

SECTION 131 FORM

File With _____

Appeal NO: ABP 313947

TO: SEO

Defer Re O/H ☐Having considered the contents of the submission (dated/ received 19/7/22)
fromMoore Street Preserv
Society
be/not be 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 raisedE.O.: Disling KellyDate: 16/08/2022

To EO: _____

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: _____

Allow 2/3/4weeks – BP _____

EO: _____

Date: _____

AA: _____

Date: _____

An Bord Pleanála
64 Marlborough Street Rotunda
Dublin 1

Reg Ref; 2863- 21. Dublin City
Development ; Mixed use Scheme at Moore Street Dublin
Location ; 22-25 Moore Street,13 Moore Lane,14-15 Moore Lane
Developer; Hammerson Ltd.

AN BORD PLEANÁLA	
LDG-	055449-22
ABP-	
19 JUL 2022	
Fee: €	50
Type:	cheque
Time:	
By:	pass
Dublin 1	

Observation by Charles Hulgraine attached

OBSERVATION

Dear Sir,

As a person who lodged a negative Observation to DCC in respect of this Proposal, I wish to now add support to the recent Appeal lodged by The Moore Street Preservation Trust.

Reason;

This Decision to Grant Permission by Dublin City Council fails to recognise the preceding objections and Planning comments in relation to this Historical site and National monument.

An Bord Pleanála should note that there is deep concern among citizens at Dublin City Council's decision to grant Planning Permission for this development. The permission granted is extremely vague with an inordinate number of Conditions where the development will be reassessed by the Council and Developer alone, prior to destruction/commencing on site. This removes the public from the equation and ensures the voices of objectors are effectively eliminated. In essence the permission granted by the Council is a non-decision, to be revisited at a later stage, without any public voices. The Moore Street Preservation Trust is requesting that on the basis of the contents of their appeal document, that An Bord Pleanála now overturns the Council's decision and REFUSES planning permission for the proposal (DCC Reg. Ref. No. 2863/21). The development is inappropriate in scale and content, and most importantly takes no proper account of the National Monument/Protected Structures and will have a negative impact on or damage to the historic structures which DCC fail to recognise.

We urge to Bord to terminate the collaborative destruction of the historic buildings at Moore Street by the self interested Local Authority and private Developer.
Observation Fee attached €50. DCC receipt attached.

Charles Hulgraine MRIAI RIBA

Address;

6 Orchard Avenue Clonsilla Dublin 15



Moore Street Preservation Trust



Comhairle Cathrach
Baile Átha Cliath
Dublin City Council

An Roinn Pleanála & Forbairt Maoine, Bloc 4, Urlár 3,
Oifigi 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 Charles Hulgraine, on behalf of Moore Street
Preservation Society
6, Orchard Avenue
Clonsilla
Dublin 15
D15 R2ER

**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

An Roinn Pleanála & Forbairt Maoine, Bloc 4, Urlár 3,
Oifigi 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

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**