

Our Ref: 21016 06 tr  
12th February 2024

The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

<b>AN BORD PLEANÁLA</b>	
LDG- _____	
ABP- _____	
12 FEB 2024	
Fee: € _____	Type: _____
Time: 15:25	By: Hand

**RE: Application for Planning Permission Registry Reference 2861/21 at  
Nos. 36-41 Henry Street, Nos. 1-9 Moore Street and Nos. 3-13 Henry Place,  
Dublin 1**

**Observation in relation to Submissions**

Dear Sir/Madam,

We write on behalf of the Dublin One Business Alliance to make an observation in relation to the submissions forwarded as enclosed items in your letter dated 23 January 2024. This concerns the Dublin City Council decision to grant planning permission to the application registry reference 2861/21, comprising one tranche, Site 3 (c.0.37 hectares gross site area), of the proposed redevelopment of lands in a masterplan area of 5no. sites extending to c.2.2 hectares between O'Connell Street and Moore Street, denominated 'Dublin Central' by the applicant.

We have read the submissions and we note that none have called out on the continuing adverse impact on the businesses and livelihoods of the independent store traders with premises on Moore Street (1) by way of the prolonged absence of development at the subject site and (2) by way of the intense and disruptive nature of the construction activities ensuing on account of the overall scale of development proposed. At stake for these traders is the eventual loss of their businesses. We are requesting that in arriving at a decision in this appeal An Bord Pleanála recommends an appropriate mitigation to redress the applicant's neglect of the adverse impact on the businesses and livelihoods of the independent store traders with premises on Moore Street.

Yours sincerely,



Thomas Russell  
**Director**  
For DMOD Architects

**Directors**  
Thomas Russell  
BArch BA MScUrbanDesign MRIAI  
Brian Gavigan  
BScArch BArch DipProjMng MRIAI

**Associates**  
Michael Cahill  
DipCivilEngTech Eng MRIAI ArchTech  
David Delaney  
BScArch BArch DipProjMng MRIAI  
Robert Denvir  
BScArch BArch MRIAI  
David O'Connor  
DipArchTech BArch MRIAI  
Patrick Duddy  
BScArch BArch MRIAI

**Consultants**  
John Mitchell  
DipArch BArchSc FRIAI  
Mark Duffy  
DipArch BArchSc FRIAI  
Coli O'Donoghue  
DipArchTech DipBArchSc

**Financial Controller**  
Tanya Fitzpatrick  
FCA

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