

10/2/2024

Dublin Control

Dear Sir/Madam,

I enclose submission in response
to Section 137 Request on 16
proposed development of Dublin Control
site.

ABP References -

312642 - 22

313947 - 22

312603 - 22

Sincerely

Yours sincerely
Helen

AN BORD PLEANÁLA	
LDG-	_____
ABP-	_____
12 FEB 2024	
Fee: €	_____ Type: _____
Time: 15:30	By: <u>Helen</u>

RELATIVES OF THE SIGNATORIES TO THE 1916 PROCLAMATION

Response to Section 137 Request.

2861/21 - 2862/21 - 2863/21

Comment on The Stephen Little & Associates Submission

The Local Area Plan (LAP)

Dublin City Council is committed to preparing a local area plan since the site in question falls within the Strategic Development Regeneration Area.

According to the applicant 'no steps have been taken to commence the preparation of the said LAP to date'.

That being the case no decision can be taken by An Bord Pleanála until such time as the LAP is available.

The applicant offers no evidence in support of the contention that the Planning Authority can grant permission in the absence of the Area Plan.

The Development Plan refers to the necessity of a LAP 'given the significance of this area'.

This presumably refers to its place in history as the location of the last battle of The Rising, the last meeting place of the Provisional Government in 1916 and where five signatories to the Proclamation of the Republic spent their last hours of freedom before execution.

It follows that the drawing up of the promised Local Area Plan is a vital pre requisite to any proposed development of this historic area.

The applicant appears to believe its absence is of little or no importance.

An Bord cannot be seen to support this position.

Cultural Hubs

There is no allowance within the applicants plan for the development of a cultural quarter within the site in question. Building use is restricted to retail and living accommodation only.

The historic importance of buildings linked directly to The Rising is ignored in terms of future use.

No 10 Moore Street where the leaders rested overnight and held a Counsel of War and was used as a field hospital to treat the wounded is to be developed as apartments.

The rear yards of Hanlons at 20/21 Moore Street where volunteers gathered and agreed to surrender

will become an open ground plaza.

Demolitions

Policy BHA5 – 'That there is a presumption against the demolition or substantial loss of any building or other structure unless justified that the building has no special interest'

Policy BBHA 11 - 'To retain and encourage the rehabilitation and suitable re use of existing older buildings/structures/features'

Comment:

We share the Departments view that the extent of proposed demolitions in this application is unnecessary and not acceptable.

The Mola Drawings show clearly that the evacuation route along Henry Place is to be demolished almost in its entirety.

The O'Brien's Mineral Water Works Building is to be reduced to one wall upon which an eight storey hotel development will be built entirely contrary to policy BBHA 11.

Master Plan

The Development Plan states: 'The area has the potential to be transformed through heritage led mixed use regeneration that responds to the historical significance of the site'

The Applicants plan does not respond to the historical significance of the site. There is no mention whatsoever of its standing as the last extant 1916 battleground in the city. No reference to the importance of buildings linked to the evacuation of the GPO or locations connected The Rising or what took place within. The preservation of the curtilage of the protected structures within the area is ignored as is the clear wish of our elected representatives to save the streets and laneways in the context of their historic importance.

The Dooley Hall Report

The applicants rely on the Dooley Report drawn up as a guide on behalf of the Moore Street Advisory Group on the proposed preservation of the terrace at no's 10 to 25.

It should be noted that this study was a desk top study – nothing more.

Its findings were not meant to be final since the report was drawn up without gaining entry to a single building.

Subsequent internal surveys conducted by City planners show 1916 elements within each and every building along this terrace.

The dismissal by Dooley/Hall of No' 18 Moore Street as being not worthy of protection is based on its description as 'being in ruins' in 1916. 'In ruins' simply meant and means not habitable. It does not mean the site was an open site. This house shares a party wall with no 17 Moore Street. It follows that it forms part of the declared National Monument.

It cannot be demolished solely in the commercial interest of the applicant.

Transport

The proposed Metro Link line will have stops under Site 2AB and Site 2C. The future development of these sites will include a Metrolink Station.

The proposed development of the Metro is to be subject to an oral hearing by An Bord Pleanála. To date over three hundred submissions have been presented to An Bord in relation to the proposed transport plan.

It follows that in the public and planning interest no decision on the applications submitted for Dublin Central can be properly assessed and decided upon until such time as a final decision is taken by An Bord on this major on-site transport plan.

Contrast - The Moore Street Trust Plan

This plan drawn up by Sean O Muiri, Architect, meets all of the recommendations and objectives of The Dublin Development Plan.

It meets the agreed recommendations of the Moore Street Advisory Committee to successive Ministers supported by all interested parties and stakeholders.

It meets the recommendations and objectives of International guidelines on protection of history and heritage.

James Connolly H2207.

Submitted on behalf of

The Relatives of the Signatories to the 1916 Proclamation

c/o 4 Oxford Road,

Ranelagh,

Dublin 6