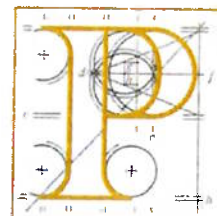


Our Case Number: ABP-312603-22

Planning Authority Reference Number: 2861/21



An
Bord
Pleanála

Diarmuid Breatnach
34 Geata an tSeipeil
Bothar San ,
Alfonzas
Baile Átha Cliath

| | |
|-------------------------|------------------------|
| AN BORD PLEANÁLA | |
| LDG- _____ | |
| ABP- _____ | |
| 20 DEC 2023 | |
| Fee: € _____ | Type: _____ |
| Time: _____ | By: <i>[Signature]</i> |

Date: 13 December 2023

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 the Board to refer to the above-mentioned appeal.

It is noted by the Board that since the receipt of the appeals and responses to same, including observations on the appeals, that the Dublin City Development Plan 2022-2028 has come into effect. Therefore, the Board proposes to take into account the following:

You are invited to provide any comments on matters of relevance to the proposed development by reference to changes to policy and/or any wider provisions of the Dublin City Development Plan 2022-2028, that came into force since the lodgement of the appeals now before the Board and that may have relevance to the proposed development.

Any comments provided should specifically, but not exclusively, address changes in policy/provisions relating to the following chapters of the Development Plan:

- Chapter 4 – Shape and Structure of the City
- Chapter 5 – Quality Housing and Sustainable Neighbourhoods (including commentary on policy on Houses and apartment Mix and Build to Rent Accommodation)
- Chapter 6 – City Economy and Enterprise (including policy changes on visitor accommodation)
- Chapter 7 – The City Centre, Urban Villages and Retail
- Chapter 8 – Sustainable Movement and Transport
- Chapter 11 – Built Heritage and Archaeology
- Chapter 12 – Culture
- Chapter 13 – Strategic Development Regeneration Area
- Chapter 15 – Development Standards

Teil
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Láithreán Gréasáin
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bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

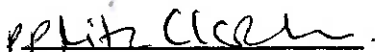
64 Marlborough Street
Dublin 1
D01 V902

In accordance with section 137 of the Planning and Development Act, 2000, (as amended), you are invited to submit any submission or observation that you may have in relation to the matters raised on or before **11th January 2024**. Any submission or observation you make should be confined to the issues specified above as the Board cannot consider comments that are outside the scope of the matters in question.

The provisions of section 251 of the Planning and Development Act, 2000, (as amended), relating to the holiday period between the 24th December and 1st January, both days inclusive, have been taken into account in the calculation of the response date. Your submission in response to this notice must be received by the Board not later than 5.30 p.m. on the date specified above.

Any submission or observation received by the Board after the expiration of the specified period shall not, in accordance with section 137 of the 2000 Act, (as amended), be considered by the Board.

Yours faithfully,



Lisa Quinn
Executive Officer
Direct Line: 01-8737158

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