

File With _____

SECTION 131 FORM

Appeal NO: ABP 312 642Defer Re O/H ☐Having considered the contents of the submission dated/ received 9/2/24
fromWaver Street
Pres Trust I recommend that section 131 of the Planning and Development Act, 2000
be not be invoked at this stage for the following reason(s): no new material planning issuesE.O.: Liz C. M.Date: 09/2/24

For further consideration by SEO/SAO

Section 131 not to be invoked at this stage. ☐Section 131 to be invoked – allow 2/4 weeks for reply. ☐

S.E.O.: _____

Date: _____

S.A.O.: _____

Date: _____

M _____

Please prepare BP _____ - Section 131 notice enclosing a copy of the attached
submission

to: _____ Task No: _____

Allow 2/3/4 weeks – BP _____

EO: _____

Date: _____

AA: _____

Date: _____

File With _____

CORRESPONDENCE FORM

Appeal No: ABP 312612-24

M _____

Please treat correspondence received on 9/2/24 ^{- post} as follows:

- | | |
|--|--|
| 1. Update database with new agent for Applicant/Appellant _____
2. Acknowledge with BP <u>23</u>
3. Keep copy of Board's Letter <input type="checkbox"/> | 1. RETURN TO SENDER with BP _____
2. Keep Envelope: <input type="checkbox"/>
3. Keep Copy of Board's letter <input type="checkbox"/> |
|--|--|

Amendments/Comments

make street pres. trust
response to S131

4. Attach to file

- | | |
|---|---|
| (a) R/S <input type="checkbox"/> | (d) Screening <input type="checkbox"/> |
| (b) GIS Processing <input type="checkbox"/> | (e) Inspectorate <input type="checkbox"/> |
| (c) Processing <input type="checkbox"/> | |

RETURN TO EO ☐

	Plans Date Stamped <input type="checkbox"/>
	Date Stamped Filled in <input checked="" type="checkbox"/>
EO: <u>Litz Clerk</u>	AA: <u>Cathy Carleton</u>
Date: <u>9/2/24</u>	Date: <u>9/2/24</u>



Moore Street Preservation Trust

Iontaobhas Caomhnaithe Sráid an Mhúraigh

Ireland Institute, The Pearse Centre, 27 Pearse St., Dublin 2

moorestpreservationtrust@gmail.com

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

6th February 2024

Re. Protected structure: Planning permission sought for a period of 7 years 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.

Case Number: ABP-312642-22 Planning Authority Reference Number: 2862/21

A chara,

Thank you for your correspondence of the 23rd January seeking submissions or observations in relation to a number of responses to the Section 137 request as issued by An Bord Pleanála on the 13th December 2023.

The Moore Street Preservation Trust (MSPT) is supportive of the submissions made on behalf of the following:

- Mary Lou McDonald TD
- Relatives of the Signatories to the 191 Proclamation
- Shane Stokes
- Sinn Féin Group

However the MSPT comments on the following submissions (see enclosed):

- Stephen Little & Associates on behalf of Dublin Central GP Ltd.
- Dublin City Council

Should you have any queries concerning the Trust's observations, please do not hesitate to contact the undersigned

Is mise le meas,

P.P.

EF.

Mícheál Mac Donncha
Rúnaí, Moore Street Preservation Trust

Moore Street Preservation Trust

AN BORD PLEANÁLA	
LDG- _____	
ABP- _____	
09 FEB 2024	
Fee: € _____	Type: _____
Time: <u>9.00</u>	By: <u>post</u>

Stephen Little & Associates on behalf of Dublin Central GP Ltd.

The applicant's agent has addressed its response to the Section 137 request, as issued by An Bord Pleanála, under the new/revised policies and objectives of Dublin City Development Plan 2022-2028 chapters, to which the MSPT responds below. The relevant chapters are:

Chapter 4	Shape and Structure of the city
Chapter 5	Quality Housing and Sustainable Neighbourhood
Chapter 6	City Economy and Enterprise
Chapter 7	The City Centre, Urban Village 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

It is the applicant's opinion that its Masterplan for a number of adjoining sites on Moore Street and O'Connell Street constitutes "a significant urban regeneration project that encourages high-quality urban design and architectural details that contribute to the historic streetscape."

The Moore Street Preservation Trust challenges this assertion. The applicant also states that there is "significant potential to revitalise this central urban quarter of Dublin city centre through redevelopment that will enhance the competitive position of Dublin city centre". This commentary is confirmed by the dominant factor across all the planning applications to be the commercial viability of the projects. The large scale of development, the high density of development and the proposed uses across the development all highlight the commercial basis for the proposals. At the same time the lack of real or proper reference to the historic nature of this quarter resonates throughout each planning application.

In this particular planning appeal elements of 17-18 Henry Place, 10 Moore Street, 12 Moore Street, 13 Moore Street and 20-21 Moore Street were added to the Record of Protected Structures in November 2022. The Dublin City Development 2022-2028, particularly with the Protected Structures added, should ensure an additional protection to some buildings or parts of buildings but this has not been adequately reflected in the design submitted by the applicant. Indeed even Dublin City Council's grant of permission for an extension to the National Monument at 14-17 Moore Street highlights a casual attitude to these historic structures as does the Judicial Review being sought by the applicant concerning the additional Protected Structures.

The Dublin City Development Plan 2022-2028 includes a reference to the site falling within the Strategic Development Regeneration Area (SDRA) 10 – Northeast inner city (NEIC). The Development Plan states that *"Given the significance of this area and its regeneration potential, Dublin City Council (DCC) is committed to preparing a Local Area Plan (LAP) for the SDRA during the lifetime of this development plan, and, therefore, this SDRA forms an interim strategy and sets guiding principles for the LAP"*.

The MSPT is concerned that no such LAP has been commenced and it is MSPT's opinion that no decision on this planning application can be made by ABP until the Council fulfils its commitment and obligation to prepare that LAP. It is not fair or reasonable that the applicant's Masterplan and Masterplan Design Statement replaces the Council's LAP. The MSPT asks ABP to ensure that a LAP is provided by the Council.

This site forms part of the Moore Street Battlefield site which the National Museum of Ireland has described as "the most important historic site in modern Irish history." Moore Street holds a special place in the history of Ireland. It was in Moore Street and the surrounding streets and laneways (to the rear of the site which is the subject of this application) and at the nearby GPO, that a fierce battle was fought between the 1916 republican forces and the British Army. For over two decades a campaign has been waged, led by the Relatives of the Signatories and involving the relatives of many of those who participated in the Rising, to preserve Moore Street and its environs as a National Monument.

The MSPT asks An Bord Pleanála to protect this historic quarter. As the Board will be aware the Trust engaged its own design team and put forward an alternative design, giving due consideration to the historic nature of the quarter.

The Trust asks the Board to refuse planning permission for this application. Unfortunately the overall project and the applicant's Masterplan are wholly inappropriate for these important historic sites located in central Dublin.

Dublin City Council

Dublin City Council's response to the Section 137 request, as issued by An Bord Pleanála, rightly highlights the revised policies and objectives within the Dublin City Development Plan 2022-2028 and its revised Record of Protected Structures.

However the Council once again indicates its support for the project in its response, which the MSPT is critical of. That support has been evident throughout the planning process with many pre-planning and ongoing planning meetings taking place before a decision was made by the Council. Despite this the developer has sought a judicial review concerning the City Council's decision to add buildings and sections of buildings to the Record of Protected Structures.

It should be noted that Dublin City Council planning development and management teams have always supported the planning applications by Dublin Central GP Ltd. while the elected Dublin City Councillors have always worked to ensure the historic nature of the sites is given fair consideration in all the design proposals.

As stated above the MSPT is concerned that no LAP has been commenced and it is MSPT's opinion that no decision on this planning application can be made by ABP until Dublin City Council fulfils its commitment and obligation to prepare that LAP. It is not fair or reasonable that the applicant's Masterplan and Masterplan Design Statement replaces the Council's

LAP. The MSPT asks ABP to ensure that a LAP is provided by the Council. Furthermore the MSPT asks ABP not to uphold the Council's decision to grant planning permission for this site.

The MSPT asks that ABP protects this historic quarter of Dublin city by refusing to uphold Dublin City Council's decision to grant permission for this site.

