



An  
Bord  
Pleanála

## Memorandum ABP-312603-22

**To:** Bronwyn Byrne SEO

**From:** Lisa Quinn EO

**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

**Date:** 10/03/22

By order dated 12/01/22 Dublin City Council granted, subject to conditions the above development.

The Board has received 10 appeals ( 9 x third party appeals and a first party appeal)

The appeals were circulated on 31<sup>st</sup> January and 14<sup>th</sup> February. No responses have been received to date.

An Oral Hearing has been requested on a number of appeals. ( pink form attached)

The Board has received a number of valid observations on the appeals. It is not recommended to circulate under section 131.

An EIAR was lodged with the application. ( green form attached)

The planning authority notified An Taisce, DAU, Fáilte Ireland, An Chomhairle Ealaíon, TII, NTA, The Heritage Council and Irish water of the application. It is not recommended to further invoke Article 28.

It is noted that a model was received with the planning authority application documents.

The Inspector to advise if further history documents should be requested or attached to the case.

Following administrative procedures, it is recommended that the file is forwarded to Area Co-ordinator for oral hearing request assessment.

File should travel with ABP-312642-22.

It is recommended to mark on system as High Priority and place green sticker on file.

File Submitted for Review/Comments.