

File With

Drafting

16
31/8/22

SECTION 131 FORM

Appeal No

ABP— 313947-22

Defer Re O/H

☐

To

SEO

Having considered the contents of the submission ~~dated~~ received 16/08/2022
 from Cllr Donna Gonyer 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 issues raised

Signed

Aisling Kelly

EO

Date

30/08/2022

To

EO

Section 131 not to be invoked at this stage.

Section 131 to be invoked — allow 2/4 weeks for reply.

☐
☐

Signed

SEO

Date

Signed

SAO

Date

M

Please prepare BP — Section 131 notice enclosing a copy of the attached submission.

To

Task No

Allow 2/3/4 weeks

BP

Signed

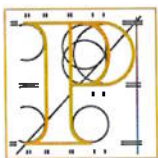
EO

Date

Signed

AA

Date



An
Bord
Pleanála

Planning Appeal Online Observation

Online Reference

NPA-OBS-001147

Online Observation Details

Contact Name
Councillor Donna Cooney

Lodgement Date
16/08/2022 15:38:21

Case Number / Description
313947

Payment Details

Payment Method
Online Payment

Cardholder Name
Donna Cooney

Payment Amount
€50.00

Processing Section

S.131 Consideration Required

☒

Yes — P.T.O.

☐

N/A — Invalid

Signed

Aisling Reilly

Last day: 16/08/2022

LOG NO: 056707-22

BP40 - Task No: 294893-22

DCC Planner,

Please find my observation of this planning application,

Planning Application Reference: 2863/21

On behalf of myself Councillor Donna Cooney

Chair North Central Area

Chair of The Lord Mayor's Forum on Moore Street - 2020 to 2021.

Chair Expert Group on the Moore Street Market

DCC representative on the Ministers Moore Street Consultative Group

Relative of the 1916 Easter Rising volunteer Elizabeth O'Farrell

Planning Application Reference: 2863/21

22-25 Moore Street, 13 Moore Lane, 14-15 Moore Lane, Dublin 1 (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 Master plan submitted with these planning application states that the historical lanes are being retained and yet the O'Rahilly Parade is to be widened and used as an access route for heavy construction machinery for up to 15 years. Access to the site also includes encroachment on other business shops on Moore Street, public pavements and awnings. Any developed should not use this as an access route on such important 1916 heritage, widen and damaging lanes of history merely to access a site on an application for 15 years.

Responses to the Applicants Master-plan:

Responses to some of the stated aims of the applicants Master-plan:

- *Create a mixed use city centre destination including spaces for living, working and socialising;* living some are below apartment building standards, investor rental model and predominance of one bed room would not meet the liveable city objectives of the Dublin City Development plan or to building a sustainable mixed community.
- *Restore O'Connell Street,* some key buildings demolished and the view from Cathedral Street shows the roof line completely altered with a block building obtrusive over this boulevard of iconic ascetically pleasing roof tops.
- *Create new pedestrian streets;* At the expense of lines of buildings, whilst the planning application for 15 years makes no provision for mobility and active travel in this large area throughout the construction phase, the businesses on Henry Street beside the newly proposed laneway were not consulted and the notice was not in place until a week before the deadline for observations so it should be deemed invalid.

- Retain key protected structures and buildings of significance: All buildings over hundred years old should be retained and an independent assessment must be carried out by a conservation architect before any decision is made.
- Provide sensitive redevelopment around the National Monument (Nos. 14-17 Moore Street) demolishing adjoining buildings, no 18, 19 and 11, 12, 13 demolished apart from a party wall between 11 and 12 would not be regarded as sensitive, the least sensitive is the large archway in the curtilage of the National Monument which distracts from the historical building has no context in design and is completely out of scale and character with surrounding streetscape.
- *Create a 1916 Historical Trail in consultation with stakeholders*, Moore Lane as the route Elizabeth O'Farrell took to negotiate surrender is altered, the uncovering of the cobble flag stones is welcome, but 15 years is too long for completion and the historical O'Rahilly parade is to be widened and used for heavy construction site entrance from Moore Street for up to 15 years. Moore Lane is also altered so the story and 1916 history trail cannot be told with authenticity, as could be done by retaining and sensitive restoration of the real lanes of history.
- Create a new public square, not to be completed in a timely manner but toward the end of the timeframe, the modelling would appear to put the east/west aspect square in the shade due to the tall buildings surrounding the square. May not be in place for 15 years or more if extension of 5 years requested, yet the proposal is for an arch through the terrace leading to a building site, so assume it would be boarded up beside the national monument.
- Enabling works for Metrolink station; to be welcomed, concern on lack of detail on effects on the timeframe of the applications for all six applications and the Metro North there is no time-frame for completion and footfall modelling is reliant on as yet unconfirmed deliverables.

Features of the Masterplan include:

- New east-west link from O'Connell Street (Metrolink station) through to Moore Street
- *Respond to historical context by, retaining and following the historic street pattern and plot widths, heights and materials including on Moore Street*, building heights increased in several buildings on Moore Street and any taller buildings should be further away from the historical terrace or reduced in height and scale.
- *Retention of buildings and of the building lines and plot widths of Nos. 10-25 Moore Street*: 18 and 19 are to be demolished and a large arch that is not in context or scale with the terrace in the curtilage of the National Monument.
- *Bringing Nos. 8, 9, 19 and 20-21 Moore Street back into use*
- New archway at location of Nos. 18-19 Moore Street, to maintain the Building line while also providing for permeability through from O'Connell Street; does not retain the building line but highlights the break in the terrace and its design and scale distract from the National Monument.
- *Widening of O'Rahilly Parade*; contradicts response to historical context and does not retain the historical street pattern.
- *New space at junction of Moore Lane and Henry Place* takes from street pattern and does not seem necessary, narrow lanes work well in historical heritage areas, example Venice or Aida Street, a narrow medieval lane in the old town of Tallinn Estonia.
- *Restoration of historic setts on laneways*, to be welcomed if the lanes were kept in the historical street pattern. But Moore Lane is also altered, as is the O'Rahilly Parade, if 1916 heritage trails are to be created then the lanes must be kept intact and restored.

The application should be considered in the context of an ACA zoning and not Z5 as per the vote of Dublin City Council to vary the development plan to initiate Moore Street Area as an Architectural Conservation Area.

Referencing Dublin City Development plan Built Heritage and Culture 11.1.5.6

Conservation Area – Policy Application

‘It is particularly important within Conservation Areas that design is appropriate to the context and based on an understanding of Dublin’s distinctive character areas’. “The policy on land-use as set out in the Architectural Conservation Areas (ACAs), with particular regard to complementary non-retail uses, shall be revised accordingly to reflect the approach as set out in the Category 1 and Category 2 Streets, in order to create the rich mix and diversity of complementary uses in the vicinity of the principal shopping streets”

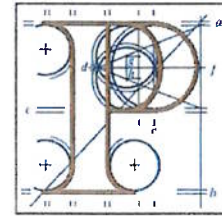
This planning application reduces the on street retail space with demolition of many of the retail with the potential loss of employment in the Dublin 1 area: The objectives of the development plan

There is no construction management plan that I can see and it is not clear where the site office and machinery will be stored, this is particularly important with six concurring planning applications three in process now and three more due shortly, all should be taken together in regards to impact, sustainability and possible combined negative consequences.

Address: 4, Victoria Road, Clontarf, Dublin 3

Our Case Number: ABP-313947-22

Planning Authority Reference Number: 2863/21



**An
Bord
Pleanála**

Moore Street Preservation Trust
C/o Cllr Michael Mac Donnacha
Ireland Institute
The Pearse Centre
27 Pearse Street
Dublin 2
D02 K037

Date: 31 August 2022

Re: PROTECTED STRUCTURE: for a period of 15 years at a site. The proposed development comprises: - A mixed-use scheme in a single building ranging in height from 2 - 6 storeys (top floor set back) over single storey localised basement. Provision of part of a new public plaza and associated temporary works pending completion of the combined plaza with the concurrent planning application for the adjoining Site 4 immediately to the south. An Environmental Impact Assessment Report (EIAR) accompanies this application.
22-25 Moore Street, 13 Moore Lane, 14-15 Moore Lane, Dublin 1

Dear Sir / Madam,

An Bord Pleanála has received your appeal and will consider it under the Planning and Development Act, 2000, (as amended). A receipt for the fee lodged is enclosed. Your request for an oral hearing has been noted. The Board has absolute discretion to hold an oral hearing and its decision in relation to your request will be notified to you as soon as possible.

You are reminded that section 127(3) of the Planning and Development Act, 2000, (as amended), provides that an appellant shall not be entitled to elaborate in writing upon, or make further submissions in writing in relation to, the grounds of appeal stated in the appeal or to submit further grounds of appeal unless requested to do so by An Bord Pleanála.

Also, enclosed are copies of other appeals received in relation to the planning authority's decision.

Any submission or observation you wish to make in relation to these appeals should be made in writing to the Board within a period of 4 weeks beginning on the date of this letter.

Tel	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Any submissions or observations received by the Board outside of that period shall not be considered and where none have been validly received, the Board may determine the appeal without further notice to you.

Yours faithfully,



Sinead White
Administrative Assistant
Direct Line: 01-8737202

BP01HM

Tell
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1890 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902