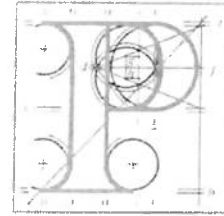


**Our Case Number:** ABP-312603-22

**Planning Authority Reference Number:** 2861/21



**An  
Bord  
Pleanála**

Charles Hulgraine  
6 Orchard Avenue  
Clonsilla  
Dublin 15

**Date:** 23 January 2024

**Re:** PROTECTED STRUCTURE: Hotel, 1 restaurant/café with takeaway facility, retail units: shop/café with takeaway, retail units/shops. 79 Build to Rent Apartments, 1 two-storey building for cultural / gallery use with restaurant / cafe. All associated and ancillary site works including repairs, refurbishment & conservation works. An Environmental Impact Assessment Report (EIAR) accompanies this application.  
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- **Diarmuid Breatnach**
- **Dublin City Council**
- **Relatives of the Signatories to the 1916 Proclamation**
- **Moore Street Preservation trust**
- **Dublin Town**
- **Mary Lou MacDonald TD**
- **Stephen Little and Associates on behalf of Dublin Central GP Ltd**

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[bord@pleanala.ie](mailto:bord@pleanala.ie)

**64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902**

**64 Marlborough Street  
Dublin 1  
D01 V902**

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Lisa Quinn  
Executive Officer  
Direct Line: 01-8737158

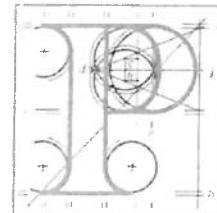
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D01 V902	D01 V902

**Our Case Number:** ABP-312603-22

**Planning Authority Reference Number:** 2861/21



**An  
Bord  
Pleanála**

Cllr Donna Cooney  
4 Victoria Road,  
Clontarf  
Dublin 3  
D03 P2V5

**Date:** 23 January 2024

**Re:** PROTECTED STRUCTURE: Hotel, 1 restaurant/café with takeaway facility, retail units: shop/café with takeaway, retail units/shops. 79 Build to Rent Apartments, 1 two-storey building for cultural / gallery use with restaurant / cafe. All associated and ancillary site works including repairs, refurbishment & conservation works. An Environmental Impact Assessment Report (EIAR) accompanies this application.  
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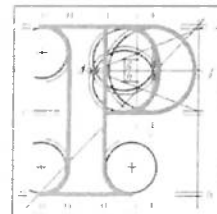
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**Our Case Number:** ABP-312603-22

**Planning Authority Reference Number:** 2861/21



**An  
Bord  
Pleanála**

Colm O'Murchu  
121 Hollybank Road  
Drumcondra  
Dublin 9

**Date:** 23 January 2024

**Re:** PROTECTED STRUCTURE: Hotel, 1 restaurant/café with takeaway facility, retail units: shop/café with takeaway, retail units/shops. 79 Build to Rent Apartments, 1 two-storey building for cultural / gallery use with restaurant / cafe. All associated and ancillary site works including repairs, refurbishment & conservation works. An Environmental Impact Assessment Report (EIAR) accompanies this application.  
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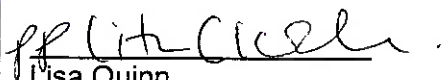
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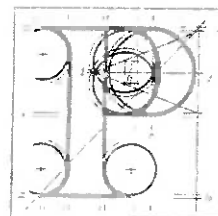
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**Our Case Number:** ABP-312603-22

**Planning Authority Reference Number:** 2861/21



**An  
Bord  
Pleanála**

Damien Cassidy behalf of National Conservation group  
28 Irishtown road  
Dublin 4

**Date:** 23 January 2024

**Re:** PROTECTED STRUCTURE: Hotel, 1 restaurant/café with takeaway facility, retail units: shop/café with takeaway, retail units/shops. 79 Build to Rent Apartments, 1 two-storey building for cultural / gallery use with restaurant / cafe. All associated and ancillary site works including repairs, refurbishment & conservation works. An Environmental Impact Assessment Report (EIAR) accompanies this application.  
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- **Mary Lou MacDonald TD**
- **Stephen Little and Associates on behalf of Dublin Central GP Ltd**

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**Ríomhphost**

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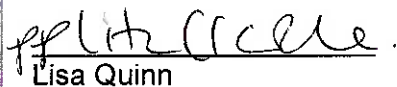
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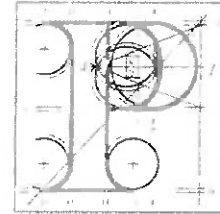
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64 Marlborough Street  
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**Our Case Number:** ABP-312603-22

**Planning Authority Reference Number:** 2861/21



**An  
Bord  
Pleanála**

Diarmuid Breatnach  
34 Geata an tSeipeil  
Bothar San ,  
Alfonasas  
Baile Atha Cliath 9

**Date:** 23 January 2024

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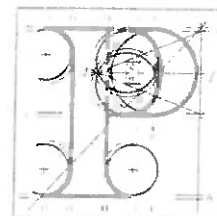
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64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

**Our Case Number:** ABP-312603-22

**Planning Authority Reference Number:** 2861/21

**Your Reference:** Dublin Central GP Ltd



An  
Bord  
Pleanála

Stephen Little & Associates  
Chartered Town Planning & Development Consultants  
26/27 Upper Pembroke Street  
Dublin 2  
D02 X361

**Date:** 23 January 2024

**Re:** PROTECTED STRUCTURE: Hotel, 1 restaurant/café with takeaway facility, retail units: shop/café with takeaway, retail units/shops. 79 Build to Rent Apartments, 1 two-storey building for cultural / gallery use with restaurant / cafe. All associated and ancillary site works including repairs, refurbishment & conservation works. An Environmental Impact Assessment Report (EIAR) accompanies this application.  
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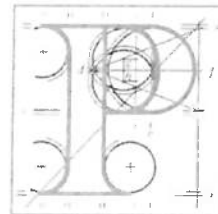
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**Our Case Number:** ABP-312603-22

**Planning Authority Reference Number:** 2861/21



An  
Bord  
Pleanála

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

**Date:** 23 January 2024

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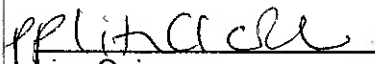
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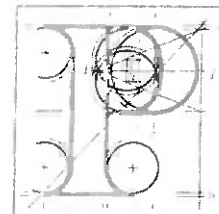
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64 Sráid Maoilbhríde	64 Marlborough Street
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**Case Number:** ABP-312603-22

**Planning Authority Reference Number:** 2861/21

**Your Reference:** Dublin One Business Alliance



An  
Bord  
Pleanála

DMOD Architects  
Cathedral Court  
New Street  
Dublin 6

**Date:** 23 January 2024

**Re:** PROTECTED STRUCTURE: Hotel, 1 restaurant/café with takeaway facility, retail units: shop/café with takeaway, retail units/shops. 79 Build to Rent Apartments, 1 two-storey building for cultural / gallery use with restaurant / cafe. All associated and ancillary site works including repairs, refurbishment & conservation works. An Environmental Impact Assessment Report (EIAR) accompanies this application.

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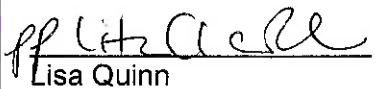
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Direct Line: 01-8737158

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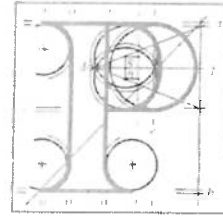
Tel	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



**Our Case Number:** ABP-312603-22

**Planning Authority Reference Number:** 2861/21



An  
Bord  
Pleanála

Dublin Town  
C/O Richard Guiney  
First Floor  
43 - 45 Middle Abbey Street  
Dublin 1  
D01 X8R2

**Date:** 23 January 2024

**Re:** PROTECTED STRUCTURE: Hotel, 1 restaurant/café with takeaway facility, retail units: shop/café with takeaway, retail units/shops. 79 Build to Rent Apartments, 1 two-storey building for cultural / gallery use with restaurant / cafe. All associated and ancillary site works including repairs, refurbishment & conservation works. An Environmental Impact Assessment Report (EIAR) accompanies this application.

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

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- **Dublin City Council**
- **Relatives of the Signatories to the 1916 Proclamation**
- **Moore Street Preservation trust**
- **Mary Lou MacDonald TD**
- **Stephen Little and Associates on behalf of Dublin Central GP Ltd**

Teil  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

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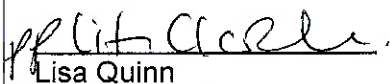
64 Marlborough Street  
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Lisa Quinn  
Executive Officer  
Direct Line: 01-8737158

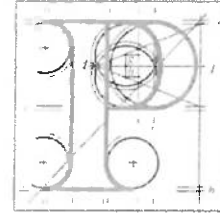
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**Our Case Number:** ABP-312603-22

**Planning Authority Reference Number:** 2861/21



**An  
Bord  
Pleanála**

Gerry Adams  
53/55 Falls Road  
Belfast  
Antrim  
BT122PD  
Northern Ireland

**Date:** 23 January 2024

**Re:** PROTECTED STRUCTURE: Hotel, 1 restaurant/café with takeaway facility, retail units: shop/café with takeaway, retail units/shops. 79 Build to Rent Apartments, 1 two-storey building for cultural / gallery use with restaurant / cafe. All associated and ancillary site works including repairs, refurbishment & conservation works. An Environmental Impact Assessment Report (EIAR) accompanies this application.  
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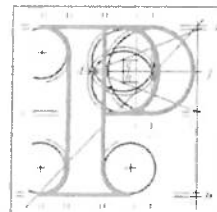
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64 Sráid Maoilbhríde	64 Marlborough Street
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D01 V902	D01 V902

**Our Case Number: ABP-312603-22**

**Planning Authority Reference Number: 2861/21**



**An  
Bord  
Pleanála**

Mary Lou McDonald  
Leinster House Office  
Kildare Street  
Dublin 2

**Date:** 23 January 2024

**Re:** PROTECTED STRUCTURE: Hotel, 1 restaurant/café with takeaway facility, retail units: shop/café with takeaway, retail units/shops. 79 Build to Rent Apartments, 1 two-storey building for cultural / gallery use with restaurant / cafe. All associated and ancillary site works including repairs, refurbishment & conservation works. An Environmental Impact Assessment Report (EIAR) accompanies this application.

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- **Moore Street Preservation trust**
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- **Stephen Little and Associates on behalf of Dublin Central GP Ltd**

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**Glaao Áitiúil**  
**Facs**  
**Láithreán Gréasáin**  
**Riomhphost**

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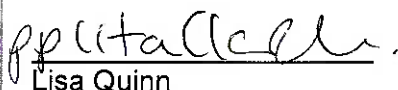
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Direct Line: 01-8737158

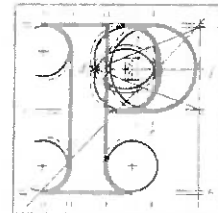
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64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

**Our Case Number:** ABP-312603-22

**Planning Authority Reference Number:** 2861/21



An  
Bord  
Pleanála

Michael Brendan Mulvihill and Proinsias O'Rathaille  
36 Glenabbey Road  
Mount Merrion  
Blackrock  
Co. Dublin

**Date:** 23 January 2024

**Re:** PROTECTED STRUCTURE: Hotel, 1 restaurant/café with takeaway facility, retail units: shop/café with takeaway, retail units/shops. 79 Build to Rent Apartments, 1 two-storey building for cultural / gallery use with restaurant / cafe. All associated and ancillary site works including repairs, refurbishment & conservation works. An Environmental Impact Assessment Report (EIAR) accompanies this application.  
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- **Mary Lou MacDonald TD**
- **Stephen Little and Associates on behalf of Dublin Central GP Ltd**

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**Ríomhphost**

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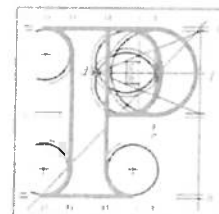
<b>Tel</b>	<b>Tel</b>	(01) 858 8100
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64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



**Case Number:** ABP-312603-22

**Planning Authority Reference Number:** 2861/21



An  
Bord  
Pleanála

Moore Street Preservation Trust  
C/o Michael Mac Donnacha, Rúnaí  
Ireland Institute  
The Pearse Centre  
27 Pearse Street  
Dublin 2  
D02 K037

**Date:** 23 January 2024

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- **Dublin Town**
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- **Stephen Little and Associates on behalf of Dublin Central GP Ltd**

**Tell**  
Glao Áitiúil  
**Facs**  
Láithreán Gréasáin  
Ríomhphost

**Tel**  
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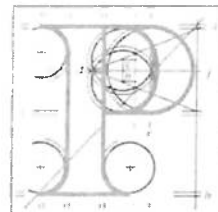
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64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

**Our Case Number:** ABP-312603-22

**Planning Authority Reference Number:** 2861/21

**Your Reference:** Moore Street Traders Committee



**An  
Bord  
Pleanála**

William Doran  
7 Mary's Road  
Ballsbridge  
Dublin  
Dublin 4

**Date:** 23 January 2024

**Re:** PROTECTED STRUCTURE: Hotel, 1 restaurant/café with takeaway facility, retail units: shop/café with takeaway, retail units/shops. 79 Build to Rent Apartments, 1 two-storey building for cultural / gallery use with restaurant / cafe. All associated and ancillary site works including repairs, refurbishment & conservation works. An Environmental Impact Assessment Report (EIAR) accompanies this application.  
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- **Stephen Little and Associates on behalf of Dublin Central GP Ltd**

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**Riomhphost**

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Direct Line: 01-8737158

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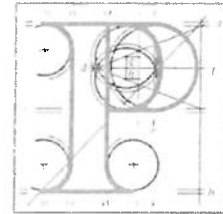
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Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

**Our Case Number:** ABP-312603-22

**Planning Authority Reference Number:** 2861/21



An  
Bord  
Pleanála

Patrick Cooney on behalf of Save 16 Moore Street Committee  
46 Shantalla Drive  
Beaumont  
Dublin 9

**Date:** 23 January 2024

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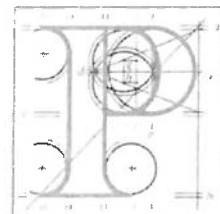
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**Our Case Number:** ABP-312603-22

**Planning Authority Reference Number:** 2861/21



**An  
Bord  
Pleanála**

Peter Hickey and others  
2 Clos na Heaglaise  
Kilfenora  
Co. Clare

**Date:** 23 January 2024

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BP70 Registered Post

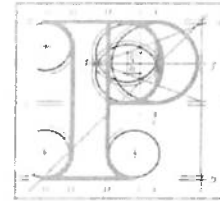
<b>Tel</b>	<b>Tel</b>	(01) 858 8100
<b>Glaao Áitiúil</b>	<b>LoCall</b>	1800 275 175
<b>Facs</b>	<b>Fax</b>	(01) 872 2684
<b>Láithreán Gréasáin</b>	<b>Website</b>	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
<b>Ríomhphost</b>	<b>Email</b>	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



**Our Case Number:** ABP-312603-22

**Planning Authority Reference Number:** 2861/21



**An  
Bord  
Pleanála**

Relatives of the Signatories to the Proclamation of the Irish Republic  
C/O James Connolly Heron  
4 Oxford Road  
Ranelagh  
Dublin 6

**Date:** 23 January 2024

**Re:** PROTECTED STRUCTURE: Hotel, 1 restaurant/café with takeaway facility, retail units: shop/café with takeaway, retail units/shops. 79 Build to Rent Apartments, 1 two-storey building for cultural / gallery use with restaurant / cafe. All associated and ancillary site works including repairs, refurbishment & conservation works. An Environmental Impact Assessment Report (EIAR) accompanies this application.  
36-41 Henry Street, 1-9 Moore Street, 3-13 Henry Place, Charles Court & Mulligan Lane, Dublin 1

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above mentioned appeal.

The Board is of the opinion that, in the particular circumstances of this appeal, it is appropriate in the interests of justice to request you to make submissions or observations in relation to the enclosed submissions from:

- **Shane Stokes**
- **Diarmuid Breatnach**
- **Dublin City Council**
- **Moore Street Preservation trust**
- **Dublin Town**
- **Mary Lou MacDonald TD**
- **Stephen Little and Associates on behalf of Dublin Central GP Ltd**

**Teil**  
**Glaos Áitiúil**  
**Facs**  
**Láithreán Gréasáin**  
**Ríomhphost**

**Tel** (01) 858 8100  
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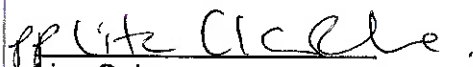
64 Marlborough Street  
Dublin 1  
D01 V902

In accordance with section 131 of the Planning and Development Act, 2000, (as amended), you are requested to make any submissions or observations that you may have in relation to this enclosure **on or before 12th February, 2024**. The Board cannot consider comments that are outside the scope of the matter in question. Your submission in response to this notice must be received by the Board not later than **5:30pm on the date specified above**.

If no submission or observation is received before the end of the specified period, the Board will proceed to determine the appeal without further notice to you, in accordance with section 133 of the 2000 Act.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,



Lisa Quinn  
Executive Officer  
Direct Line: 01-8737158

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Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

Tel  
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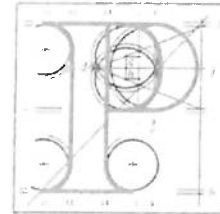
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64 Marlborough Street  
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D01 V902

**Our Case Number:** ABP-312603-22

**Planning Authority Reference Number:** 2861/21



An  
Bord  
Pleanála

Shane Stokes  
Glencastle  
Season Park  
Newtownmountkenedy  
Co. Wicklow  
A63A500

**Date:** 23 January 2024

**Re:** PROTECTED STRUCTURE: Hotel, 1 restaurant/café with takeaway facility, retail units: shop/café with takeaway, retail units/shops. 79 Build to Rent Apartments, 1 two-storey building for cultural / gallery use with restaurant / cafe. All associated and ancillary site works including repairs, refurbishment & conservation works. An Environmental Impact Assessment Report (EIAR) accompanies this application.

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- **Relatives of the Signatories to the 1916 Proclamation**
- **Moore Street Preservation trust**
- **Dublin Town**
- **Mary Lou MacDonald TD**
- **Stephen Little and Associates on behalf of Dublin Central GP Ltd**

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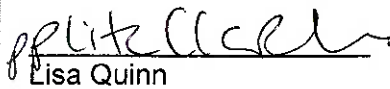
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Lisa Quinn  
Executive Officer  
Direct Line: 01-8737158

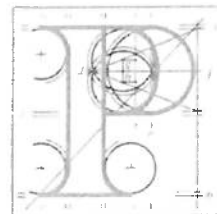
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64 Sráid Maoilbhríde	64 Marlborough Street
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**Our Case Number:** ABP-312603-22

**Planning Authority Reference Number:** 2861/21



**An  
Bord  
Pleanála**

Troys Family Butchers Limited  
Unit 6  
Greeg Court  
Moore Street  
Dublin 1

**Date:** 23 January 2024

**Re:** PROTECTED STRUCTURE: Hotel, 1 restaurant/café with takeaway facility, retail units: shop/café with takeaway, retail units/shops. 79 Build to Rent Apartments, 1 two-storey building for cultural / gallery use with restaurant / cafe. All associated and ancillary site works including repairs, refurbishment & conservation works. An Environmental Impact Assessment Report (EIAR) accompanies this application.

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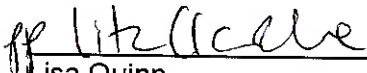
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