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**Land and Property Surveys**  
**Fire Safety & Disability Access Consultant**  
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**Dublin 4**

Ph: [REDACTED]  
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**An Bord Pleanála,**  
**Marlborough Street,**  
**Dublin 1**  
**BY HAND**

**4<sup>th</sup> February, 2022**

**JN 6791**

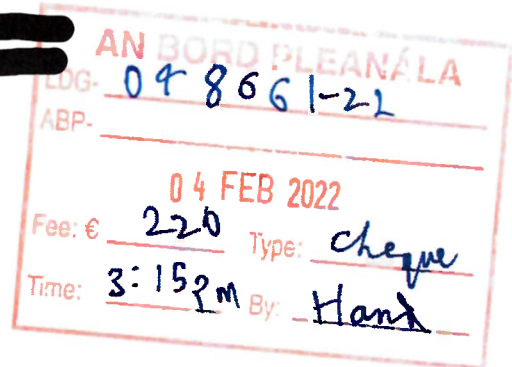
**Re: 2862/21 – Dublin Central Site 4**

**Applicant: Dublin Central GP Limited.**

**Directors: Rebecca Patton, Vanessa Mitchel, Andrew Diggins, Connor Owens.**

**Description of proposed Development:**

**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 2no. 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 15no. 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 1no. 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 1no. 1-bed apartment and 1no. 2 bed apartment located at 1st and 2nd floor level - 4no. 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 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



highway 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 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.**

Dear Sir,

I am instructed by;

Amanda Higgins Pitch No A5 & A6, Moore Street, Dublin 1  
Phyllis Tynan, Pitch No 71A, Moore Street, Dublin 1.  
Catherine Kennedy Pitch No A38, Moore Street, Dublin 1.  
Caroline Alwright Pitch No A35, Moore Street, Dublin 1.  
Mary Gordon Pitch No A49, Moore Street, Dublin 1.  
Paul Shannon Pitch No A66, Moore Street, Dublin 1.  
Martina Owens Pitch No A17, Moore Street, Dublin 1.  
Siobhan Hegarty, Pitch No A17D & A18, Moore Street, Dublin 1.  
Mary Leech Pitch No A50 & A51, Moore Street, Dublin 1.  
Rose Kinsella Pitch No A17A, Moore Street, Dublin 1.  
Sharon Byrne Pitch No A55, Moore Street, Dublin 1.  
Veronica Munroe Pitch No A53, Moore Street, Dublin 1.  
Marie Cullen Holbrook Pitch No A22, Moore Street, Dublin 1.  
Angela Wright Pitch No A26 & A27, Moore Street, Dublin 1.  
Marion O'Brien Pitch No A57, Moore Street, Dublin 1.  
Margaret Hanway, Pitch No A87, Moore Street, Dublin 1.  
Bernie Darcy, Pitch No A21, Moore Street, Dublin 1.

Collectively known as the Moore Street Traders Committee, referred below as MSTC.

To lodge an objection to the decision of Dublin City Council dated 12<sup>th</sup> January, 2022

I attach the acknowledgement from Dublin City Council to my objection to the proposed development.

I attach the appropriate third party fee of €220 (A9).

My original objection in relation to this proposed development and my submission in relation to the additional information stand and must be read in conjunction with the following;

#### **MOORE STREET TRADERS:**

The whole premise of the proposed development is that the development cannot be carried out with the Moore Street Traders carrying on their business and they must leave Moore Street for up to fifteen years.

I dispute that suggestion and set out the reasons below.

#### **PLANNING CONDITION 3:**

An Bord Pleanála needs to uphold the five year limit on the duration of the planning permission.

## **LANNING CONDITION 26:**

Planning condition 26 states,

During the construction and demolition phases the proposed development shall comply with British Standard 5228 'Noise Control on Construction and open sites Part 1. Code of Practice for basic information and procedures for noise control.'

In my extensive experience in trying to deal with that particular form of condition and attempting to enforce it I have found the condition to be unhelpful and less than useless in practical enforcement terms.

In one particular case (ABP-303566-19) An Bord Pleanala made a condition on a decision in relation to noise that had a real, enforceable and positive impact. It very plainly set out specific criteria so that the developer and neighbours plainly understood that measurable constraints were put in place to protect the environment both during the construction work and after the development completion.

The noise pollution that will be generated from construction works in Henry Place and Moore Street in general will deter shoppers from stopping at the stall. The store and street traders of Moore Street have enjoyed a mutually beneficial trading relationship which will be lost if the traders are lost during construction works.

Noise is quantifiable and can be controlled such that no impact is felt in the immediate area surrounding the proposed sites. A planning condition can be incorporated in the event of a grant of planning permission, not the generic one currently used by Dublin City Council, in this case which is less than useless and unenforceable. The condition imposed by An Bord Pleanala (ABP-303566-19) is as follows.

***During the constructional and operational phases of the proposed development, the noise level arising from the development, as measured at the nearest dwelling shall not exceed:-***

- (i) An Leq,1h value of 55 dB(A) during the period 0800 to 2200 hours from Monday to Saturday inclusive.***
- (ii) An Leq,15 min value of 45 dB(A) at any other time. The noise at such time shall not contain a tonal component.***

***At no time shall the noise generated on site result in an increase in noise level of more than 10 dB(A) above background levels at the boundary of the site.***

***All sound measurement shall be carried out in accordance with ISO Recommendation 1996:2007: Acoustics - Description and Measurement of Environmental Noise.***

***Reason: To protect the residential amenities of property in the vicinity of the site.***

In that case I can report that the developer now adheres to the criteria set out in An Bord Pleanala's condition and it enriches the lives of the adjacent neighbours, who had previously lived with intolerable levels of noise for years.

ne foregoing demonstrates it is possible to carryout development without impacting on the trade and life on the surrounding streets.

#### **PLANNING CONDITION 11:**

Planning Condition 11 states;

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 sand/or representatives where ongoing trading is no longer possible or construction works necessitate relocation of the Casual Trading Area.

All the planning conditions attached to this notification of a decision to grant planning permission, except Condition 11 which relates specifically to the Moore Street Traders, contain the word **shall** and are mandatory requirements, Condition 11 is simply a request.

This "REQUEST" in condition 11 represents a language, and vocabulary of inequality and demonstrates Dublin City Council 's attitude to the Moore Street Traders, treating them with disrespect and placing no value on their livelihoods and their contribution to the economic, cultural and social life of a city they serve.

Dublin City Council in phrasing such a condition demonstrates a high level of discrimination against the Moore Street Traders, all of whom, represented here, with the exception of one man are women and in doing so brings shame on the citizens of Dublin.

I worked on the development of the ILAC Centre on the opposite side of Moore Street, and the entire development was carried out with no impact on the Moore Street Traders.

I draw your attention to a very large developments currently under construction in the centre of Dublin city. I picked one, there are many other examples.

The site has frontage onto Poolbeg Street, Townsend Street, Hawkins Street and Tara Street.

Access to the site is located on Tara Street, a major regional distributor link road (R802) across the River Liffey.

I drive along Tara Street several times a week and have never been delayed because the construction works access logistics is so well managed.

There is no daily delivery/removal access to the Tara Street site off the other three streets and they function as normal, with the public footpath in operation and no disruption to pedestrians, traffic and the bus stops remain in operation. I attach some photographs to illustrate the Tara Street site at the end of this submission.

It is practical for the proposed developer to carry out the development the subject of this appeal and for the construction phase to have no impact on the long established and normal street trade on Moore Street, carried on by my clients.

The solution is simple and requires forward thinking by An Bord Pleanala to craft a condition or conditions that ensure the normal life and trade on Moore Street continues uninterrupted.



There is no need for the Moore Street Traders to leave for a day. Much less fifteen years.

#### **COST:**

I have formed the opinion the proposed removal of the Moore Street Traders is a policy decision by the developers assisted by the management in Dublin City Council, a type of cleansing of the streetscape to suit a suburban sterile shopping mall vision.

The shutting down and removal of the Moore Street Traders for the duration of the construction works and probably beyond, possibly even for ever, I estimate to have an overall cost of €34,000,000 to €40,000,000 in compensation and expenses for the developer.

Dublin City Council in the sale of their cleansing depot on O'Rahilly Parade, to the proposed developer, which depot is included in the current batch of planning applications, stand to gain financially a substantial sum, from a grant of planning permission in this case

#### **MOORE STREET TRADERS:**

The applicant has not and indeed cannot seek planning permission to shut down or interfere with the Moore Street Traders in any way, they being third parties located on land outside the curtilage of the applicant site. It is inappropriate therefore for the Planning Authority to place a planning condition on the notification of decision to grant planning permission in relation to third parties trading on land outside the curtilage of the applicant site.

An Bord Pleanála will be aware a grant of planning permission does not give a developer the right to carry out any specific development.

#### **ALTERNATIVE ACCESS:**

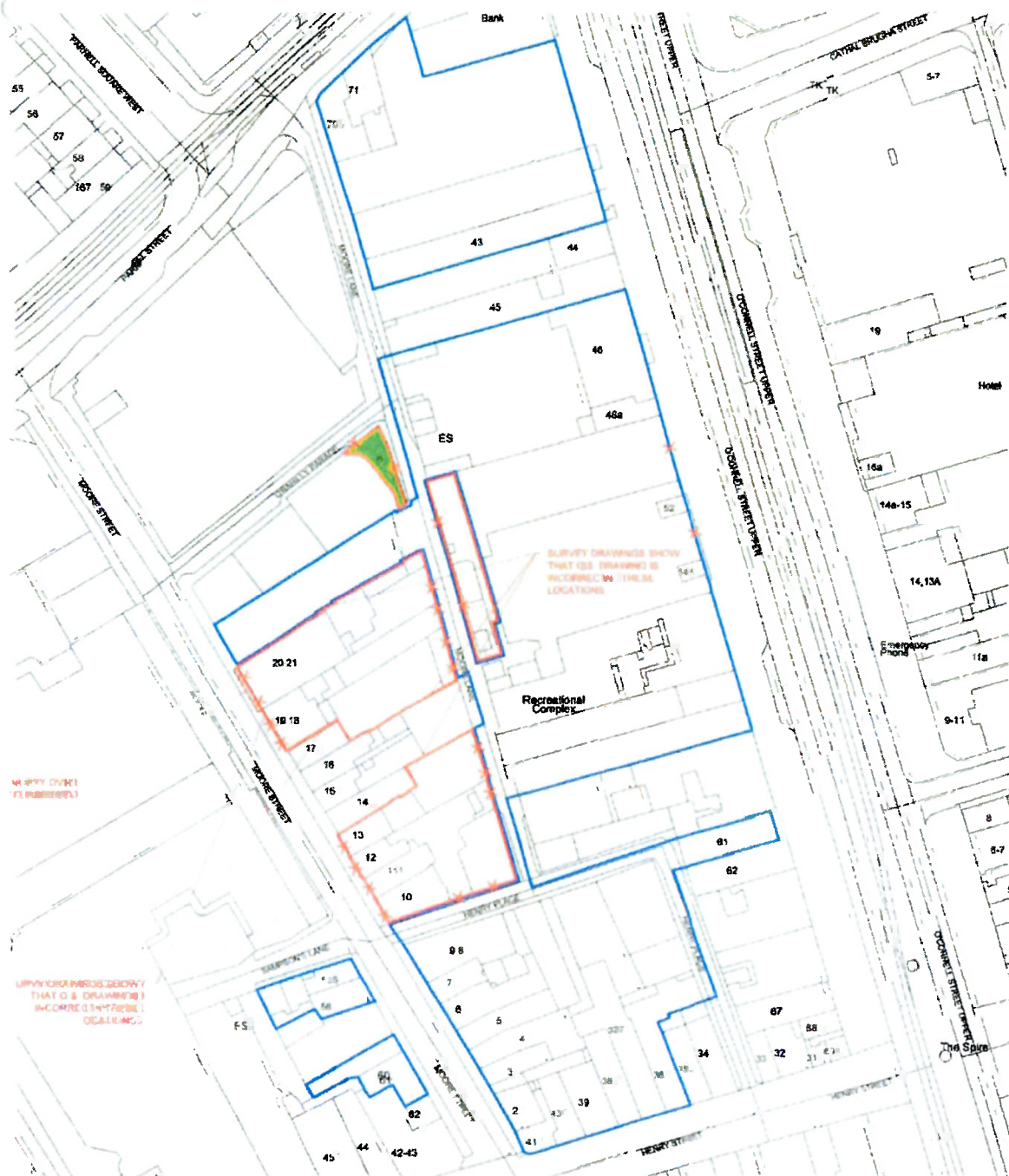
The Planning Applications 2861/21, 2862/21 & 2863/21 are the only applications submitted thus far, although the developer did indicate that applications on the O'Connell Street Upper/Moore Lane site was to be lodged last years immediately following the subject appeal applications.

I attach an extract from the Property Registration Authority website showing the extent of the land in Folio DN191400F in the ownership and control of the applicant.

The Planning Authority should note it includes the vacant site fronting onto Moore Lane to the rear of 47 to 54 O'Connell Street Upper, which appears to be excluded, being outlined in blue and in-lined in red on drawing No DC-ACM-4X-XX-DR-A-10-0100 P01. I attach an extract copy for your convenience. I am including a further extract from PRAI website in relation to land at the junction of Moore Lane and Parnell Street/Square, which in the ownership of Dublin City Council since 11<sup>th</sup> September 2014 (Folio DN206986F) and could be made available in the short term to facilitate egress from Moore Lane for construction traffic.




Folio DN191400F containing the applicant site.



Extract from Applicant drawing No DC-ACM-4X-XX-DR-A-10-0100 P01, Apparently showing the vacant land on Moore Lane to the rear of 47-54 O'Connell Street excluded from the lands in the applicant control and ownership.





<b>Folio Number</b>	DN206986F
<b>Title Level</b>	Freehold
<b>Plan Number</b>	C97A4
<b>Property Number</b>	1
<b>Area of selected plans</b>	Not available.
<b>Number of Plans on this folio:</b>	6
<b>Address</b>	Not Available

[View Folio PDF](#) [Request Certified Copy](#)

**The following Applications are Pending on this Folio**

<b>D2015LR000828G</b>	For Further Attention
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\*PRA Boundaries and Plan Area are not conclusive. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#)

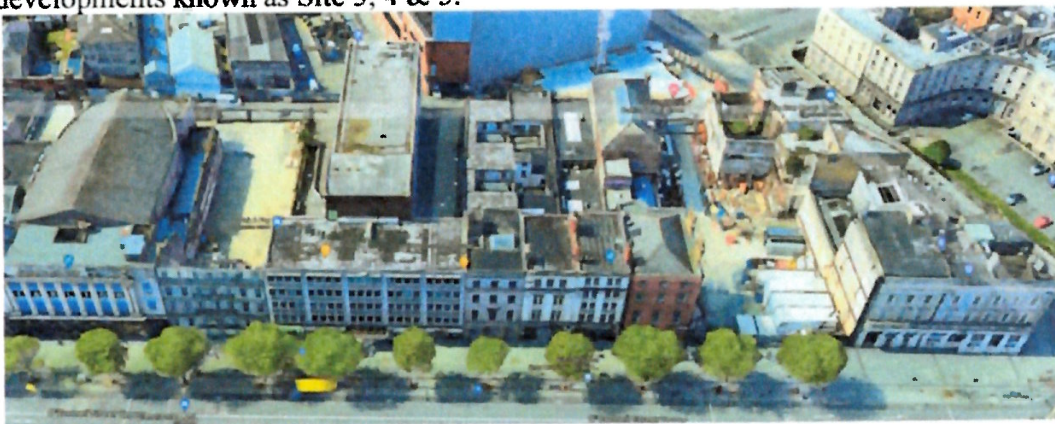
**FOLIO DN206986F VACANT SITE** at the junction of Moore Lane and Parnell Street/Square in the ownership and control of Dublin City Council, can facilitate egress from development site.

#### **DISRUPTION TO STREET TRADERS AND BUSINESS ON MOORE STREET FOR UP TO FIFTEEN YEARS:**

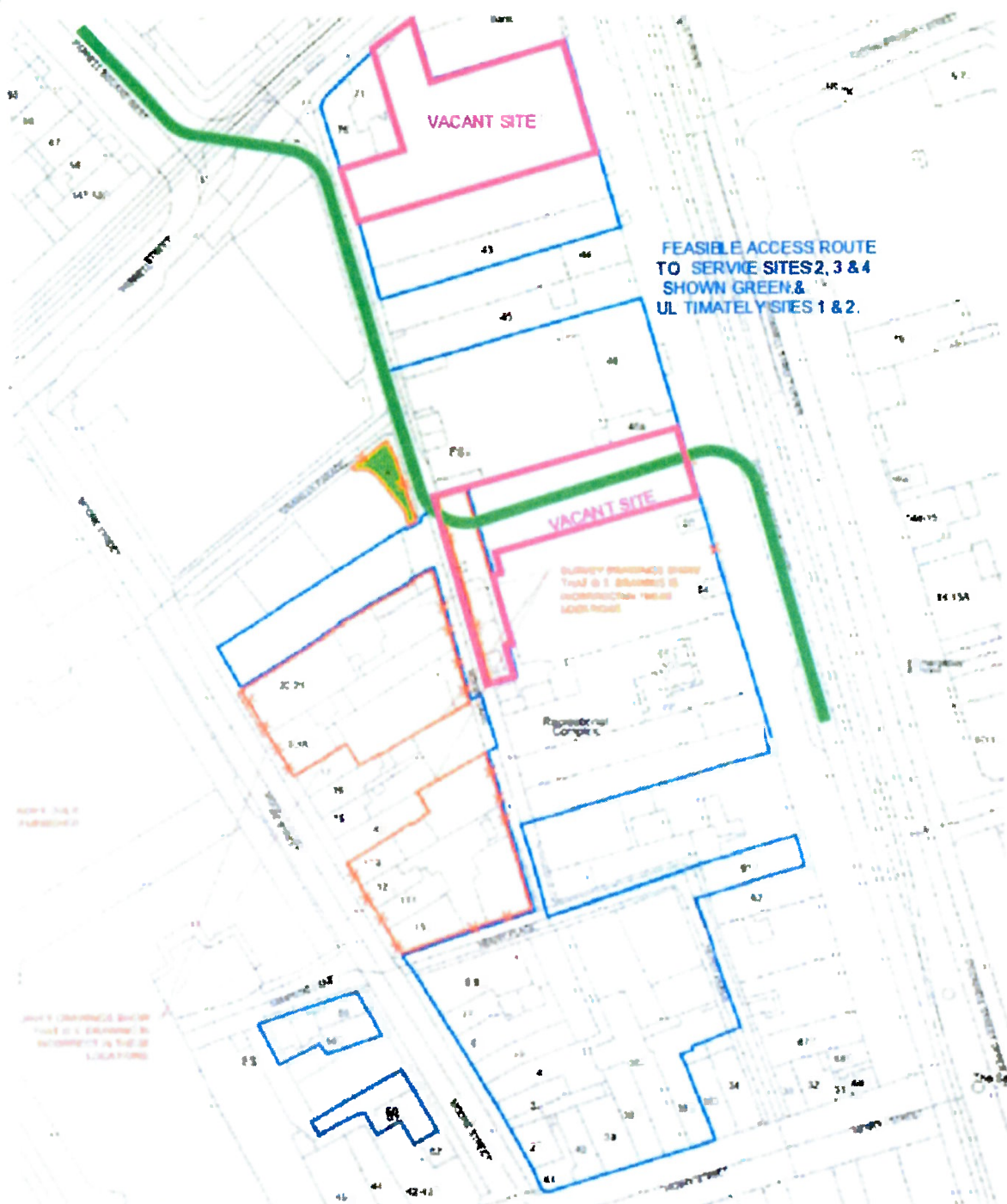
No one has challenged the need to interfere with and disrupt Moore Street to facilitate this development. There is in fact no need to disrupt the current street life on Moore Street.

There is no need to interfere with or disrupt the Moore Street Traders and the other business on Moore Street, a viable alternative is available, in the control of the applicant and Dublin City Council.

The developers have within their control a very large site fronting onto O'Connell Street with two very large vacant sites which would facilitate access and egress to the current proposed developments known as Site 3, 4 & 5.



Aerial view of Site along O'Connell Street showing vacant site and practical ingress and egress points.



**PLAN SHOWING PRACTICAL ACCESS ROUTE FOR CONSTRUCTION TRAFFIC FROM O'CONNELL STREET TO SERVICE DEVELOPMENT SITES 3, 4 & 5.**

If London Underground can build very large underground stations under central London, with virtually no disruption, and as demonstrated in relation to one large sample site Dublin, in it should not be beyond the ability of a large developer to build a small development in Dublin accessed off O'Connell Street with minimal disruption to pedestrians. And no disruption to the street life, Street Traders and other businesses on Moore Street.

As far as I am aware O'Connell Street Upper and Lower is neither a regional or national distributor road, but is served by regional distributor roads and the north and south ends (R105 & R803).

I have demonstrated, as one example in the City, the Tara Street site which causes no significant disruption to the use of Tara Street, and no disruption whatsoever to the other adjoining streets.

The current access proposed by the applicant to development sites 3, 4 and 5 is clumsy and causes serious disruption to the city.

Dublin City Council and the applicant need to wake up to their social responsibilities in the city over the next fifteen to twenty years and accept the socially responsible solution is to access the current sites off O'Connell Street.

It is plain Sites 1 and 2 can be accessed off O'Connell Street only and now is the time to use that access to facilitate the development of the current site on appeal.

The entire approach to site access needs some "outside the box" thinking.

Destroying the livelihoods of the Moore Street Traders and businesses is not a viable option.

Apart from a neat hoarding, sound and dust control on Moore Street and the surrounding streets impacted, there is no need to access the Moore Street at all.

I end with a quote from the Hammerson website

*"Our Positive Places sustainability strategy focuses on our key material issues: climate change; energy security and supply; community engagement; resource use; and the sustainability of our product"*

In this application the Hammerson subsidiary has failed to meet their own minimal standards, there is to date no meaningful community engagement..

In what I hope is a classless society the Moore Street Traders have established rights and need to be protected and cherished not cast aside.

**I ask An Bord Pleanala to refuse planning permission for this proposed development or to include enforceable planning conditions which protect the livelihood of my clients, the Moore Street Traders, and allows them to continue trading uninterrupted on Moore Street, with proper, practical and sensible planning conditions to control noise and dust as well.**

Yours Faithfully,



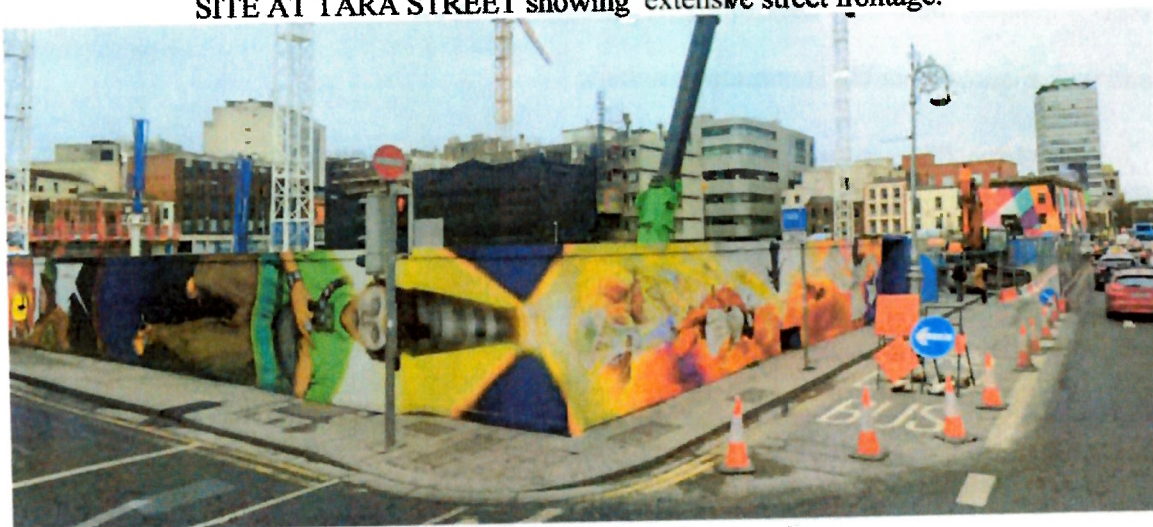
William Doran







**SITE AT TARA STREET showing extensive street frontage.**



**SITE AT TARA STREET view showing site access**





**SITE AT TARA STREET view showing no disruption to footpath on Hawkins/Townsend Streets. If the proposed Moore Street Developer accesses the sites of Moore Lane then no disruption will result to Moore Street and the Moore Street traders, retailers, residents and shoppers.**



**SITE AT TARA STREET view showing no disruption to footpath on Poolbeg Street.**



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Baile Átha Cliath  
Dublin City Council

An Roinn Pleanála & Forbairt Maoine, Bloc 4, Urlár 3,  
Oifigí 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 2288  
E. [planningsubmissions@dublincity.ie](mailto:planningsubmissions@dublincity.ie)

Mr. William Doran on behalf of Moore  
Street Traders Committee  
7, St Marys Road  
Ballsbridge  
Dublin 4

**IMPORTANT: Please retain this letter. You will be required to produce it should you wish to appeal the decision issued by the Planning Authority to An Bord Pleanála in relation to this development**

<b>PLAN NO.</b>	2862/21
<b>DATE RECEIVED:</b>	09-Nov-2021
<b>LOCATION :</b>	10-13 & 18-21 Moore Street, 5A Moore Lane & 6-7 & 10-12 Moore Lane & 17-18 Henry Place, Dublin 1
<b>PROPOSAL :</b>	<p>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</p>





2 storey extension 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



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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 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.

**Note: Submissions/Observations may be made on line at:**

**<https://www.dublincity.ie/residential/planning/planning-applications/object-or-support-planning-application>**

To Whom It May Concern,

The Planning Authority wishes to acknowledge receipt of your **submission/observation** in connection with the above planning application. It should be noted that the Dublin City Council as the Planning Authority will consider this application strictly in accordance with the provisions of the Dublin City Development Plan. The contents of your submission/observation will be considered by the **Case Officer** during the assessment of the above application, and you will be notified of the decision in due course.

- All queries should be submitted to the e mail address shown above.
- Please note that a request for Further Information or Clarification of Further information is not a decision.
- **You will not be notified**, if Further Information or Clarification of Further information is requested by the Planning Authority.





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Bhaile Átha Cliath  
**Dublin City Council**

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Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

T: (01) 222 2288

E. [planningsubmissions@dublincity.ie](mailto:planningsubmissions@dublincity.ie)

Please also note that a weekly list of current planning applications and decisions is available for inspection at the planning public counter.

**Opening Hours 9 a.m. - 4.30 p.m. Monday to Friday (inclusive of lunchtime)**

A weekly list of planning applications and decisions is available for inspection at all Dublin City Council Libraries & on **Dublin City Council's website**. [www.dublincity.ie](http://www.dublincity.ie).

Yours faithfully,

For ADMINISTRATIVE OFFICER