



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 2288

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

Mr. Diarmuid Breatnach  
34, Geata an tSéipéil, Bóthar San  
Alfonas  
BÁC 9  
Baile Átha Cliath

<b>AN BORD PLEANÁLA</b>	
LDG- <u>055422-22</u>	
ABP- _____	
<b>18 JUL 2022</b>	
Fee: € <u>270</u>	Type: <u>card.</u>
Time: <u>17:00</u>	By: <u>Hand</u>

**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**

**PLAN NO.**  
**DATE RECEIVED:**  
**LOCATION :**  
**PROPOSAL :**

2863/21

29-Apr-2022

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

**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



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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.

**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.

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**

Ceannoifig, Oifigí na Cathrach, An Ché Adhmaid, Bhaile Átha Cliath 8, Éire  
Head Office, Civic Offices, Wood Quay, Dublin 8, Ireland

T. 01 222 2222 W. [www.dublincity.ie](http://www.dublincity.ie)

Appeal against the approval of planning application number 2863/21 in Moore Street/ Moore Lane on behalf of Save Moore Street From Demolition campaign group, Diarmuid Breatnach,  
34, Geata an tSéipéil,  
Bóthar San Alfonsas,  
BÁC 9.

We wish to appeal the granting of this permission on the following grounds:

1. The applicant has stated to the Planning Department of Dublin City Council that the project requires 15 years for completion but this was refused by same presumably as an unreasonable length of time to have disruption from construction in the area. Despite this, the Planning Department (henceforth referred to as DCC) has granted a seven-year planning permission. This is illogical – but it could permit the applicant to begin work and then later provide reasons why an extension will be required, pressurising DCC into granting the extension and effectively allowing what it sought to prevent in the first place.

The applicant has not stated a reasoned change of mind regarding the length of time required for its construction project. The logical response in view of the applicant itself saying that a seven-year permission is insufficient would be to refuse the permission.

2. The historical importance of this whole site has been raised with An Bord before and it appears to have ignored that factor; nevertheless we state it again:
  - This whole terrace of 16 buildings was occupied, tunneled through and travelled over by insurgents in the first Rising against World War, making the site one worthy of World History Heritage conservation status;
  - and also of widely-agreed great national importance as the site of the last HQ of the 1916 Rising
  - and of the decision and the act of surrender of the Rising
  - in which participated at least four of the Signatories of the Proclamation of Independence, a document on national and international importance;
  - including the two chief commanders of the Rising, Patrick Pearse and James Connolly
  - All of whom were executed by British firing squads.
  - Also of International and national importance was the participation of Cumann na mBan, the first Republican women's military organisation in the world (one member of which carried out the surrender negotiations) and
  - of the Irish Citizen Army, the first workers' army in the world and which also recruited women, appointing some as officers in command of men and women, another first in the world in which women did not even have the vote in elections (except in New Zealand).

- The particular area affected by this specific application is also that of the slow death of a founder of the Volunteers, Michael O'Rahilly, which bears an important monument to the fact, which will be overshadowed by the canyon created by the tall constructions the applicant wishes to place there, thereby having a negative effect on the monument and that which it commemorates.
  - The site (in what is now O'Rahilly Parade near the junction with Moore Street) is also where, just prior to the decision, Seán McLoughlin, youngest Commandant of the Rising, having been promoted on the field (in fact in the very Moore Street area, during the relocation from the GPO), mustered an assault party to charge the British Army barricade in Parnell Street in order to permit the rest of the approximately 300 men and women to escape from those 16 houses in Moore Street and relocate to their next battle station.
3. The construction involved in the carrying through of this application will have a disastrous effect on the independent businesses in the immediate and nearby area. This might be argued to be justified in much greater benefit to the area were to result from the project. But it will not, it merely facilitates a property speculator to rent space to chain stores with no allegiance to the area while any housing provided will be at top market rates which are already feeding a housing crisis in the city.
  4. The carrying through of this application will also drive all existing or potential street stalls out of this iconic area, the oldest surviving street market in Dublin, a scene in many films and books (including by Joyce) and a background used for many political and cultural events.
  5. Another disastrous effect will be on nearby housing (ironically since part of the project includes plans for some housing), throwing shadow on to the balconies of actual residents of the street.
  6. The project will increase the skyline domination above what is currently there.
  7. The project involves a de facto denial of potential development, not in our opinion alone but as has been recommended to one degree or another in all reports on the future of Moore Street, including that of the most recent, the Expert Market Group set up by Dublin City Council at the instigation of the Minister for Heritage (and in which we participated fully). None of those plans for a rejuvenated inner city street market with a historical trail component can be accommodated if this project is allowed to go ahead, neither during the construction phase nor after its completion.
  8. As much as the granting of this application involves a closing of a door on an interesting, viable and valuable future for the Moore Street area, it involves something much worse – a denial of the wishes of well over 380,000 signatories that we have collected over the years, along with the wishes of elected Dublin City Councillors expressed on a number of occasions by voting in Council meetings. It would in effect be a denial of democracy.
  9. The granting of this application to Hammerson must be of questionable propriety and give rise to questions of even possible corruption. We say this in view of the revelations that Dublin City Council and the Department of the Environment were going to use public funds in a secret tripartite initiative with Hammerson to pay members of the Minister's Advisory Group on Moore Street to withdraw their objections to the Hammerson plan.

10. We note also that an official -- or possibly officials -- of An Bord Pleanála has recently been accused of potential conflict of interests regarding some decision of the Bord in which they were involved, leading to the resignation of at least one senior official. In view of that, it is evident that an investigation should take place to a) establish whether any of those concerned were involved in decisions of an Bord regarding Moore Street and b) whether there is any evidence of conflict of interests regarding any others involved in Moore Street-related decisions of An Bord Pleanála.

Please note that we also seek to make an **oral presentation**, i.e. **to be given an oral hearing** on the grounds of the overall importance of this area historically -- nationally and internationally -- and to the local communities.