

The Secretary,
An Bord Pleanála.
64 Marlborough Street,
Dublin 1

28th February 2022

OBSERVATION

Re. Dublin City Council, Grant of Permission Reg. Ref. 2861/21

A chara,

I would like to make an observation on the valid Appeals already submitted to An Bord Pleanála (ABP) concerning the above referenced planning application which was granted planning permission by Dublin City Council on 12th January 2022.

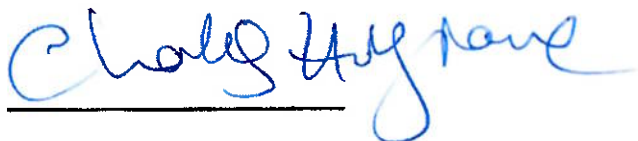
In accordance with ABP's requirements my full name and address are provided below, my Grounds of Observations are attached and a payment of €50.00 x 2 is provided to ABP.

I look forward to receiving ABP's acknowledgement of my observations.

Is mise le meas,

Sincerely,

Charles Hulgraine



On behalf of Moore Street Preservation Society

6 Orchard Avenue
Clonsilla Dublin 15

AN BORD PLEANALA	
LDG-	044230 22
ABP-	
02 MAR 2022	
Fee: €	50 Type: CHEQUES
Time:	By: POST

GROUND'S OF OBSERVATION

Please find below my grounds of observation concerning appeals submitted against Dublin City Council's decision to grant planning permission for a proposed development 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 and adjoining properties. I object to the Council's grant of permission and in particular I support the Appeal submitted by the Moore Street Preservation Trust concerning this application.

Moore Street and the 1916 Battlefield site: an historic quarter

As part of my observation submission, the historical importance of the locality around the site of this proposed development must be highlighted.

Moore Street and the 'Moore Street Battles' are well documented and are recognised as a series of events which formed the platform for the foundation of the Irish Republic. The lands and buildings, fronted by Moore Street and bounded by Henry Place, Moore Lane, and O'Rahilly Parade are sometimes referred to as 'the island.' This forms the core of the historic Moore Street Quarter.

Most importantly this planning application is close to a National Monument and Protected Structures at 14-17 Moore Street and the development proposed including the large scale demolition of Moore Street and Henry Street buildings close to the monument will have a serious negative impact on the area.

This planning application which has been granted permission by Dublin City Council does not take account of the historical importance of the existing buildings on Moore Street and Henry Street by permitting their demolition.

The Dublin Central GP site

It is important to note that the proposed development by Dublin Central GP amounts to an area of about 5.5 acres. This particular site is only part of a large site which has been divided into six separate planning applications, of which three have been submitted to Dublin City Council and three further applications are signalled for submissions at some future date.

The breaking up of the proposed development in this way makes it extremely difficult, if not impossible, for citizens to envisage both what the complex and extensive development itself will entail and its impact on the wider city centre. No clear overall master plan has been presented, despite the submission made.

the sites covered by this application (2861/21) and the two accompanying applications (2862/21 and 2863/21) are really one site, yet they are broken up into three separate applications, making a clear assessment most difficult. For example the terrace 10-25 Moore Street is split between two of the applications as are the proposed spaces to the rear of these buildings.

It is my observation that the piecemeal approach to the proposed 5.5 acre development is inappropriate and unfair to the public who cannot see the scale of the overall "master plan" development. For this reason I believe this application should be refused planning permission by the Board.

The Development Plan

The proposed development site is located within zoning objective Z5 of the Dublin City Council Development Plan - 'to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.'

This site is located within the O'Connell Street Architectural Conservation Area (ACA). The ACA statement says it recognises that "ordinary building stock" together with the "stock of historical and cultural memories and associations attached to these buildings and public spaces" generate the special character within the ACA boundaries. The importance of the laneways and non-protected buildings within the ACA boundaries cannot be undermined, particularly given the nature of the activities that occurred within the area and what this meant for the State.

It is my observation that the wholesale demolition of buildings in this planning application is contrary to the above ACA statement and I support the appeals asking the Board to prevent such demolition by refusing planning permission for the proposal.

Conservation Appraisal

Dublin City Council's Conservation Officer noted that "Whilst there are no Protected Structures on the subject site, the buildings at 36-41 Henry Street and 1-9 Moore Street have been surveyed and recorded by the NIAH and have been given ratings of Regional significance."

No's. 36-41 Henry Street and No's 1-9 Moore Street, were recommended by the Minister for Heritage for addition to the Record of Protected Structures under Section 53(1) of the Planning and Development Act 2000 (as amended).

The loss of this historic fabric of Moore Street is significant, as is the demolition of the existing building at 38 and 41 Henry Street (particularly undesirable), and the applicants response design which is to introduce a revised corner treatment at no. 41 and to retain the demolition of no. 38, fails entirely to take account of the unified architectural character of these buildings and of the reciprocal relationship of no.41 with its sibling across the entrance from Henry Street to Moore Street.

These buildings should not be demolished as proposed by the applicant and I ask ABP to note this observation. The Conservation Officer had serious reservations concerning the proposed demolition works when she stated "From a conservation standpoint, the proposal to demolish the existing buildings at 41 Henry Street and from 1-7 Moore Street - an entire terrace of early 20th century buildings - is regrettable" but this seems to have been ignored by the Planning Officer.

This application cannot be considered as either appropriate or desirable for this sensitive heritage-rich site.

The proposed development is of serious adverse impact upon the on-site and local Historic and Heritage Fabric.

I suggest that An Bord Pleanála refuse permission for the proposed development on the grounds cited above.

The Planning Process

Dublin City Council sought a three-dimensional scaled model as part of its request for Additional Information. This was provided yet there was no public notification of its display in Civic Offices, Wood Quay, and citizens were unaware of its existence.

There were delays at all stages of the planning process in uploading the application information online and this was an especially serious omission at a time of Covid restrictions. These delays meant that the right of citizens to participate in the planning process was denied, the statutory time and full information not being available.

The Council's grant of planning permission includes an extensive range of conditions but with no opportunity for the citizens to assess and respond to the applicant's implementation of these conditions, some of which lack detail and specificity. For example, the Council requires a further unspecific re-design of the applicant's proposed archway which would split the terrace 10-25 Moore Street in such a way that this would be essentially a private process of negotiation between the Council and the applicant with no public say on the final as yet unseen design.

It should also be noted that the inclusion of work to public lanes and interference with those lanes as part of the application does not have Dublin City Council's permission.

On the basis of the flawed process, as described above, it is my observation that the grant of permission should be overturned and the appeals submitted upheld.

The scale of development, demolition and the construction of a new passageway

I am opposed to the scale of the proposed development on this site and indeed, on the adjoining sites,

the subject of ongoing planning applications. The scale of the development, including a nine storey building and the creation of a new passageway by the demolition of No. 38 Henry Street is overbearing and out of context with the locality. The proposed new "street" is unnecessary when Henry Place, a laneway of significant historical importance, exists at the end of the Henry Street terrace.

As has been referred to previously an inordinate amount of unnecessary demolition is proposed in this planning application. The buildings at No. 1-7 on Moore Street and No.s 38 & 41 Henry Street are being demolished, ignoring the Council's own Conservation expert's comments. Only the upper facades of Nos. 39 and 40 Henry Street will remain. This is totally inappropriate for a Conservation Area and should not be permitted.

It should be noted that the Department of Housing, Local Government and Heritage made a submission during the planning process objecting to the demolition of 38 Henry Street and wrote that the Department "believed that the demolition of all or part of these two terraces of twentieth century building is unwarranted".

I ask An Bord Pleanála to refuse planning permission for this scale of development and I support the appeals seeking such a refusal.

The Moore Street Traders

Moore Street has been best known for most of its existence as the city's largest and most vibrant street market, the oldest food market in Dublin. Recent years has seen a sad decline with a dwindling number of stall-holders and diminishing footfall. The vibrancy of the street market was to some extent adversely affected by the development of the Ilac Centre and those long familiar with the street and its traders believe that the decline of the past decade and more is directly related to the fact that the east side of the street has been effectively 'frozen' in the hands of successive developers and their planning applications. The scale and complexity of these proposed developments, their highly controversial nature, and the fact that a previous developer became subject to NAMA, has prolonged the planning process. Meanwhile the street has continued to decline.

The current planning application and the two that accompany it, in their scale and complexity and duration, would continue this adverse impact on the street traders and on the shops and independent businesses on the street. The potential for disruption from construction traffic, dirt and noise over a period of up to 15 years is obvious and would spell the end of the street as we know it.

The condition in reference to the street traders proposed by the Council in the grant of permission is weak: "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".

Such a condition simply hands the developer permission to interfere with the Moore Street traders business, including causing their trading to cease. The Council simply passes the problem on to the developer and washes its hand of the matter. This is totally inappropriate particularly as the Council licences the street traders.

I am also gravely concerned at the reported proposal by Dublin City Council and the Department of Housing, Local Government and Heritage to co-fund with Hammerson a compensation scheme for the street traders. While the Minister's Moore Street Advisory Group supported a compensation scheme for the street traders, it proposed that it be agreed between the traders and the developer. For the planning authority itself to discuss participation in such a scheme while the planning application on which it would depend is still under consideration by the planning authority is prejudicial to the independence of the planning process.

Given the potential impact of this application and its accompanying two applications on the Moore Street market I support the appeals urging the Board to uphold the appeals against grant of permission.

Conclusion

From my above observations above An Bord Pleanála will note that I have a deep concern at Dublin City Council's decision to Grant Planning Permission for this development. The permission granted is extremely vague with an inordinately high number of Conditions whereby the development will be reassessed by the Council and Developer alone, prior to commencing on site. This removes the citizens of Dublin from the equation and ensures the voices of objectors are eliminated. In essence the permission granted by the Council is a non-decision, a decision in "principle" - to be revisited at a later stage between Developer and Council, without any possible input from citizens.

My final observation is that An Bord Pleanála must now overturn the Council's decision and REFUSE planning permission for this proposal. The development, in conjunction with the proposed adjoining developments, is inappropriate in scale and content, takes no proper account of the adjoining National Monument and Protected Structures, ignores those buildings currently being assessed as Protected Structure, proposes the unnecessary

Demolition of many buildings, punctures an ugly hole in the streetscape and will have a negative impact on the existing historic streetscapes.

End.

Sincerely,

Charles Hulgraine MRIAI RIBA
Architecture - Urban Planning - Conservation

[Redacted signature]

6 Orchard Avenue,
Clonsilla,
Dublin D15 R2ER
Ireland



Comhairle Cathrach
Bhaile Arha Cliath
Dublin City Council

An Roinn Pleanála & Forbairt Maoin, Bloc 4, Urlár 3,
Oifigi 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 2149

E. appeals@dublincity.ie

01-Feb-2022

Mr Charles Hulgraine, on behalf of Moore Street
Preservation Trust
6, Orchard Avenue
Clonsilla
Dublin 15
D15 R2ER

PLEASE IGNORE THIS CORRESPONDENCE IF YOU HAVE LODGED AN APPEAL WITH
AN BORD PLEANÁLA IN RESPECT OF THIS PROPOSED DEVELOPMENT

Application No. 2861/21

Description

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

An Roinn Pleanála & Forbairt Maoin, Bloc 4, Uirlár 3,
Oifigi 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.

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unit for use as a 'shop' (Unit 2 – c. 326.5 sq. m) at basement, ground floor and first floor level on the new passageway and Henry Street; Block 3B (Western Block) (c. 8,036.1 sq. m gfa), fronting Henry Street, Moore Street, Henry Place and the new passageway, with modulating building height at 1, 3, 5, 6 and 7 storeys, with top storey set back, over single storey basement. Block 3B accommodates: - 79no. 'Build-to-Rent' apartment units (c. 6,451.5 sq. m gfa), including 14no. 1-bed studios, 56no. 1-bed apartments and 9no. 2-bed apartments from 1st to 5th floor, with access from residents' lobby at ground floor on Henry Place; Internal residents' amenity areas at ground and 6th floors (c. 325 sq. m in total) and external terrace areas (c. 517.7 sq. m in total) at 6th floor; Private residential balconies and 'wintergardens' from 1st to 5th floor inclusive on elevations facing into the open courtyard areas and facing east to the new passageway. Balconies / terraces at 4th floor on west elevation to Moore Street and at 5th floor on south elevation to Henry Street; 5no. retail units, each for use as a 'shop', including: Unit 6 (c. 245.2 sq. m) at ground and 1st floor on new passageway and Henry Street, Unit 7 (c. 382.4 sq. m) at ground and 1st floor on Henry Street and Moore Street, and Unit 8 (c. 182.2 sq. m), Unit 9 (c. 57.2 sq. m) and Unit 10 (c. 52.5 sq. m) at ground floor on Moore Street; 4no. retail units, each for use as 'shop' or 'licensed restaurant / café units with takeaway / collection facility', including: Unit 3 (c. 148.9 sq. m), Unit 4 (c. 53.5 sq. m) and Unit 5 (c. 55.1 sq. m) at ground floor on the new passageway, and Unit 11 (c. 160 sq. m) at basement and ground floor on Moore Street and Henry Place; 1no. 2-storey building for cultural / gallery use with restaurant / café (c. 123.4 sq. m) replacing No. 10 Henry Place. All associated and ancillary site development, conservation, demolition, landscaping, site infrastructure and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of the existing building fabric, including: - Retention of Nos. 36 – 37 Henry Street, with modifications, a vertical extension and new shopfronts; Retention of No. 39 – 40 Henry Street (upper floor façade); Retention of Nos. 8 – 9 Moore Street, with internal and external modifications and new shopfronts; Retention of Nos. 11 – 13 Henry Place, with internal and external modifications and new shopfronts; Works to include repair and upgrade works (where required) of existing masonry, external and internal joinery, plasterwork and features of significance; New Passageway linking Henry Street and Henry Place; Demolition of all other existing buildings and structures on site (c. 6,701 sq. m), including No. 38 Henry Street to form new passageway linking Henry Street to Henry Place; Demolition of boundary wall onto Moore Lane at the rear of properties at Nos. 50 – 51 and Nos. 52 – 54 (a protected structure) Upper O'Connell Street; 160no. bicycle parking spaces within 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 substations; Building signage zones and retractable canopies; Removal of existing boundary fence at junction of O'Rahilly Parade / Moore Lane within that part of the site including No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 – 3 O'Rahilly Parade and Nos. 14 – 15 Moore Lane or Nos. 1 – 8 O'Rahilly Parade and Nos. 14 – 15 Moore Lane). The application site is within the O'Connell Street

An Roinn Pleanála & Forbairt Maoin, Bloc 4, Urlár 3,
Oifigi 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 2149

E. appeals@dublincity.ie

01-Feb-2022

Location

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

Dear Sir/Madam,

The Planning Authority hereby informs you that an appeal has been lodged with An Bord Pleanála in respect of the above proposed development.

You may make a written submission to An Bord Pleanála regarding this appeal provided that –

- a) Your submission is received by An Bord Pleanála **within 4 weeks from the start date of the appeal.** You should contact An Bord Pleanála for details of the start date (Please see contact details below).
- b) Your submission is accompanied by a fee of €50.00.

All further correspondence in relation to this appeal should be addressed to:

The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1, T. (01) 858 8100 E. bord@pleanala.ie

Yours faithfully,

Shaun O'Brien / Oliver O'Leary
For Administrative Officer



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

An Roinn Pleanála & Forbairt Maoine, Bloc 4, Uirlár 3,
Oifigi na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

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E. appeals@dublincity.ie

07-Feb-2022

Mr Charles Hulgraine, on behalf of Moore Street
Preservation Society
6, Orchard Avenue
Clonsilla
Dublin 15
D15 R2ER

*appeal by
21 Feb '22*

PLEASE IGNORE THIS CORRESPONDENCE IF YOU HAVE LODGED AN APPEAL WITH
AN BORD PLEANÁLA IN RESPECT OF THIS PROPOSED DEVELOPMENT

Application No. 2862/21

Description

PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central - Site 4', (c. 0.3 Ha) at Nos. 10 - 13 and Nos. 18 - 21 Moore Street, No. 5A Moore Lane (also known as Nos. 15 - 16 Henry Place), Nos. 6 - 7 and Nos. 10 - 12 Moore Lane and Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore 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 and otherwise generally bounded by No. 22 Moore Street and No. 13 Moore Lane to the north, Moore Lane to the east, Moore Street to the west and Henry Place to the south. Nos. 14 - 17 Moore Street (National Monument / Protected Structures) is bounded north and south by the proposed development. The proposed development comprises a mixed-use scheme (c. 3,290 sq. m gross floor area) in 2 no. parts located north and south of the Nos. 14 - 17 Moore Street (a National Monument / Protected Structures) ranging in height from 1 - 3 storeys including retained independent single storey basements comprising 15 no. apartment units (c. 1,454 sq. m gfa), café / restaurant use (c. 864 sq. m gfa), retail use (c. 617 sq. m gfa), cultural use (c. 60 sq. m gfa) and office use (c. 295 sq. m gfa). The proposed development to the north of Nos. 14 - 17 Moore Street consists of: - Nos. 20 - 21 Moore Street are refurbished and adapted to provide 1 no. café / restaurant / licenced premises with takeaway / collection facility (c. 80 sq. m in total) at ground floor addressing both Moore Street and proposed new public plaza to the rear and 1 no. 1-bed apartment and 1 no. 2 bed apartment located at 1st and 2nd floor level - 4 no. in total (cycle and bin storage at ground floor level). No terraces or balconies are proposed to the residential units; Provision of a new 2 storey extension

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at the side of No. 17 Moore Street (National Monument / Protected Structure) to act as an extension for ancillary use to the National Monument - a cultural facility (c. 60 sq. m gfa); Provision of an archway between the gable of No. 20 Moore Street and the new 2 storey extension to No. 17 Moore Street (National Monument / Protected Structure) to form an entrance to a new public plaza off Moore Street; Provision of a 2 storey building with profiled roof consisting 1no. licenced restaurant / café unit with takeaway / collection facility (c. 250 sq. m gfa). This building sits independently of the northern boundary of No. 9 Moore Lane at the rear of Nos. 14 - 17 Moore Street; Provision of part of a new public plaza (1,085 sq. m) and associated temporary works pending completion of the combined plaza with the concurrent planning application for the adjoining Site 5 immediately to the north (1,253 sq. m public plaza overall); The proposed development to the south of Nos. 14 - 17 Moore Street consists of: - 11no. apartment units (7no. 1-bed apartments and 4no. 2-bed apartments), accessed from proposed central courtyard from Henry Place in 2 - 3 storeys buildings (1 storey to rear) contained above ground floor within No. 10 Moore Street (refurbished and adapted), Nos. 11 - 13 Moore Street (replacement buildings with party wall of No. 12 and No. 13 Moore Street retained) and No. 5A Moore Lane (also known as Nos. 15 - 16 Henry Place - replacement building) and Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore Lane - ground floor façade retained) with associated resident storage area at basement level of No. 10 Moore Street; 5no. retail units at ground floor: Unit 6 (c. 149 sq. m gfa) and Unit 7 (c. 128 sq. m gfa) on Moore Lane, Unit 10 (c. 69 sq. m gfa), Unit 11 (c. 149 sq. m gfa - including basement level) and Unit 12 (c. 58 sq. m gfa) on Moore Street; 2no. licenced restaurant / café units with takeaway / collection facility at ground floor: Unit 4 (c. 250 sq. m gfa - including basement level) onto Moore Lane and Unit 7 (c. 130 sq. m gfa - including basement level) onto Moore Street; 1no. office unit at first floor (c. 221 sq. m gfa) of 6 - 7 Moore Lane with access from ground on Moore Lane; A new courtyard is proposed between the rear of Moore Street buildings and Moore Lane buildings to provide communal open space (c. 155 sq. m) for the residential units; All apartment served by terraces / balconies with exception of Unit 13, No. 10 Moore Street. All associated and ancillary site development, conservation, demolition, landscaping, site infrastructure and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of existing building fabric including: - Retention of Nos. 20 - 21 Moore Street with internal and external modifications and new shopfronts; Retention of No. 10 Moore Street with internal and external modifications and new shopfront; Retention of Nos. 6 - 7 Moore Lane 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; Demolition of rear boundary wall onto Moore Lane at the rear of Nos. 50 - 51 and Nos. 52 - 54 (a protected structure) Upper O'Connell Street, Dublin 1; Demolition of all other existing buildings and structures on site (c. 4,525 sq. m); 44no. bicycle parking spaces serving residential, retail and office; Plant at basement and roof level; 1no. ESB sub-station onto Henry Place; Building signage zone and retractable canopies; Removal of existing boundary fence at junction

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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 and adjoins a National Monument / Protected Structures. An Environmental Impact Assessment Report (EIAR) accompanies this planning 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.

Location

10-13 & 18-21 Moore Street, 5A Moore Lane & 6-7 & 10-12 Moore Lane & 17-18 Henry Place, Dublin 1

Dear Sir/Madam,

The Planning Authority hereby informs you that an appeal has been lodged with An Bord Pleanála in respect of the above proposed development.

You may make a written submission to An Bord Pleanála regarding this appeal provided that –

- a) Your submission is received by An Bord Pleanála **within 4 weeks from the start date of the appeal.** You should contact An Bord Pleanála for details of the start date (Please see contact details below).
- b) Your submission is accompanied by a fee of €50.00.

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The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1, T. (01) 858 8100 E. bord@pleanala.ie

Yours faithfully,

Shaun O'Brien / Oliver O'Leary
For **Administrative Officer**

