent businesses to date. A responsible developer would also see the true value of the site.

Yours faithfully,

Elizabeth Troy.

Director Troy's Family Butchers Limited

BRYAN F. FOX & CO.
SOLICITORS

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Your Ref: **COPPINGER/A/DCC/23/11/17**
Our Ref: **BF/LS**
Date: **25th October 2017**
Re: **Your Client: Aine Coppinger (Dublin City Council)**
Our Client: Troy's Family Butchers Limited

Dear Sirs,

Yours of 19th inst. to our client has been passed to us for our attention.

We note that the matter is before the Court on November 23rd in Court 8 Four Courts at 10.30am.

At that time our client will advise the Court that the profitability of his business has been reduced by more than two thirds due to the unreasonable delay and extensive obstruction caused by the Luas works in his area over the past number of years in respect of which we have, instituted High Court proceedings.

While our client does not deny that the monies are outstanding time to pay is required under the adverse circumstances set out above.

We have recommended to our client that he tender a series of eleven cheques in the sum of €500.00 post dated one month apart the last one of which will be for €710.12 thereby clearing arrears of €4,000.00 and the final notice for €1,710.12 togetherwith a further cheque of €157.38 payable forthwith in respect of your costs upon hearing from you that your client will accept this proposal.

We invite you, as our client will invite the Court, to view: https://youtu.be/213-lP4KVjI being a link in which our client clearly sets out the adverse effects which his business has suffered as outlined above.

Upon hearing from you that our client's proposal is acceptable our client will ensure that the cheques outlined above are delivered to your offices within seven days.

In the event that your client fails to accept this offer the Plaintiff will appear and be represented in Court and will make the same offer to the Court at that time. In the event that the Court accedes to this application this letter shall be relied upon in respect of any costs sought against our client.

Yours faithfully,

Bryan F. Fox & Co.

Bryan Fox /LM

From: Paul Beausang & Co. [paulbeausang@securemail.ie]
Sent: 09 November 2017 12:34
To: bfox@bryanfoxlawyers.ie
Subject: Troys Buthers

Dear Sirs,

Please see below reply from my client Aine Coppinger Rate Collector, DCC

Regards

Stella Conlon

Thanks Stella,

This is in relation to BID and has not formed any part in my action taken to pursue Commercial Rates. The remaining liability for commercial rates is €4,000.00. You had asked in a previous email for clarification also of their payment plan for 2018 as the proposal put forward would take until oct/nov '18 to clear the 2017 charge . I cannot agree to a proposal now that would leave me in the same position this time next year.

Thanks
Áine Coppinger
Rate Collector

BRYAN F. FOX & CO.
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TO WHOM IT MAY CONCERN

Bryan F. Fox, BCL.,
Solicitor
Commissioner for Oaths.
Mobile: (087) 2553845

Clare Vaughan LL.B. (Hons)
Consultant Solicitor
Mobile: (087) 7957096
E-mail: clare@bryanfoxlawyers.ie

Our Ref: **BF/LS**
Date: **9th November 2017**
Re: **Our Client: Troy's Family Butchers Ltd.**

Dear Sirs,

We confirm that we act for Troy's Family Butchers Limited of Unit 6, Greeg Court, Moore Street, Dublin 1 in respect of High Court proceedings being brought by our client against Luas in respect of the adverse effects our client's business has suffered as a result of the prolonged Luas works in its area.

Enclosed please find copy Plenary Summons and Statement of Claim which outline the losses our client has sustained and it is as a result of these losses that our client has been unable to discharge its liability to Dublin City Council in respect of the Rates.

If you require any further information please do not hesitate to contact us.

Yours faithfully,

Bryan F. Fox & Co.

Encl.