



An  
Bord  
Pleanála

## Memorandum ABP-313947-22

**To:** Bronwyn Byrne, Senior Executive Officer

**From:** Aisling Reilly, Executive Officer

**Re:** 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.  
22-25 Moore Street, 13 Moore Lane, 14-15 Moore Lane, Dublin 1.

**Date:** 16<sup>th</sup> August, 2022

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Dublin City Council granted permission with conditions for the above development on the 23<sup>rd</sup> June, 2022.

The Board received a third party appeal from Troy's Family Butchers Limited on the 29<sup>th</sup> June, 2022. This appeal was circulated on the 30<sup>th</sup> June, 2022. The last day for a response was on the 27<sup>th</sup> July, 2022.

The Board received a further 9 appeals within the statutory time period. They are:

- The 1916 Relatives Moore Street Initiative.
- Mary Lou McDonald.
- Diarmuid Breatnach.
- Relatives of the Signatories of the Proclamation of the Irish Republic.
- Colm O' Murchu.
- Moore Street Preservation Trust.
- Sinn Féin Group.
- William Doran (TechIEI) Planning and Development Consultant on behalf of Moore Street Traders Committee.
- Stephen Little & Associates on behalf of Dublin Central GP Limited.

These appeals were cross circulated on the 25<sup>th</sup> July, 2022. The last day for a response is on the 22<sup>nd</sup> August, 2022.

A response was received from Stephen Little & Associates on behalf of Dublin Central GP Limited on the 27<sup>th</sup> July, 2022. I do not consider it necessary to invoke section 131 of the Planning and Development Act, 2000(as amended).

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ight observations were received within the statutory time period. I do not consider it necessary to invoke section 131 of the Planning and Development Act, 2000(as amended).

The application to Dublin City Council was accompanied by an Environmental Impact Assessment Report (EIAR). I have attached EIAR green form. To be completed by the Inspectorate.

An oral hearing request was received with six appeals. I have attached a Request for Oral Hearing pink form to be completed by the Inspectorate and return to the Processing Section.

It would appear Dublin City Council have notified all the relevant prescribed bodies.

AA to complete admin procedures as per screening checklist form.

File herewith for comments.

*Mr. Kelly*  
*Please forward file to Area Co Ordinator for*  
*allocation & Report & Assessment of EIAR & O.H request*

*[Signature]* 23/8

