



Comhairle Cathrach
Bhaile 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 2149

E. appeals@dublincity.ie

30-Jun-2022

Mr. Colm O'Murchu
121, Hollybank Road
Drumcondra
Dublin 9

AN BORD PLEANÁLA	
LDG-	<u>055434 - 22</u>
ABP-	
19 JUL 2022 <i>OK</i>	
Fee: €	<u>270</u> Type: <u>cash</u>
Time: <u>10.37</u>	By: <u>hand</u>

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

Application No. 2863/21

Description PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 15 years at a site, 'Dublin Central - Site 5' (c. 0.18 Ha) at No. 22 - 25 Moore 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 O'Rahilly Parade to the north, by Moore Lane to the east, by No. 21 Moore Street and No. 12 Moore Lane to the south and by Moore Street to the west. The proposed development comprises: - A mixed-use scheme in a single building (c. 6,478 sq. m gross floor area) ranging in height from 2 - 6 storeys (top floor set back) over single storey localised basement. The building includes office space (c. 5,753 sq. m) from 1st to 5th floor with office lobby at ground floor level, with 3no. terraces at 2nd, 3rd and 5th floor respectively (c. 401 sq. m in total) and 3no. licenced restaurant / café units with takeaway / collection facility at ground floor (Unit 1 on Moore Lane, O'Rahilly Parade and the proposed new public plaza - c. 228 sq. m, Unit 2 on the proposed new public plaza - c. 271 sq. m and Unit 3 on Moore Street, O'Rahilly Parade and the proposed new public plaza - c. 179 sq. m), together with provision of a 'delivery hub' unit at ground floor level (c. 46 sq. m). All associated and ancillary site development, demolition, landscaping, site infrastructure and temporary works, including: - Demolition of all existing buildings and structures on site (c. 2,312 sq. m); Provision of part of a new public plaza (168 sq. m) and associated temporary works pending completion of the combined plaza with the concurrent planning application for the adjoining Site 4 immediately to the south (1,253 sq. m public plaza overall); 58no. bicycle parking spaces at ground floor level with associated cycling welfare facilities; Plant at basement and roof level; Building signage zone and retractable canopies; Laying of underground drainage infrastructure from O'Rahilly Parade to connect with existing drainage network on Parnell Street via Moore Street. The application site is outside the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application.

Location 22-25 Moore Street, 13 Moore Lane, 14-15 Moore Lane, Dublin 1

CON4letter

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30-Jun-2022

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**

Dear Planner,

All the information contained within this application is my own views, and I am writing to you as I am deeply concerned about this proposed development, contained within the planning applications 2863/21 presented to the planning Authority by Dublin Central GP limited / multinational Investment company Hammerson. My objection centres around the Granted Permission supplied by Dublin City Council.

The appropriate fees have been already discharged.

1. Introduction

The proposed Moore Street development has none of the greater good elements to it unless you believe it is in the greater good to DESTROY the market, 1916 Buildings, existing long-standing businesses and create a 15-year traffic bottleneck around the North inner city (Hammerson's third application is seeking 15 years).

I would hope that you will consider my objection and use it to overturn Dublin City Councils decision to allow the applicants permission which would result in the destruction of this historical and cultural site.

2. The planning permission should be refused because there are better alternatives available for the area, such as Aengus Ó Snodaigh TD's Moore Street Cultural Bill, which is before the Dail, which would create a second Culture Quarter to coincide with Temple Bar and allow for the expert groups findings to be implemented to establish a vibrant food market. The development plan is a contract between a city and its people, which would be breached by permitting the proposed development. City Councillors and TDs as elected representatives of the people have unanimously voted in favour of the O'Snodaigh cultural bill and for Moore Street to be listed as an architectural conservation area.

3. There are many alternative solutions for the area outside these planning applications, in fact, there is anecdotal evidence that Moore Street is run down by design as a result of bad management by those responsible for the street. The bad usage policy (proliferation of shops) and breaches of planning laws in the shops owned by Hammerson needs to be immediately addressed by Dublin City Council. Together with DCC's failure to allow a variety of mix products being sold within the Market. The implementation of the Moore Street Market expert group report will easily address this.

Moore street needs more mixed usage in its current retail and street Market - Dublin City council should act accordingly by enforcing planning laws in the area and immediately implement the expert group report revitalising components. This proposal is contrary to Dublin City councils plan to revitalise the market, unless the powers that be at Dublin City council are deluded enough to believe a revitalised predominantly food market can be successful from a 5.5acre building site environment. The proposal does not strengthen, reinforce or integrate with the existing Moore Street Market or independent businesses. In fact the market and businesses will more than likely be lost FOREVER throughout the lengthy construction phases.

4. The areas surrounding the battlefield site requires private investment. I see no issue with buildings been restored and regenerated on Moore Street or the implementation of the metro to accommodate visitors to the area. This would support the success of the proposed cultural quarter, in the same way private investment flooded into the Titanic Quarter in Belfast after that been a success story. This investment can be done by means of a new planning application outside of the battlefield site.

It's important for planners to note that if the government decide to proceed with the proposed Metrolink and the designated National Monument at 14-17 Moore Street, that these projects will be carried by means of a separate planning application to the DCGP/ Hammerson proposal. The DCGP / Hammerson planning applications has no bearing on those state led initiatives.

5. The planning permission should be rejected to hold the value of protected structures to a high standard. DCC should not allow Hammerson or any private developer state whether a building is worthy of being protected or not. It would make a mockery and undermine the integrity of the planning department if any private developer is permitted to decide whether buildings (which they intend on demolishing) are protected structures or NOT.

These buildings have been described as the most important buildings in the state by the National Museum. An Bord Pleanna should ensure prior to planning being granted that DCC have ensured that all Moore street terrace buildings are independently assessed to establish if they contain pre 1916 elements.

This is even more important as the previous developer-chartered land stated that buildings that Hammerson now claim are post 1916, are in fact pre-1916, notably no.18 which Hammerson propose to completely demolish to create footfall to their Ilac Shopping Centre.

Which developer does An Bord Pleanna think is wrong or will they ensure an independent assessment is conducted to find out?

6. If permission is granted the fabric of the laneways will be forever changed which will remove the visual that the volunteers of 1916 once had. Thus, removing the walking tour stories' real-life experience possibilities and Heritage of the area. It's easier to explain how an area looked like, if it is still there. This visual should not be removed as it hinders the ambiance and visuals of the walking tours, affectively altering the story of 1916. Imagine going to see the Mona Lisa and being told by a tour Guide, on that wall the Mona Lisa picture used to be there, but now we have a red brick wall instead, would you then be impressed by the wall. If the visual and heritage is gone, then the history of the area is gone forever.

7. With a city that is happy to make thousands of protected structures of some form or another, the idea that DCC would allow Moore Street to hold unprotected status would question the very meaning and volatility of a protected structure. As if the area is destroyed (i.e. Gets planning), It would lose that value and status as the most important street in the state if it is to be redeveloped the Hammerson way. It is also untrue to state that 18, 19 and the white house are the only buildings due to be knocked, in 10-13 and 20-25 considerable demolition will occur, many of these buildings the High court confirmed are National Monuments. It is at this point in time I would like to clarify that most of the terrace 10-25 are soon to become protected structures, despite DCC is delaying the process for a unbelievable 7 years, this process is now near complete, which may occur before or just after the granted or refusal of the two other applications on the site by An Bord Pleanna. A Judicial review will occur if planning is granted that allows for the destruction of these buildings due to the legal status of protected structures soon to be resolved for many of the buildings.

8. While a new or current government may save Moore Street and legislate to scrap the planning permission, more questions will be raised if the planning permission is granted prior to an independent investigation into the validity of whether Hammerson's "post-1916" declaration around the buildings that reputable architects say there is architectural evidence that the buildings are pre-1916. We are also mindful that the Minister and the department of Heritage requested that DCC/ An Bord Pleanna does not allow the destruction of many of the buildings within the battlefield site, we understand that while a minister may not like to get involved in the planning process it is their sole responsibility to intervene when historical buildings of our heritage are at threat. Dublin City planners have failed to take the Department of heritage's submission into consideration when preceding over these applications.

There are four stages of this planning application, the first being the DCC process, then an bord Pleanala followed by either a judicial review / legal case and ministerial consent.

Three of these processes will be dependent on whether the minister permits the destruction of 18/19, 13/12 due to their boundaries with the national monument 14-17. We hope it will come of no surprise when it comes to ministerial intervention that these four buildings will be saved as that is what the department's letter indicates and both Ministers Darragh Ó Brien and Malcolm Noonan has no other record other than a

pro save Moore Street one. Before this happens DCC/ An Bord Pleanna could and should save the whole terrace and save the hassle of prolonging the planning process any further for all stakeholders.

9. The removal of the Moore Street Market and its 300 years of Heritage is like removing part of Dublin. The Moore Street Market used to be a vibrant market, this market, without doubt, holds heritage value, it has been on nearly every political party's election leaflet, it has been on bord failte leaflets and many advertisements highlighting that the Moore Street market is a rooted Dublin heritage site. A heritage site that Dublin City Council officials and the majority of the members of the Moore Street Advisory Group stated will not be able to trade during the 15-year construction phase of the Hammerson plan for the area, in fact, it's highly unlikely market traders would ever return to their pitches after such a lapse. If I had to choose between the Market or Hammerson's 15-year planning application the market should win without giving it a second thought.

We should be turning Moore Street into a 21st Century modern multi-cultural food market with a huge variety of products to match the palates and trends of today, Not scraping it! Otherwise, the expert group's efforts will be deemed as a waste of time and public money!

10. With O'Connell Street and other surrounding streets facilitating bus lanes and Luas lines, thus, effectively having only one lane for vehicular traffic, together with the fact that construction sites are well known for causing traffic disruption. The parking or stacking of some 20,30,40 plus trucks at any given time within that area will cause a traffic bottleneck and bring the centre of the city to a standstill for large portions of the day. This will result in fewer people going into the city centre, thus, adding to the decline of the area. The fact that DCC is only asking for a traffic management plan post granting permission, is shocking to say the least, surely its important to consider traffic implications before granting permission. This also removes the opportunity for affected stakeholders to lodge observations on the proposed traffic management plan during the construction phase and is well within the remit of DCC and An Bord Pleanala to request a detailed concrete plan.

11. O'Connell Street and Parnell Street are within the route to either the Mater or the Rotunda hospital. I believe that this project should be rejected due its size and nature. It is simply too large scale that will inevitability impact on emergency journeys to these hospitals, which could be either life-altering or worse, a traffic delay that results in a death before the person reaches the hospital. The fact that these hospitals are within a short walk from the site and no real traffic management plan was supplied with the application, highlights a reason to reject the application.

12. Impact on markets or independent businesses not addressed or been resolved. With the only possible job increases as a result of the development being in the oversubscribed construction sector, the question is how many jobs will be lost as a result of the anticipated disruption and how far in the red will the negative job figures look for the next 15 years. Will it be for every one construction job gained from this project there will be two or three jobs losses elsewhere? There are 61 plus retail units (not counting subdivision of retail in shops) on Moore Street, O'Connell Street, Parnell Street, and Henry Street that will become a part of this construction site. This does not include the Retail units that will be lost as a result of the lack of footfall due to people being put off going to the area due to issues connected to the construction phase, for example:

I. The loss of the market.

II. The lack of shops that's now knocked which they visited.

III. People refusing to go into the area due to the traffic congestion and choosing an easier accessible shopping location as they did through the construction of the Luas cross city project.

IV. People put off by the visuals and noise pollution of the construction site, many surveys have proven people choose more desirable shopping locations to spend their money.

13. The city centre doesn't need any more office space or retail. More retail and hotels put pressure on existent businesses in the vicinity that are already struggling in the city centre. The applicants themselves are struggling to find tenants for numerous retail units in their Ilac centre (Debenhams and the old Jack & Jones stores are still vacant) and the applicants have recently commenced the process of pop-up shops on Henry Street. It would be negligent to lose the historical & cultural elements which make this site unique by over-development. The site if sensitively restored has huge potential as a cultural destination for its citizens, visitors, and future generations.

Reduced demand for office space and retail due to Covid 19 - this may become permanent as many companies have found it more cost efficient for employees to work from home and the surge in online shopping has become the newest trend as a direct result of the pandemic.

Design is not of sufficiently high quality to justify the adverse impacts on the entire north inner city for a 15yr period and is completely out of context with the area. If we are to wait for 15 years for regeneration it would want to be incredibly life-changing after all we will forego within those 15 years:

I. It destroys the fabric of the laneways and buildings many of which the high court defined as National Monuments that lead to the freedom of this state.

II. The status as the most historic street in the state will be lost forever.

III. The market will be gone; retail will be wiped out as well as other businesses in the vicinity. The jobs market will be in the red.

IV. Traffic bottlenecks will occur for an inordinate amount of time, lives will be at risk for people on emergency journeys to hospitals, yet, in my view there is nothing within either of the three applications that could be rendered as remarkable. It's simply a construction project driven by a huge profit opportunity for Hammerson at the cost of our history, heritage and the livelihoods who have kept Moore Street alive throughout a decade of neglect.

14. With retail already in a major crisis, the idea of putting more fuel to the fire by allowing this 15-year construction project to proceed would be negligent.

Retail has already greatly suffered as a result of covid and online shopping. It will be completely destroyed by the aesthetics of this proposed construction site, together with the noise, dust and traffic disruption turning the city centre into a no-go area for shoppers. The city centre is not ready to endure the biggest construction project it has possibly ever seen to date!

15. This could go down as the biggest planning mistake in Irish history, Moore Street is a historical heritage site, in the centre of the city. Hammerson's plan removes that, plus footfall in the area for 15 years. The National monument museum which will be built separately from this will be negatively affected as its grand opening will be on a construction site or worse still this planning permission could delay the opening of the National Monument. Don't leave a legacy of making the biggest planning mistake in Irish history.

16. The Proposal contravenes development plan policy SC1 which states that Dublin is intrinsically a low-rise city. Moore Street as a battlefield site is not a location identified for taller buildings. Proposal contravenes development plan maximum height standard and would greatly exceed the height of the Moore Street Terrace buildings. The development plan identifies that Dublin is a low-rise city and requires development to protect conservation areas and the architectural character of existing buildings, streets and spaces of artistic, civic or historic importance, and to ensure that any development is sensitive to the historic square and protects and enhances the skyline of the inner city.

17. Proposal would be contrary to the purpose of Z5 designation by reducing the cultural space within the city centre, impacting on its night-time culture and facilitating an over concentration of hotel/retail developments in the area considering the many existing hotels / shopping centres in close proximity. There are already over 40 hotels within 2km of the site, and more than 20 hotels and B&Bs within a 10-minute walk, we don't need anymore hotels in the environs of Moore Street.

18. The site is already a cultural destination for both locals and visitors, which will be reduced in scale and significance if planning permission is granted. The whole site should be sensitively restored. Proposed design is not sympathetic to the local physical or cultural heritage and encroaches on the curtilage of the national monument and protected structures in the area.

19. No provisions for affordable housing within the site despite the homeless crisis.

20. Loss of fine urban grain in this historical part of Ireland, which supports a diversity of economic, historical and cultural life. Proposal fails to address the wider urban context, the character of Moore Street Market and businesses or the many protected structures along the street and laneways, notably the iconic Moore Street terrace and the O'Connell Street Architectural conservation area.

21. The proposed office block at site 5 will visually impact on the National monument and the iconic Terrace. It will also overshadow residential and commercial units at Moore Street north and Greeg Court apartment block including sun balconies and living spaces of the owner/occupiers.

22. The Proposal in short would result in overdevelopment which ignores the context of this unique site.

23. Proposal does not compliment the built environment or contribute positively to the neighbourhood and streetscape.

24. Proposed development would overwhelm Moore Street and change its whole character for which it's famous for worldwide.

25. In order to maintain the skylines and character of the area the height should be limited to four storeys. The visual impact on O'Connell street's skyline will be horrendous post development.

26. Risks and impacts of construction and demolition works for proposed archway on boundary wall of national monument are dramatically understated. Heritage impact assessment statement fails to adequately assess or record the surviving historic fabric in the entire Moore Street terrace or take into account the curtilage of the designated National Monument. It also contradicts the previous developer chartered land's heritage impact statement which said no.18 contained pre 1916 elements. As well as having a dramatic and irreversible impact on surrounding protected structures, their setting and curtilage.

27. Impact of construction noise and air pollution on local residents and businesses are understated and will turn the area into a no-go area for shoppers.

28. The most sustainable buildings are the ones that already exist. Need to reuse existing buildings for purposes such as carbon emissions associated with demolition and construction works of a new large-scale development.

29. The demolition of No.18/19 to make way for the hideous archway would erase the character of the terrace and visually impact on the historic nature of the area. The demolition will impact on built heritage around the story of 1916 regardless of whether the buildings are pre 1916 or not. "They burrowed through the terrace".

30. Proposal would detract from the special character and distinctiveness of the Conservation Area and will constitute a visually obtrusive and dominant form around Moore Street and O'Connell Street.

31. Inadequate drawings and images of interfaces with protected structures, impact on immediate context and skyline is not fully explored, insufficient LVIA in respect of neighbouring heritage buildings.

32. This large-scale development Proposal would be contrary to development plan policy of minimum intervention to protected structures. Need to integrate cultural, social and built heritage objectives, this proposal destroys the same.

33. A National monument and protected structures should be protected in context, The buildings in this proposal will dwarf the National Monument and the many existing protected structures surrounding the site, thus, it would be more appropriate to restore the historic buildings.

34. Proposal is contrary to provisions of Section 11.1.5.3 of the development plan in failing to complement the special character of the protected structures on and adjoining the site and or retaining the traditional proportionate relationship with returns, gardens, mews structures etc.

35. Negative and irreversible impact of proposal on the integrity and character of the protected structures on the site and their special significance as a surviving group of early structures facing the 300yr old Moore Street market.

36. A Poor precedent will be set for allowing protected structures to become dilapidated and derelict and then redeveloped for the foreseeable future.

37. The applicants, DCC and the Department of heritage have FAILED in their duty of care towards protected structures, the market, and independent store businesses, a 15yr construction project is not the way forward. Moore Street will be the access to the site compound for future applications.

38. Design, scale and massing would seriously detract from the setting and character of both the O'Connell Street conservation area and the protected structures on the site and would have a significant adverse impact on the conservation area, contrary to Section 11.1.5.3 of the development plan and policies C1, C2, C4 and C6.

39. Proposal would contravene policy SC17 in relation to protection of the skyline without justification.

40. Proposal would contravene development plan policies CHC29, CHC37 and CHC43 in relation to protection of the cultural and artistic use of buildings in established cultural quarters, without justification.

41. The role of Moore Street as a major area of action during the 1916 Rising, areas including laneways and terrace buildings is completely ignored in this proposal.

42. Threat posed to the protected structures from the construction process as the proposed new development is a large, invasive project requiring aggressive excavations and structural work, which will be cantilevered over the existing buildings.

43. Moore street has not developed as a cultural quarter in the way that was intended but the Moore Street Terrace, laneways, and Market are the heart and soul of the area and integral to its role and potential development as a cultural quarter in the future that we and future generations can be proud of, widescale demolition will rob of us of that opportunity.

44. The Market traders and generational independent businesses have established themselves as an integral part of the cultural infrastructure of Dublin City, their livelihoods will be destroyed throughout the construction phases.

45. Importance of the site as a cultural hub is understated. There is no other site in the country with more potential than this one.

46. Role of culture in creating communities, which are the bedrock of cities.

47. The soul is being sucked out of the city by developers, Moore Street has been described as the most important battlefield site in modern Irish history.

48. Proposal would not protect or promote Moore Street's distinct identity, in a way which acknowledges our past and secures our future, in accordance with the Council's mission as set out in the Dublin City Development plan.

49. Visitors come to Dublin to experience authentic culture and not new corporate developments or engineered cultural experiences. Sites like the Moore Street battlefield site are protected and restored all around the world.

50. Proposal is an architectural and cultural travesty which is part of the commodification of the city by international capital, Developments such as these are starving the city of its culture and heritage.

51. Proposal would threaten a historic landmark site, while providing no benefit to residents of the city who already are surrounded by existing retail and office blocks.

52. Proposal would set a precedent for loss of major historical sites and culture in the city. The Proposal is nothing short of cultural vandalism.

53. The Moore Street Market contributes to the cultural vibrancy of the city and is part of the city's cultural infrastructure – Any loss of the market would be contrary to development plan policies CHC24 and CHC33 and would severely impact on the remaining independent businesses on Moore Street.

54. Proposal would cause both temporary and permanent disruption and damage to the cultural and economic health of the city.

55. External steel structures and hoardings, construction traffic, noise pollution, road closures, drainage works etc. will make it difficult for the independent businesses to keep trading during the lengthy construction phase and will impact on the unique and welcoming atmosphere that Moore Street is famous for worldwide.

56. Heritage report does not consider the impact on the historical and social qualities of the site or the market.

57. Loss of parking spaces for proposed development is compensated by Metro proposal. The Metro won't be running for at least 20 years.

58. Policy CEE12 should not apply if the means used to achieve it is counterproductive.

59. Proposal is contrary to the aims of the Night-Time Economy Task Force as set out in the development plan.

60. Proposal is purely for the purpose of commercial gain and completely undermines the historical and cultural aspects surrounding the entire site.

61. No report received in relation to traffic management considering the large construction traffic volumes accessing and regressing the proposed site compound that is literally surrounded by 3/4 commercial servicing bays, residential car parking at Greeg Court, delivery inwards and outwards for retailers, waste collections, Market Traders accessing their storage units etc. Clarity is required in relation to the nature of the proposed access and regress into Moore Street / Lane and the safety issues that will arise for shoppers at Moore Street north at the junction of Moore Street and O'Rahilly Parade.

62. There have been no provisions for dirt or debris falling from lorries accessing or regressing the site compound. This will severely impact fresh food business located at the junction of Moore Street and O'Rahilly Parade where lorries will be stacking awaiting access to the site.

63. The noise pollution mitigation measures won't have any real impact on neighbouring retailers or the residents in Greeg court apartments considering the close proximity of the site compound entrance and site boundary.

64. The wide scale demolition and piling will disrupt the habitat of rodents, not ideal on a predominantly food marketplace.

65. The 7-12yr construction phase will inevitably wipe out the Market and Independent businesses on Moore Street. There are still 3 more planning applications for this site to be lodged, effectively putting the city centre on a building site for the next 20 years. NOT a very credible solution for an area that needs to be URGENTLY revived!!

66. The adverse impacts of this proposal on independent businesses and Market traders should be addressed by the planning department in conditions of Planning.

67. It's very clear that on completion of this project Moore Street will effectively become a laneway which completely undermines the historical significance of the Street and the heritage of the Market.

68. The applicants negligently suggest this is a vacant site, this site is fully occupied by the history of 1916 and is a place of special importance in Ireland's history that has suffered a decade of neglect by the applicants, Dublin City Council and the Government, demolishing it is not the honourable thing to do.

69. The extent of demolition proposed completely contradicts the applicants rationale of "sensitive development" and a less intrusive plan of restoration is the only viable way forward for Moore Street.

70. Conclusion - By rejecting the proposal it will allow the Cultural Bill to pass, thus, transforming the area into a vibrant Culture Quarter. Alternatively, if you allow for the area to become a 15 year year building site, you will be aligning yourself against the heritage of the market. This Cultural Bill received cross party unanimous support by elected members. This cultural bill allows for the immediate revitalisation of market, the expert group report calls for this style market, the Dublin 1 Businesses calls for this style market, the Lord Mayors forum and Dublin City Councillors.

The development plan is a contract between a city and its people, which would be breached by permitting the proposed development, City Councillors and TDs as elected representatives of the people have unanimously voted in favour of the cultural bill and for Moore Street to be listed as an architectural conservation area.

DCC stalled granting permission for this application, due to lack of a sunlight analysis get they still did not get a satisfactory one, but still accepted it.

Any planner that sees the only solution for the area is the destruction of it and to sends it into a 15-year no-go zone, has lost the creativity that a planner should have. The area with restored buildings, could become a vibrant cultural quarter that Ireland could be extremely proud of within 3 years. We would than have something that truly marks and embraces the birthplace of our republic.

Restoration works should be carried out on each unit on a one-by-one basis to avoid disrupting the existing market and businesses, it will also not require 80-100 lorries per day to restore one unit at a time hence avoiding traffic congestion and possible loss of a baby or mothers' life due to a delay in reaching the Rotunda.

Finally, I would like to take the opportunity to thank you for reading my objection and assure you the details included are factual and accurate. I trust no content of this submission will be removed and will be fully available to view online. I also seek to formally request an oral hearing so that I am granted leave to correctly object to this matter.

Best Regards,

Printed name

Phone number