

File With _____

SECTION 131 FORM

Appeal NO: ABP 313947-22Defer Re O/H ☐Having considered the contents of the submission dated/ received 12/2/24
fromapplicant I recommend that section 131 of the Planning and Development Act, 2000
be/not be invoked at this stage for the following reason(s): Not case pendingE.O.: Risa QDate: 15/2/24

For further consideration by SEO/SAO

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: _____ Task No: _____

Allow 2/3/4weeks – BP _____

EO: _____

Date: _____

AA: _____

Date: _____

File With _____

CORRESPONDENCE FORM

Appeal No: ABP 313947-22

M _____

Please treat correspondence received on 12/2/24 ~~the~~ email as follows:

- | | |
|--|--|
| 1. Update database with new agent for Applicant/Appellant _____
2. Acknowledge with BP <u>23</u>
3. Keep copy of Board's Letter <input type="checkbox"/> | 1. RETURN TO SENDER with BP _____
2. Keep Envelope: <input type="checkbox"/>
3. Keep Copy of Board's letter <input type="checkbox"/> |
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Amendments/Comments

applicant's response to SIBI

4. Attach to file

- | | |
|---|---|
| (a) R/S <input type="checkbox"/> | (d) Screening <input type="checkbox"/> |
| (b) GIS Processing <input type="checkbox"/> | (e) Inspectorate <input type="checkbox"/> |
| (c) Processing <input type="checkbox"/> | |

RETURN TO EO ☒EO: Lisa Q.Date: 15/2/24Plans Date Stamped ☐Date Stamped Filled in ☐AA: Cathy CarlehenDate: 16/2/24

Derek Kelly

From: Naoise O'Connor <naoiseoconnor@sla-pdc.com>
Sent: Monday 12 February 2024 14:05
To: Appeals2; Bord
Cc: SLA Dublin Central
Subject: ABP Ref. 313947-22 - Response to Submissions - Dublin Central Site 5
Attachments: Cover Letter DC S5 Response to Submissions .pdf; 20035 DCP Site 5_Response to Further Submissions .pdf

Follow Up Flag: Follow up
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Dear Sir, Madam,

We, Stephen Little & Associates Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2, D02 X361 are instructed by our Client (the Applicant), Dublin Central GP Limited, Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576 to submit this First Party response to submissions in relation to ABP Ref 313947-22 as issued by An Board Pleanála on the 23rd January 2024.

We confirm that we act for the Applicant in this instance and would ask that all future correspondence in this matter be directed to this office.

We would be grateful for written acknowledgement of this submission at your earliest convenience.

Kind Regards,

Naoise O'Connor
Assistant Planner
STEPHEN LITTLE & ASSOCIATES
Chartered Town Planners & Development Consultants
26/27 Upper Pembroke Street,
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SLA | **Stephen Little
& Associates**

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To ensure the most efficient use of resources, attendance at meetings will continue using various digital formats, including Microsoft Teams and Zoom.

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The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

Our Ref. 20035

12 February 2024

RE: RESPONSE TO FURTHER SUBMISSIONS

PLANNING APPLICATION FOR THE PROVISION OF A MIXED-USE SCHEME IN A SINGLE BUILDING RANGING FROM 2 – 6 STOREYS OVER SINGLE STOREY BASEMENT COMPRISING OFFICE SPACE C. 5,753 SQ.M), 3 NO. CAFES/RESTAURANTS AND A NEW PUBLIC PLAZA, GENERALLY BOUND BY HENRY STREET TO THE SOUTH, MOORE STREET TO THE WEST AND HENRY PLACE TO THE NORTH AND EAST.

AN BORD PLEANÁLA REF: ABP-313947-22

DUBLIN CITY COUNCIL REG. REF: 2863/21

Dear Sir / Madam,

We, Stephen Little & Associates Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2, D02 X361 submit this First Party Response to Further submissions made on the recently submitted request for Further Information made under Section 137 of the Planning & Development Act 2000, as amended relating to ABP Ref. ABP-31947-22 (Dublin Central Site 5), issued to An Bord Pleanála on the 11 January 2025.

This submission responds to a letter from An Bord Pleanála, dated 23 January 2024, inviting the Applicant to make a submission / observation in writing to the Board in relation to the following 6no. Third Party submissions:

- The 1916 relatives Moore Street Initiative, Memphis, Rafter Street, Gorey, Co. Wexford,
- Dublin City Council, Civic Offices, Wood Quay, Dublin 8, D08 RF3F,
- Relatives of the Signatories to the 1916 Proclamation, 4 Oxford Road, Ranelagh, Dublin 6,
- Moore Street Preservation Trust, Ireland Institute, The Pearse Centre, 27 Pearse Street, Dublin 2,
- Mary Lou MacDonald, 58 Fassauga Avenue, Cabra West, Dublin 7,
- Sinn Féin Group, Dublin City Council, City Hall, Dublin 2.

We confirm that we act for the Applicant in this instance and would ask that all future correspondence in this matter be directed to this office.

We would be grateful for written acknowledgement of this submission at your earliest convenience.

Yours faithfully,



Stephen Little,

Managing Director

STEPHEN LITTLE & ASSOCIATES



SLA

Stephen Little
& Associates

Applicant's
Response to
Further
Submissions on
Section 137
Request
Dublin Central
– Site 5

For Development
Comprising Office, Café
/ Restaurant, and All
Associated and
Ancillary Development.

At Nos. 22 – 25 Moore
Street and Nos. 13 – 14
Moore Lane, Dublin 1

For Dublin Central GP
Limited

FEBRUARY 2024

Document Control: -

Author	Checked by	Purpose	Date
NOC	MO'S	Draft	31.01.2024
NOC	MO'S	Final Draft	08.02.2024
NOC	-	Final	12.02.2024

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1 INTRODUCTION

We, Stephen Little & Associates Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2, D02 X361 make this submission to the Board in response to its notification dated 23 January 2024.

This submission concerns the case of ABP-313947-22 - Dublin Central Site 5. It is made on behalf of the Applicant / 1st Party, Dublin Central GP Limited, Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576.

This submission comprises the 1st Party's response to the Submissions made in respect of the Further Information provided to the Board on 11 January 2023, under Section 137 of the Planning & Development Act 2000, as amended.

This submission provides the 1st Party Response to the following submissions furnished to it by the Board: -

- Dublin City Council, Civic Offices, Wood Quay, Dublin 8, D08 RF3F,
- The 1916 relatives Moore Street Initiative, Memphis, rafter Street, Gorey, Co. Wexford,
- Relatives of the Signatories to the 1916 Proclamation, 4 Oxford Road, Ranelagh, Dublin 6,
- Moore Street Preservation Trust, Ireland Institute, The Pearse Centre, 27 Pearse Street, Dublin 2,
- Mary Lou MacDonald, 58 Fassaugh Avenue, Cabra West, Dublin 7,
- Sinn Féin Group, Dublin City Council, City Hall, Dublin 2.

In response to the Board's invitation and for the avoidance of doubt this Report should be read in conjunction with the response to the Section 137 request issued to An Bord Pleanála on the 11 January 2024. Section 2 that Report details what the 1st Party considered to be the most relevant policy provisions of the current Dublin City Development Plan 2022-2028 ("the Development Plan") and the Applicant's response in respect of how the proposed development is consistent with same.

2 RESPONSE TO FURTHER SUBMISSIONS

The Applicant has gone to great length to ensure that a comprehensive planning assessment of the proposal was provided to An Board Pleanála in response to the Section 137 request for Further Information, issued to the Board on the 11 January 2024. This response demonstrated how the proposed development is compliant with the relevant statutory planning policy as set down in the Dublin City Development Plan 2022-2028 and thus with the proper planning and development of the area.

Notwithstanding, in making this further response to the Board, we have sought to identify all of the grounds of the objection, raised in the various Submissions identified above. We then provide the Applicant's response to all issues raised having regard to the provisions of the relevant Chapter(s) of the Development Plan. Having carefully reviewed the content of the 6no. Third Party Appeals, our summary of the submissions are as follows: -

- Submission made by the 1916 relatives Moore Street Initiative
- Record of Protected Structures and Heritage policies/objectives
- Dublin City Council Submission - Response policies/objectives of the Development Plan not addressed in First Party Section 137 Response.

The below response will address all 6no. submissions made. We will address the submissions following the Board's layout, chapter by chapter of the Development Plan.

The applicant wishes to acknowledge the submission from the 1916 relatives Moore Street Initiative which highlights the historic significance of the area, as detailed in the below sections Site 5 and the

overall Masterplan recognises this historic significance and safeguards this with careful design considerations. This is further discussed in the sections below.

2.1 Chapter 4 – Shape and Structure of the City

Dublin City Council identifies a number of policies and objectives of the Development Plan that they recommend the Board has regard to. One policy under Chapter 4 – Shape and Structure of the City listed by Dublin City Council, that has not already been addressed by the Applicant in its submission dated the 11 January 2024, is: -

SC8 - Development of the Inner Suburbs:

To support the development of the inner suburbs and outer city in accordance with the strategic development areas and corridors set out under the Dublin Metropolitan Area Strategic Plan and fully maximise opportunities for intensification of infill, brownfield and underutilised land where it aligns with existing and pipeline public transport services and enhanced walking and cycling infrastructure.

2.1.1 Applicant's Response

We refer the Board in the first instance, to the Applicants response submission, dated the 11 January 2024 for a full analysis of how the proposed Site 5 development complies with the policies and objectives of Chapter 4 -Shape and Structure of the City of the Development Plan. The following response addresses the residual objectives/policies highlighted by Dublin City Council.

The Dublin Central Masterplan Area ("the Masterplan") is a significant urban regeneration project that encourages high-quality urban design and architectural detailing that contributes to the historic streetscape and creates new points of interest in the area. The Masterplan is underpinned by the Dublin Central Masterplan Area Conservation Management Plan prepared by Molloy & Associates Conservation Architects, having regard to the sensitive historic character of this part of the city centre. The Site 5 proposal is representative of plan-led, high-quality urban and architectural design, which seeks to achieve the sustainable regeneration of an underutilised brownfield site. It delivers an appropriate mix of uses, both vertically and horizontally, with street activating retail and café / restaurant and office use at upper floors.

We also refer the Board to Section 2.8 of the Section 137 Response Report (submitted 11 January 2024), for further discussion on regeneration in the specific context of the Strategic Development and Regeneration Area (SDRA 10 North East Inner City - O'Connell Street – Moore Street Civic/Cultural Hub). The proposed redevelopment of this brownfield city centre site would deliver mixed-use redevelopment which is exceptionally well located in terms of accessibility by foot, by bicycle and to public transport. The area is exceptionally well located in terms of accessibility by foot, by bicycle and to public transport.

2.2 Chapter 5 – Quality Housing and Sustainable Neighbourhoods

The following policies / objectives identified in Dublin City Council submission, not already addressed in the Applicant's submission to the Board dated the 11 January 2024, are: -

QHSN 4 - Key Regeneration Areas

To promote the transformation of the key regeneration areas into successful socially integrated neighbourhoods and promote area regeneration in parts of the city which require physical improvement and enhancement in terms of quality of life, housing and employment opportunities and to ensure a balanced community is provided in regeneration areas.

QHSN6 - Urban Consolidation

To promote and support residential consolidation and sustainable intensification through the consideration of applications for infill development, backland development, mews development,

re-use/adaption of existing housing stock and use of upper floors, subject to the provision of good quality accommodation.

QHSN7 - Upper Floors

To resist and where the opportunity arises, to reverse the loss of residential use on upper floors and actively support proposals that retain or bring upper floors into residential use in order to revitalise the social and physical fabric of the city through measures such as the Living City Initiative.

Dublin City Council will actively engage with property owners and other stakeholders at a national level to investigate other alternative measures in addition to the Living City Initiative to expedite bringing upper floors into residential use, and will be actioned by the City Recovery Task Force and its successor.

QHSN8 - Reduction of Vacancy

To promote measures to reduce vacancy and underuse of existing building stock and to support the refurbishment and retrofitting of existing buildings, including Dublin City Council's Estate Renewal Programme.

QHSN10 - Urban Density

To promote residential development at sustainable densities throughout the city in accordance with the core strategy, particularly on vacant and/or underutilised sites, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area.

QHSN11 - 15-Minute City

To promote the realisation of the 15-minute city which provides for liveable, sustainable urban neighbourhoods and villages throughout the city that deliver healthy placemaking, high quality housing and well designed, intergenerational and accessible, safe and inclusive public spaces served by local services, amenities, sports facilities and sustainable modes of public and accessible transport where feasible.

QHSN 38 - Housing and Apartment Mix

To encourage and foster the creation of attractive, mixed use, sustainable residential communities which contain a wide variety of housing and apartment types, sizes and tenures, in accordance with the Housing Strategy and HNDA, with supporting community facilities and residential amenities.

Further detail in regard to unit mix is set out in Chapter 15: Development Standards. Unit mix requirements for the Liberties and the North Inner City are set out in Section 15.9.1 and Table 37 of the Housing Strategy in Appendix 1.

QHSN47 - High Quality Neighbourhood and Community Facilities

To encourage and facilitate the timely and planned provision of a range of high-quality neighbourhood and community facilities which are multifunctional in terms of their use, adaptable in terms of their design and located to ensure that they are accessible and inclusive to all. To also protect existing community uses and retain them where there is potential for the use to continue.

QHSN58 - Culture in Regeneration

To recognise culture as an important mechanism in regeneration, with the potential to act as a catalyst for integration, community development and civic engagement.

2.2.1 Applicant's Response

It should be noted that in the letter received from An Bord Pleanála, dated 13 December 2023, Chapter 5 – Quality Housing and Sustainable Neighbourhoods was not listed as being required to be responded

to. However as Dublin City Council has raised this in their submission, therefore, we will respond accordingly below.

Firstly, we wish to note that policies QHSN6, QHSN7, QHSN10 and QHSN38 are not of relevance to Site 5 as they relate to residential developments. Site 5 does not include any residential development.

The Site 5 proposal positively contributes to the character and identity of the neighbourhood. The development reinforces the character of Moore Street, through form, mass, design, and materials. The ground floor uses support the existing market street, contributing to the activity and animation of the street. The new square and building create a new civic space within the development, linking between O'Connell Street Upper, Moore Lane and Moore Street, each with its own character and identity.

Opportunities have been taken to provide shops, facilities and services that complement those already available in the neighbourhood. The commercial ground floor uses: retail, cafes and restaurants, within the wider Masterplan have been designed in size and use to complement and support the surrounding streets.

Site 5 promotes the re-use of a number of vacant buildings namely Nos. 22 – 23 Moore Street and No. 13 Moore Lane, the building is currently vacant above an active retail unit at street level and No. 14 Moore Lane, a vacant plot with the south boundary wall comprising a mix of calp limestone and brick remnants of demolished buildings. The vacant site is occupied by Dublin City Council street cleaning vehicles.

2.3 Chapter 6 – City Economy and Enterprise

The following policies / objectives identified in Dublin City Council submission, not already addressed in the Applicant's submission to the Board dated the 11 January 2024, are: -

CEE3 - Promoting and Facilitating Foreign Direct Investment

To promote and facilitate foreign direct investment into the city by working closely with the IDA and other agencies, and having regard to the needs of international investment. To recognise that there is a role for Dublin City Council in establishing a positive and attractive 'brand' for the city and in facilitating investment in the ongoing growth and regeneration of the city.

CEE20 - Vacant Sites

To engage in the 'active land management' of vacant sites and properties including those owned by Dublin City Council.

To engage proactively with land-owners, potential developers and investors with the objective of encouraging the early and high quality re-development of such vacant sites.

To encourage and facilitate the rehabilitation and use of vacant and under-utilised buildings, including their upper floors.

To promote and facilitate the use, including the temporary use, of vacant commercial space and vacant sites, for a wide range of enterprise including cultural uses.

CEE21 - Supply of Commercial Space and Redevelopment of Office Stock

To promote and facilitate the supply of commercial space, where appropriate, including larger office floorplates suitable for indigenous and FDI HQ-type uses.

To consolidate employment provision in the city by incentivising and facilitating the high-quality re-development of obsolete office stock in the city.

CEE26 - Tourism in Dublin

To promote and facilitate tourism as one of the key economic pillars of the city's economy and a major generator of employment and to support the appropriate, balanced provision of tourism facilities and visitor attractions.

To promote and enhance Dublin as a world class tourist destination for leisure, culture, business and student visitors and to promote Dublin as a setting for conventions and cultural events.

To improve the accessibility of tourism infrastructure to recognise the access needs of all visitors to our city.

CEE28 - Visitor Accommodation

To consider applications for additional hotel, tourist hostel and aparthotel development having regard to:

- *the existing character of the area in which the development is proposed including local amenities and facilities;*
- *the existing and proposed mix of uses (including existing levels of visitor accommodation i.e. existing and permitted hotel, aparthotel, Bed and Breakfast, short-term letting and student accommodation uses) in the vicinity of any proposed development;*
- *the existing and proposed type of existing visitor accommodation i.e. Hotel Classification/Rating, Hostel Accommodation, Family Accommodation, Alternative Accommodation etc., in the vicinity of any proposed development;*
- *the impact of additional visitor accommodation on the wider objective to provide a rich and vibrant range of uses in the city centre including residential, social, cultural and economic functions;*
- *the need to prevent an unacceptable intensification of activity, particularly in predominantly residential areas;*

the opportunity presented to provide high quality, designed for purpose spaces that can generate activity at street level and accommodate evening and night-time activities – see also Chapter 12, Objective CUO38.

CEE34 - Craft Enterprises

To recognise that craft enterprises, designers' studios/workshops etc., along with visitor centres, provide economic development and regeneration potential for the city, including the promotion of tourism. To promote Dublin city centre as a destination for such creative industries and for the cultural and artistic sectors.

These will be discussed in the Applicant's response section below.

2.3.1 Applicant's Response

We refer the Board in the first instance, to the Applicant's response submission, dated the 11 January 2024, for a full analysis on how Site 5 complies with the policies and objectives of Chapter 6 – City Economy and Enterprise. The following response address residual objectives/policies highlighted by Dublin City Council and key points of other submissions. There is no hotel or visitor accommodation proposed as part of Site 5 and as such Policy CEE28 is not relevant.

It is acknowledged that there is significant under-utilisation within the entire masterplan area. The proposed development forms part of a wider regeneration and development project, Dublin Central, planned for an area comprising almost three entire urban blocks located between O'Connell Street Upper, Parnell Street, Moore Street and Henry Street. There is significant potential to revitalise this central urban quarter of Dublin City centre through redevelopment that will enhance the competitive position of Dublin city centre. This will include the integration and adaptive reuse of existing built fabric that is important to our sense cultural identity. The Dublin Central Masterplan seeks to inject new life through the sustainable regeneration and revitalisation of this area at the heart of Dublin city centre. The proposed Site 5 scheme brings a number of vacant sites in to re-use, as noted above.

Site 5 forms part of the overall masterplan which recognises tourism as one of the key economic pillars of the city's economy and will improve Dublin City's tourism offerings through Visitor accommodation, cultural facilities and outdoor spaces.

2.4 Chapter 7 – The City Centre, Urban Village and Retail

The following policies / objectives identified in Dublin City Council submission, not already addressed in the Applicant's submission to the Board dated the 11 January 2024, are: -

CCUV8 - Competition and Innovation

To promote and facilitate competition and innovation in the retail sector to the benefit of the consumer, as an integral part of the proper planning and sustainable development of the city.

CCUV18 - Residential Development

To encourage, support and promote more residential apartments as part of mixed-use developments or through the reuse / retrofit of the upper floors of existing buildings. The use of upper floors for residential use is supported in principle on Category 1 and 2 Shopping Streets.

CCUV41 - New Infrastructure Development

Infrastructure projects in Dublin City should ensure placemaking outcomes through a design-led approach. Dublin City Council will work the relevant agencies / infrastructure providers to achieve public realm enhancements in the design, implementation and delivery of infrastructure projects.

CCUVO18 (OBJECTIVE) - Streets and Lanes Dublin 1

To work with city stakeholders including local businesses, and the BIDs group 'WeAreDublintown' to implement a number of public realm projects arising from the Re-Imagining Dublin One study and to extend best practice from these projects to other parts of Dublin 1 and the city. This includes the North Lotts Planning Study and the 'Reimagining Dublin One Laneways' project

CCUVO19 (OBJECTIVE) - Linking Office and Culture Clusters to the Retail Core

To devise a programme to enhance pedestrian amenities, encourage more street based activities and provide micro spaces along key routes from office and culture clusters to the retail core to enhance the vibrancy of the streetscape and to draw office workers and tourists into the retail core.

2.4.1 Applicant's Response

We refer the Board in the first instance, to the Applicant's response submission dated the 11 January 2024 for a full analysis on how Site 5 complies with the policies and objectives of Chapter 7 – The City Centre, Urban Village and Retail. The following response address residual objectives/policies highlighted by Dublin City Council and key points of other submissions.

We wish to note that policy CCUV41- New Infrastructure Development does not apply to this development as it is not an infrastructure development and policy CCUV18 – Residential Development as this development does not have any residential component.

Site 5 and the wider Masterplan is expected to generate the critical mass that will make a significant contribution to developing a strong city core. This in turn will support the development of Dublin as an internationally competitive city region. The range, balance and configuration of uses proposed for Site 5 can serve to attract and sustain desirable activity during the day and night, to create a City Centre destination that is commercially competitive and attractive, inclusive and vibrant.

In terms of linkages, There are attractive routes in and out for pedestrians and cyclists. The existing street pattern does not encourage pedestrian movement around and through the wider urban blocks. The Masterplan proposed new connections through the urban blocks to encourage and support pedestrian movement, whether direct commuter movement, or the more casual strolling, shopping, or

exploring. A Scenario Testing & Development Design Report, prepared by Space Syntax, on existing pedestrian movement patterns and pedestrian numbers, underlines the inhibiting and impermeable nature of the existing Masterplan site in its current format for pedestrian movement. This has informed the design process. The site is in line with Objective CCUVO19 through providing enhanced pedestrian amenities in Dublin's City Centre, as the Scenario Testing & Development Design Report concludes:

"The Masterplan maximises footfall benefits to Moore Street by improving its connection to O'Connell Street via the new East West route, also linking the street to a large public space. The streets and spaces in the Masterplan are designed to cater to the significant increase in movement and maintain a high Pedestrian Comfort Level throughout the scheme and surrounding street network. The configuration of urban blocks in the new development creates a high degree of permeability and continuity of routes within the site. Consequently, pedestrian movement through the lanes is significantly improved. The location of retail and food & beverage land uses along the new routes will further serve to attract pedestrian movement through the development."

2.5 Chapter 8 – Sustainable Movement & Transport

The following policies / objectives identified in the Dublin City Council submission, not already addressed in the Applicant's submission to the Board dated 11 January 2024, are: -

SMT8 Public Realm Enhancements

To support public realm enhancements that contribute to place making and liveability and which prioritise pedestrians in accordance with Dublin City Council's Public Realm Strategy ('Your City – Your Space'), the Public Realm Masterplan for the City Core (The Heart of the City), the Grafton Street Quarter Public Realm Plan and forthcoming public realm plans such as those for the Parnell Square Cultural Quarter Development and the City Markets Area.

SMT9 Public Realm in New Developments

To encourage and facilitate the co-ordinated delivery of high quality public realm in tandem with new developments throughout the city in collaboration with private developers and all service/utility providers, through the Development Management process.

SMT12 Pedestrians and Public Realm

To enhance the attractiveness and liveability of the city through the continued reallocation of space to pedestrians and public realm to provide a safe and comfortable street environment for pedestrians of all ages and abilities.

SMT14 City Centre Road Space

To manage city centre road-space to best address the needs of pedestrians and cyclists, public transport, shared modes and the private car, in particular, where there are intersections between DART, Luas and Metrolink and with the existing and proposed bus network.

SMT22 Key Sustainable Transport Projects

To support the expeditious delivery of key sustainable transport projects so as to provide an integrated public transport network with efficient interchange between transport modes, serving the existing and future needs of the city and region and to support the integration of existing public transport infrastructure with other transport modes. In particular the following projects subject to environmental requirements and appropriate planning consents being obtained:

- DART +
- Metrolink from Charlemount to Swords
- BusConnects Core Bus Corridor projects
- Delivery of Luas to Finglas
- Progress and delivery of Luas to Poolbeg and Lucan

SMT27 Car Parking in Residential and Mixed Use Developments

To provide for sustainable levels of car parking and car storage in residential schemes in accordance with development plan car parking standards (see Appendix 5) so as to promote city centre living and reduce the requirement for car parking.

To encourage new ways of addressing the transport needs of residents (such as car clubs and mobility hubs) to reduce the requirement for car parking. To safeguard the residential parking component in mixed-use developments.

2.5.1 Applicant's Response

We refer the Board in the first instance, to the Applicant's response submission dated the 11 January 2024 for a full analysis on how Site 5 complies with the policies and objectives of Chapter 8 – Sustainable Movement & Transport. The following response address residual objectives/policies highlighted by Dublin City Council and key points of other submissions.

A Landscape / Public Realm Masterplan has been prepared by Gross Max Landscape Architects. The Landscape Masterplan Report, presents a cohesive landscaping concept is designed to tie the various Sites within the Masterplan together. All public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use. The new public square is overlooked by the office uses within sites 5 and 2, and from the commercial uses at ground level. There is a limited number of apartments within site 4 which overlook the new square. The new square is designed to be used by the wider community within central Dublin, rather than only the residents of the Masterplan. The public realm is considered as a usable integrated element in the design of the development.

The Masterplan has been led by the creation of the new open spaces, streets and lanes linked to the existing street network, and the new square is an integral part of this wider network of spaces, linking movements east and west between O'Connell Street and Moore Street, and north and south from Henry Street to Parnell Street. The proposed café units at ground floor level will provide active frontage and enhance the public realm and provide services to office users and the public which will add to the vibrancy of the area.

The area is also exceptionally well located in terms of accessibility by foot, by bicycle and to public transport, as generally described below: -

- Many of the streets in the immediate area have cycle lanes which provide direct access to the Dublin Strategic Cycle Network.
- There are several Dublin Bikes Stations in the vicinity at Jervis Street, Parnell Square North, Parnell Street, Princes Street and Cathal Brugha Street which are all within a 3 – 6 minute walk from the application site.
- The Luas Green line operates between Brides Glen at Cherrywood in Sandyford and Broombridge and the Luas Red Line operates between Saggart / Tallaght and the 3Arena / Connolly. The two lines intersect at the junction of O'Connell Street and Abbey Street adjacent to the south-east of the site due to the introduction of Luas Cross City. Red Luas and cross city Luas lines serve stops at Heuston Station, O'Connell Street and Parnell Square, which act as termini for numerous Dublin Bus services.
- Connolly Train Station is located c. 800 m (c. 10 – 12 minute walk) east of the site which allows interchange with DART services and Iarnród Éireann commuter services.
- Extensive bus services are available on O'Connell Street including Dublin Bus (31no. routes), private interurban routes and airport services. Aircoach operate a 24-hour service at 10-20 minute intervals through O'Connell Street from Sandyford, Greystones, Cork and Belfast. Citylink provides hourly services from Bachelor's Quay (c.200m) and Aston Quay (c. 400m) in each direction from Dublin Airport to Galway and Limerick. Wexford Bus operates frequent return services from Dublin Airport to Wexford via Custom House Quay (c. 700m) and George's Quay (c. 550m).

- O'Connell Street, Parnell Square East, Parnell Street and Parnell Square West to the north and east of the site are four of the essential primary links included in the proposed Bus Connects network.
- BusÁras is located c. 600m (c. 8 – 10 minute walk) east of the application site, which allows interchange with Dublin Bus services, Córas Iompair Éireann (CIÉ) regional bus services and private intercity bus services.
- A proposed Metrolink line (Metrolink Project – at railway order application stage) will provide for a high-capacity, high-frequency rail service between Dublin Airport and the LUAS Green Line at Charlemont, with stops proposed at both ends of O'Connell Street. Metrolink will have a stop under Site 2AB and Site 2C, the design of which will allow Metrolink to be developed independently by TII. The future development of Site 2AB and Site 2C will include Metrolink Enabling Works (MEW) to facilitate the future implementation of the Metrolink Station (see Section 6 of the Planning Report submitted as part of the application for further detail).

No car parking is proposed as part of Site 5, given its city centre location and ample access to local amenities, public transport and cycle facilities.

We refer the Bord to the Transport Assessment – Vol. 3: Overall Development and Travel Plan, prepared by Waterman Moylan Consulting Engineers as submitted with the planning application, in respect of existing and future public transport, pedestrian and cycling links to the site. The TA is accompanied by a Travel Plans and a Preliminary Construction Traffic Management Plans (PCTMP) relating to the overall Dublin Central Masterplan and also for Site 5.

2.6 Chapter 11 – Built Heritage and Archaeology

The submissions from Dublin City Council, Mary Lou McDonald TD, Sinn Féin group and the Moore Street Preservation Trust all refer to the recent additions along Henry Place and Moore Street to the Record of Protected Structures.

Shane Stokes discusses Chapter 11 - Built Heritage and Archaeology in detail, asserting that the scheme does not comply with the objectives of Chapter 11, the need to retain historic fabric, and protect the O'Connell Street Architectural Conservation Area (ACA). The submission asserts that Moore Street is a priority Architectural Conservation Area (ACA) and that the scheme does not comply with the O'Connell Street ACA.

The following policies / objectives identified in the Dublin City Council submission, not already addressed in the Applicant's submission to the Board dated 11 January 2024, are: -

BHA6 Buildings on Historic Maps

That there will be a presumption against the demolition or substantial loss of any building or other structure which appears on historic maps up to and including the Ordnance Survey of Dublin City, 1847. A conservation report shall be submitted with the application and there will be a presumption against the demolition or substantial loss of the building or structure, unless demonstrated in the submitted conservation report this has little or no special interest or merit having regard to the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities (2011).

BHA8 Demolition in an ACA

There is a presumption against the demolition or substantial loss of a structure that positively contributes to the character of the ACA except in exceptional circumstances where such loss would also contribute to a significant public benefit.

BHA10 Demolition in a Conservation Area

There is a presumption against the demolition or substantial loss of a structure that positively contributes to the character of a Conservation Area, except in exceptional circumstances where such loss would also contribute to a significant public benefit.

BHA14 Mews

To promote the redevelopment and regeneration of mews lanes, including those in the north and south Georgian core, for sensitively designed, appropriately scaled, infill residential development, that restores historic fabric where possible, and that removes inappropriate backland car parking areas.

BHA18 Historic Ground Surfaces, Street Furniture and Public Realm

To protect, conserve and retain in situ historic elements of significance in the public realm including milestones, jostle stones, city ward stones, bollards, coal hole covers, gratings, boot scrapers, cast iron basement lights, street skylights and prisms, water troughs, street furniture, post boxes, lampposts, railings and historic ground surfaces including stone kerbs, pavement flags and setts, and to promote conservation best practice and high standards for design, materials and workmanship in public realm improvements within areas of historic character, having regard to the national Advice Series on Paving: The Conservation of Historic Ground Surfaces (2015).

To maintain schedules of stone setts, historic kerbing and historic pavers/flags, and associated features in the public realm, to be protected, conserved or reintroduced (Appendix 6), and to update and review these schedules during the period of this development plan.

BHA21 Retrofitting Sustainability Measures

To have regard to the Department of Environment, Heritage and Local Government's publication on Energy Efficiency in Traditional Buildings (2010) and the Irish Standard IS EN 16883:2017 Conservation of Cultural Heritage- Guidelines for Improving the Energy Performance of Historic Buildings (2017) and any future updates or advisory documents in assessing proposed works on heritage buildings.

BHA22 Upgrading Environmental Performance

To ensure a sustainable future for historic and other buildings subject to heritage protection, the City Council will encourage and support works to upgrade the environmental performance of the existing building stock that incorporates good standards of design and appearance. Where these works involve historic buildings subject to protection (this includes buildings referenced on the Record of Protected Structures and non-protected structures in an Architectural Conservation Area), the works shall not adversely affect the special interest of the structure and thus a sensitive approach will be required, taking into account:

- *The significance of the structure, and*
- *The extent of intervention, including impact on historic fabric, the technical requirements of a traditionally constructed building, visibility, siting and design.*
- *The installation of renewable energy measures and equipment will be acceptable where sited and designed to minimise the visual impact and does not result in any significant loss of historic fabric or otherwise affect the significance of the structure.*

2.6.1 Applicant's Response

Site 5 itself lies outside the boundary of the O'Connell Street & Environs ACA and there are no protected structures on the site accommodating the buildings proposed.

The Site 5 Architectural Heritage Impact Assessment, prepared by Molloy Associates, has assessed the existing buildings within this site, and concluded that there are structures with limited or no significance from a conservation point of view. However, the public realm defined by Henry Place, Moore Lane and O'Rahilly Parade is classified as being of high significance.

We refer the Board to the following reports that accompanied the application and which are important in understanding how Site 5 has been conceived, considered and further refined in order to ensure that it will make a positive contribution to the architectural and civic design quality in this context: -

- Architects Design & Access Statement, prepared by ACME Architects, provides an in-depth analysis of the site and surrounding historic and existing context, which has informed the architectural design of Site 5.

- Conservation Plan and Architectural Heritage Impact Assessment, prepared by Molloy & Associates Conservation Architects, which respectively describe the existing built environment at Site 5 and considers the impact of the proposed building on the architectural heritage and setting of the site and its surroundings.
- EIAR Chapter 15: Cultural Heritage (Architectural), prepared by Molloy & Associates Conservation Architects.
- Chapter 12: Landscape and Visual Impact Assessment of the accompanying EIAR, prepared by ARC, which includes a visual impact assessment of Site 5, having regard to the pattern of change and to the existing historic and urban landscape that characterises the site location.

2.7 Chapter 12 – Culture

The submissions made by the Moore Street Preservation Trust and the Relatives of the Signatories of the 1916 Proclamation all refer to Objective CUO9 of the Development Plan, the Applicant did not respond specifically to this objective in its Section 137 response submission dated the 11 January 2024. A response is now provided to Objective CUO9 of the Development Plan below.

The following further policies / objectives identified in the Dublin City Council submission that have not already been addressed by the Applicant in its 11 January 2024 response submission, are: -

CU2 Cultural Infrastructure

To ensure the continued development of Dublin as a culturally vibrant, creative and diverse city with a broad range of cultural activities provided throughout the city, underpinned by quality cultural infrastructure.

CU4 Cultural Resources

To support the development of new and expanded cultural resources and facilities within the city that enrich the lives of citizens and visitors, provide new opportunities for engagement and celebrate aspects of our history and culture.

CU9 Parnell Square and North Inner City Cultural Cluster

To promote and support the growth of the Parnell Square and North Inner City cultural cluster to facilitate opportunities that provide benefits both to the wider City and to the economic growth and regeneration for the NEIC that supports artists, mitigates social exclusion and increases opportunities for expression and artistic engagement for the diverse local community and in particular, young people.

CU13 Protection of Cultural Uses

To protect cultural uses within the city that have been negatively impacted by the Covid pandemic and seek to preserve such spaces so they are not lost to the city as a result of the economic impact of the extended closure during the pandemic.

CU20 Cultural Activities in the Evening

To support the growth in cultural activities within the city and to encourage cultural institutions and amenities within the city to operate into early evening time on a regular basis, and to explore the development of more regular evening cultural experiences on a pilot basis.

CU21 Night Time Economy Taskforce Report

To be guided by the recommendations set out in the National Night Time Economy Taskforce Report 2021 and to seek that Dublin is selected as a pilot for the creation of a Night Time Advisor and stakeholder committee.

CUO9 (Objective) 14-17 Moore Street

To Support the preservation and restoration of the historic terrace 10-25 Moore Street and adjacent yards and lanes, and the remaining historic built heritage of the street, including numbers 18 Moore Street and the establishment of a commemorative visitor centre, as a fitting tribute to the men and women of the Easter 1916 and as an educational and cultural resource centre and taking account of the contents and relevant recommendations of the Moore Street Advisory Group Report, OPW and other stakeholders including the response of the Minister for Heritage and Electoral Reform.

CUO26 (Objective) Demolition or Replacement of a Use of Cultural Value

Where applications are made seeking to demolish or replace a cultural space/use, the development must re-accommodate the same or increased volume of space/use or a similar use within the redevelopment. Cultural uses include theatres, cinemas, artist studios, performance spaces, music venues, nightclubs, studios and dance space.

CUO39 (Objective) Purpose Built Spaces for Evening and Night Time Activities

To encourage the opportunity presented by new larger developments, including a requirement for all new large hotels and aparthotels*, within the city to provide high quality, designed for purpose spaces that can accommodate evening and night time activities, such as basement/roof level “black box” spaces that can be used for smaller scale performances/theatre/music/dance venues, and/or for flexibility in the design of larger spaces, such as conference spaces, to be adaptable for evening and night-time uses.*

**Over 100 bedrooms*

2.7.1 Applicant's Response

We refer the Board in the first instance, to the Applicants response to the Section 137 request as submitted on the 11 January 2024 for a full analysis on how Site 5 complies with the policies and objectives of Chapter 12 - Culture. The following response addresses the residual objectives/policies highlighted by Dublin City Council and the key points of other submissions.

We refer to section 2.7 of the 11 January 2024 submission, which provides a breakdown of all the proposed cultural uses across the Masterplan. The Masterplan, as implemented through the planning applications for the Site 5 and other site proposals, helps to make Dublin City Centre a culturally vibrant, creative and diverse city. Site 5 / Dublin Central Masterplan lands are located on one of Ireland's premier streets at the heart of the city centre, with access to an abundance of community, arts and cultural spaces including Parnell Square, a new cultural quarter.

The proposed development provides a ranges of active uses at ground floor to encourage activity throughout the day and into the night. This approach has been replicated across the Masterplan and was considered by the Planning Authority to be acceptable. The range, balance and configuration of uses proposed for Site 5 can serve to attract and sustain desirable activity during the day and night, to create a City Centre destination that is commercially competitive and attractive, inclusive and vibrant.

We refer the board to the response to CUO9 - 14-17 Moore Street below, prepared by Dublin Central's Conservation Architects Molloy & Associates. By way of framing a response, each component of the Objective is analysed below:

The preservation and restoration of the historic terrace 10-25 Moore Street

The applicant supported a forensic analysis of this section of Moore Street at an early stage in the design process, mapping the position and known extent of pre-1916 building fabric, as a basis for its collective retention, safeguarding and presentation within the proposed redevelopment of plots containing post-1916 building fabric.

The preservation and restoration of adjacent yards and lanes

The legibility and enhanced expression of Moore Lane and Henry Place is a central design objective of the Dublin Central Masterplan. It is accepted that the mergence of historic laneways and yards within the building blocks of Site 3 and Sites 4- 5, reflects their infilling and amalgamation as has occurred over the course of time since 1916. The viability of the three developments to an extent relies on the continuance of this adopted tradition, whilst preserving, restoring and presenting building fabric of significance.

The preservation and restoration of the remaining historic built heritage of the street, including numbers 1-8 Moore Street

Historic building fabric, not mentioned in this Objective, namely the voluntary retention, restoration and presentation of Nos 7-8 Moore Lane, together with street surfaces and kerbing, has been carefully identified as requiring preservation and integration within the proposed development. For reasons cited in MOLA's Design Statement submitted as part of the planning application for Site 3, the demolition of Nos 1-8 Moore Street is proposed, whilst retaining No.9 Moore Street (which is considered of comparable significance to No.10 Moore Street- yet remains excluded from the RPS) and Nos 9-11 Henry Place.

The establishment of a commemorative visitor centre

Whilst the establishment of this centre falls outside the remit of the applicant, it has made every effort to consider the National Monument and its setting within the overall masterplan including the provision of upgraded and new public realm. All considerations given to the National Monument take account of the contents and relevant recommendations of the Moore Street Advisory Group Report, OPW and other stakeholders including the response of the Minister for Heritage and Electoral Reform

The design team consulted at all stages of the design process with cited statutory stakeholders, considering feedback and addressing concerns.

2.8 Chapter 13 – Strategic Development Regeneration Area

Shane Stokes quotes the requirements of the SDRA in his submission.

The following objective listed by Dublin City Council was not name checked by the Applicant in the Section 137 response (11 January 2024), but we would submit that its general provisions have been considered at length through the application and appeal stages : -

SDRA01 (Objective) - *To support the ongoing redevelopment and regeneration of the SDRA's in accordance with the guiding principles and associated map; the qualitative and quantitative development management standards set out in Chapter 15; and in line with the following overarching principles:*

Architectural Design and Urban Design: *All development within the SDRAs must be of the highest architectural quality and adhere to the key architectural and urban design principles set out in Chapter 15 in order to create long term, viable and sustainable communities aligned with the principles of the 15- minute city.*

Phasing: *Large scale development proposals should be developed in accordance with agreed phasing plans to ensure that adequate social and physical infrastructure is delivered in tandem with development.*

Access and Permeability: *Development proposals should ensure adequate permeability and connectivity to surrounding neighbourhoods and public transport infrastructure through the provision of high quality, accessible public realm and high-quality walking and cycling infrastructure. Access and layout should accord with the principles of DMURS.*

Height: *Guiding principles regarding height are set out for each SDRA. Where development adjoins lower scaled residential communities, development must be appropriately designed so that no significant adverse impacts on the residential amenities of adjacent residential properties arises. The performance criteria set out in Appendix 3 should be adhered to for developments of significant scale and/or density.*

Urban Greening and Biodiversity: Development proposals within the SDRAs must ensure the integration of greening and biodiversity measures including high quality public open space as well as micro greening measures including green walls, green roofs, parklets etc. In general, unless otherwise specified under a separate LAP/SDZ Planning Scheme/other statutory plan policy/objective or site-specific guiding principle, a minimum of 10% public open space should be provided as part of all development proposals in SDRAs. A financial contribution in lieu of same will only be considered in exceptional circumstances.

Surface Water Management: All development proposals should provide for sustainable surface water management including climate change provisions and the installation of sustainable drainage systems (SuDS) in order to reduce surface water runoff and potential flooding. This should be considered in conjunction with open space design and green infrastructure, biodiversity initiatives and nature based solutions. See Appendix 11, 12 and 13 for further detail.

Flood Risk: All development proposals within the SDRAs will have regard to restrictions / measures to mitigate identified flood risk outlined in the Strategic Flood Risk Assessment (SFRA) and in particular, Appendices A, B and C including climate change provisions in the SFRA.

River Restoration: Opportunities for enhanced river corridors are applicable to the following Strategic Development and Regeneration Areas (SDRAs) in order to harness significant opportunities for river restoration where feasible: SDRA 1 Clongriffin/Belmayne and Environs; SDRA 3 Finglas Village Environs and Jamestown Lands; SDRA 4 Park West/Cherry Orchard; SDRA 5 Naas Road; SDRA 6 Docklands; SDRA 7 Heuston and Environs; SDRA 9 Emmet Road; SDRA 10 North East Inner City and SDRA 16 Oscar Traynor Road. See Chapter 9, Policy SI12 for further detail.

Sustainable Energy: Climate Action Energy Statements for significant new residential and commercial developments, in Strategic Development and Regeneration Areas (SDRAs), will be required to investigate local heat sources and networks, and, where feasible, to demonstrate that the proposed development will be 'District Heating Enabled' in order to facilitate a connection to an available or developing district heating network. Further specific guidance regarding 'District Heating Enabled' Development is set out in Chapter 15 and should be complied with. Specific guidance is set out regarding SDRA 6 (Docklands) and SDRA 10 (NEIC) where applicants must demonstrate how a proposed development is District Heating Enabled and will connect to the 'Docklands and Poolbeg' DDHS catchment. Guidance is also set out regarding SDRA 7 (Heuston and Environs), SDRA 8 Grangegorman/Broadstone), SDRA 11 (St. Teresa's Garden and Environs), SDRA 14 (St. James's Healthcare Campus and Environs), SDRA 15 (Liberties and Newmarket Square) where possible connections or interconnections to existing heat networks in the area, to create a district heating 'node' must be investigated.

Climate Change: Proposed developments within the SDRAs shall be required to apply innovative approaches to energy efficiency, energy conservation and the use of renewable energy in order to contribute to achieving zero carbon developments.

Cultural Infrastructure: All new regeneration areas (SDRAs) and large-scale development above 10,000 sq. m. in total area must provide at a minimum 5% community, arts and culture predominantly internal floorspace as part of their development. See Objective CU025 for further detail.

This will be discussed in the Applicant's response section below.

2.8.1 Applicants Response

The application site falls within the Strategic Development Regeneration Areas (SDRA) 10 – Northeast Inner City (NEIC) of the current Development Plan. We wish to acknowledge that masterplans should incorporate heritage-led retention and restoration of all pre-1916 buildings and fabric along Moore Street. The Dublin Central Masterplan seeks to optimise the regeneration opportunities presented by the central location, accessibility, architectural heritage features and cultural identity of O'Connell Street and environs, including Henry Street, Moore Street and Moore Lane. We refer to the Masterplan Design Statement, prepared by ACME Architects and to the accompanying Architectural Heritage assessments prepared by Molloy & Associates, Conservation Architects which address the heritage led approach of the masterplan. Chapter 13 also notes that proposals should respond to The policies and provisions of the O'Connell Street Architectural Conservation Area (ACA), 2001, and the Scheme of

Special Planning Control for O’Connell Street & Environs 2016, including any amendments thereto, along with those of the proposed Draft Moore Street Architectural Conservation Area or similar where adopted. The Draft Moore Street Architectural Conservation Area has not yet been adopted and Site 5 lies outside the extents of the O’Connell Street ACA.

We refer the Board to section 2.8.2 of the Section 137 response (11 January 2024), which demonstrates how the scheme is compliant with SDRA 10. It should be noted that in the DCC submission it is noted that the proposal *“would support and be in accordance with a number of policies and related objectives of the Dublin City Development Plan 2022-2028; in particular policy SDRAO1 and the guiding principals under SDRA10”*.

We refer to the Applicant’s response to Objective SDRAO1 below: -

- **Architectural Design and Urban Design:** The development is of high quality and adheres to key architectural and urban design principles set out in Chapter 15. We refer the Board to the Masterplan Design Statement, prepared by ACME Architects submitted at application stage which sets out the frameworks for the redevelopment of the overall land holding, as well as the Architectural Design Statement for Site 5 also prepared by ACME Architects.
- **Phasing:** We refer the Board to the Outline Construction & Demolition Management Plan, prepared by Waterman Moylan Consulting Engineers submitted with the planning application for Site 5 for further details on different stages of construction, co-ordinated as necessary with other planned works that may take place during the planned construction period.
- **Access and Permeability:** The proposed development ensures adequate permeability and connectivity to the surrounding city centre area and public transport infrastructure. Site permeability and connectivity to the wider Masterplan area that includes well-designed public realm will drive footfall, increase dwell time and activate the interior of this urban block, in addition to sustaining active uses at Henry Street and Moore Street. Site 5 as a component of the wider Dublin Central masterplan has been designed to meet the mobility needs and convenience of all. The scheme delivers good permeability throughout allowing all-inclusive access without compromising the existing historical character. We refer to the Scenario Testing & Design Development Report, prepared by Space Syntax.
- **Height:** Site 5 proposes a mixed-use scheme which ranges in height from 2 — 6 (over single storey partial basement). The Planning Authority generally welcomes the modulation of massing and height across Site 5, and noted it was *“in keeping with the existing and developing built context”*.
- **Urban Greening and Biodiversity:** The landscape of the Dublin Central site has informed the overall landscaping plans for the area. The scheme provides good connectivity and enhances biodiversity within the city centre environment. The Site 5 proposal is considered in the context of the Dublin Central Landscape Masterplan, prepared by Gross Max Landscape Architects. The landscape masterplan is guided by an overall design vision, which includes the objective to create a sustainable public realm with increased biodiversity. This will be done using green roofs to increase biodiversity, to slow rainfall run-off and improve the microclimate. New tree planting to be climate adaptable and suitable for site conditions. The Site 5 proposal will be accessible to the enhanced network of existing and proposed public streets and spaces within the wider Dublin Central Masterplan area.
- **Surface Water Management:** The proposed design maximises sustainable energy uses and materials, it incorporates appropriate SuDS measures and seeks to enhance biodiversity as a component part of the wider Dublin Central Masterplan area.
- **River Restoration:** Not applicable to Dublin Central site.
- **Sustainable Energy:** It is noted that a key climate mitigation action for all new development relates to the need to reduce energy demand, to increase energy efficiency and to provide renewable energy on-site if possible. We refer the Board to the Dublin Central – Site 5 Energy & Sustainability Statement, prepared by BDP M&E Consulting Engineers which accompanied the planning application. The proposal contained in the BDP Report aligns with the

requirements set out above. It identifies that *“The Dublin Central Site 5 project is aspiring to be one of Ireland’s first Net Zero Carbon schemes offering residents, visitors and guests a low carbon footprint alternative for Dublin.”* There will also be zero fossil fuels used on site throughout construction.

- **Climate Change:** As above.
- **Cultural Infrastructure:** See response in Section 2.8.2 of the Section 137 request as submitted on the 11 January 2024.

2.9 Chapter 15 – Development Standards

There were a number of sections from Chapter 15 mentioned in Dublin City Councils Submission which the applicant did not specifically respond to in the Section 137 response issued to the Board on the 11 January 2024, these are noted in sections 2.10.1.1 to 2.10.1.13 below.

2.9.1 Applicant’s Response

Firstly, would highlight that Chapter 15 of the Development Plan set out Development Standards and that the Development Plan states that *“The guidance and principles set out are intended as a guide to prospective applicants as to how new development should stimulate responsive and innovate design in the city.”* As such all the below are guidance rather than policies or objectives which must be adhered to.

2.9.1.1 Section 15.3 - Environmental Assessment – EIA/AA/Ecological Impact Assessment

An Environmental Impact Assessment Report, co-ordinated by Stephen Little and Associates and a Appropriate Assessment Report, prepared by Scott Cawley were prepared as part of the application for Site 5 submitted at application stage and reconsidered at Further Information stage. We refer to board to the same.

2.9.1.2 Section 15.4 - Key Design Principals

For a comprehensive response in relation to Healthy Place Making, Architectural Design Quality, Sustainable and Climate Action and Inclusivity and Accessibility we refer the Board to section 2.8.15 of the Section 137 response issued to the Board on the 11 January 2024.

However, in relation to safe and secure design, the design of Site 5 and the overall masterplan promotes safety and security through passive surveillance, avoiding blank facades and providing adequate lighting.

The design statement prepared by ACME at application stage notes that *“The new public square, which Site 5 provides part of, is overlooked by the office uses within sites 5, 2C and 2AB, and from the commercial uses at ground level. There is a limited number of apartments within site 4 which overlook the new square. The new square is designed to be used by the wider community within central Dublin, rather than only the residents or workers in the Masterplan.”*

2.9.1.3 Section 15.5 - Site Characteristics and Design Parameters

For a comprehensive response in relation to Brownfield, Regeneration sites, Height, Density, plot ratio, Architectural Design Statements, Models and Photomontages we refer the Board to section 2.9.16 of the Section 137 response issued to the Board on the 11 January 2024.

The standards set out under 15.5.2 infill development is not relevant to this application. In terms of alterations and retrofitting non-domestic buildings, the proposed development at Site 5, as a component of the wider Dublin Central Masterplan, aims to tackle the issue around vacancy within the city centre. It seeks to re-use or integrated existing building stock through refurbishment and

retrofitting in so far as possible. The conservation approach also seeks to ensure that protected structures and other buildings of historic significance are brought into viable re-use, instilling new life and activity into what was hitherto unusable floor space notwithstanding its location overlooking one of Dublin's shopping streets. In relation to Materials and Finishes, the proposed new buildings complement the existing material palette and propose similar high-quality and self-finished materials to preserve the character of the area. We refer the Board to the Architectural material submitted at application stage and Further Information stage for more details on this.

2.9.1.4 Section 15.6- Green Infrastructure

For a comprehensive response in relation to the introduction of section 15.6 we refer the Board to section 2.9.16 of the Section 137 response issued to the Board on the 11 January 2024.

Site 5 is considered in the context of the Dublin Central Landscape Masterplan, prepared by GrossMax Landscape Architects. The landscape masterplan is guided by an overall design vision, which includes the objective to create a sustainable public realm with increased biodiversity. This will be done using green roofs to increase biodiversity, to slow rainfall run-off and improve the microclimate. New tree planting to be climate adaptable and suitable for site conditions. The proposed design incorporates appropriate SuDS measures and seeks to enhance biodiversity as a component part of the wider Dublin Central Masterplan area.

2.9.1.5 Section 15.7 - Climate Action

For a comprehensive response in relation to Climate Action and Energy Statement we refer the Board to section 2.9.16 of the Section 137 response issued to the Board on the 11 January 2024.

As noted in section 2.10.1.3 above the scheme seeks to re-use or integrated existing building stock through refurbishment and retrofitting in so far as possible.

An extensive Energy and Sustainability statement was prepared by BDP at application stage, this noted that *"It is not practical to feed the entire scheme with on-site renewable electricity."* However, *"The energy usage of the development is minimised through a number of key measures. Preference is given to the use of passive measures to minimise the buildings demand for energy and these measures are then supported by active energy systems that generate and distribute energy in an efficient way. These measures include the following:*

- *The level of insulation and unwanted air leakage control will be excellent. The design team will minimise air leakage and check construction quality by closely monitoring the constructions on site. Ultimately the air leakage and insulation levels will be tested through the use of air leakage and thermography tests.*
- *The ratio of solid to glazed areas have been carefully designed for each facade and orientation in order to achieve an appropriate balance between natural light, ventilation, heat gain and heat loss.*
- *The buildings and external lighting systems are intended to be entirely LED based.*
- *The air and water systems are designed to vary their output in proportion to the demand in order to minimise their energy usage.*
- *All main air handling units are fitted with heat recovery systems, offering the recovery of waste heat energy.*
- *Heating and cooling is generated through highly efficient air source heat pumps in order to completely remove the carbon impact of heating and a central energy plant will maximise efficiencies for the building.*
- *Hot water is generated by highly efficient water to water heat pump plant that contributes towards the Renewable Energy Ratio requirement in the new Part L 2017 document*
- *Solar Photovoltaics at roof level of all buildings are provided to generate clean renewable on-site energy.*
- *Information on the key technologies used to reduce the energy consumption of the building will be publicly displayed to encourage the promotion of sustainable construction."*

2.9.1.6 Section 15.8 - Residential Development

Section 15.8 of the development plan is not applicable to site 5 as there is no proposed residential development.

2.9.1.7 Section 15.9 - Apartment Standards

Section 15.9 of the development plan is not applicable to site 5 as there is no proposed residential development.

2.9.1.8 Section 15.13 - Other Residential typologies

Section 15.13 of the development plan is not applicable to site 5 as there is no proposed residential development.

2.9.1.9 Section 15.14 - Commercial Development/Miscellaneous

Sub sections 15.14.4 – Offices and 15.14.7 – Retail and Food & Beverage are all relevant to the proposed development at Site 5 and the overall Masterplan.

tThe Planning Authority raised no concern with range of proposed uses at Site 5, these uses being *“acceptable in principle, contributing to the provision of office accommodation with the area and is considered an appropriate use for the site.”*

Through offering a more dynamic retail, food & beverage and leisure offering in the city centre, Site 5 provides an opportunity in the Dublin City Retail Core to evolve in a mixed-use sustainable manner and create a destination for people to linger, stay, live, shop, work and socialise during the day and at night time. As recommended in Section 15.14.4 – Offices of the Development Plan, the proposed scheme was accompanied by an Architectural Design Statement, this was prepared by ACME Architects at application stage and refined through Further Information Stage. All relevant standards identified in Section 15.14.7 – Retail and Food & Beverage of the Development Plan have been appropriately considered as part of the application at both application stage and further information stage, we refer the Board to the planning documents as submitted at these stages, which have been furnished to it by Dublin City Council.

2.9.1.10 Section 15.15 Built Heritage and Archaeology

In response to section 15.15 of the Development Plan regarding Built Heritage and Archaeology we refer the Board to the previous sections of this response report and other documents identified as follows:-

- Section 2.6 above.
- Section 2.5 of the Section 137 response issued to the Board on the 11 January 2024.
- Masterplan Conservation Plan, prepared by Molloy & Associates Conservation Architects as submitted at planning application stage.
- Chapter 15 and 16 of the Environmental Impact Assessment Report, prepared by Stephen Little & Associates Town Planning and Development Consultants as submitted at planning application stage.
- Site 5 Architectural Heritage Impact Assessment, prepared by Molloy & Associates Conservation Architects as submitted at planning application stage.
- Site 5 Archaeological Impact Assessment, prepared by Courtney Derry Heritage Consultants as submitted at planning application stage.

- Site 5 Architectural Conservation Further Information Responses, prepared by Molloy & Associates Conservations Architects as submitted at Further Information Stage.

2.9.1.11 Section 15.16 - Sustainable Movement and Transport

We refer the board to Section 2.5 above and section 2.4 of the Section 137 response issued to the Board on the 11 January 2024, for a response in relation to sustainable movement and transport.

We also refer to the various transportation reports submitted at planning application stage for Site 5 and the Masterplan.

2.9.1.12 Section 15.17 - Public Realm

For a response in relation to Shopfront and Façade Design we refer the Board to section 2.9.16 of the Section 137 response issued to the Board on the 11 January 2024.

The Dublin Central Masterplan, including Site 5 will add to the public realms of this city centre site, enhancing the benefit and enjoyment of the locality and offer a range of various activities. The open spaces, both public and private, create a sense of place and uses high quality material and finishes throughout, the orientation and design of the site maximises daylight and sunlight availability across the development. Site 5 provides the southern portion of the new Public Plaza, along with Site 4.

2.9.1.13 Section 15.18 - Environmental Management

We refer the Board to the various environmental management reports as submitted at application stage for the Masterplan and Site 5, these are as follows:

- Preliminary Construction Traffic Management Plan, prepared by Waterman Moylan Consulting Engineers Limited
- Masterplan Outline Construction & Demolition Management Plan, prepared by Waterman Moylan Consulting Engineers Limited
- Overall Development – Basement Impact Assessment, prepared by Waterman Structures Limited.
- Engineering Drawings, prepared by Waterman Moylan Consulting Engineers.
- Site 5 Engineering Assessment Report, prepared by Waterman Moylan Consulting Engineers Limited.
- Flood Risk Assessment, prepared by Waterman Moylan Consulting Engineers Limited
- Site 5 Preliminary Construction Traffic Management Plan, prepared by Waterman Moylan Consulting Engineers Limited.
- Site 5 Outline Construction & Demolition Management Plan, prepared by Waterman Moylan Consulting Engineers Limited.
- Site 5 Basement Impact Assessment, prepared by Waterman Structures Limited.
- Site 5 Structural Report, prepared by Waterman Structures Limited.
- Site 5 Subterranean Construction Method Statement, prepared by Waterman Structures Limited.
- Construction & Demolition Waste Management Plan (enclosed in Appendix 14.1 of the accompanying EIAR), prepared by AWN Consulting.
- Operational Waste Management Plan (enclosed in Appendix 14.2 of the accompanying EIAR), prepared by AWN Consulting.
- Telecommunications Report, prepared Independent Site Management Ltd.

- Site 5 Energy & Sustainability Statement, prepared by BDP M&E Consulting Engineers.

3 CONCLUSION

We do not consider that the submissions made to the Board, in respect of the Applicant's Further Information submission dated 11 January 2024, raise any significant new issues that the Applicant and the Planning Authority have not already comprehensively dealt with through the Planning Application, Further Information and appeal process.

It remains our opinion that the proposed Site 5 scheme as presented to the board under ABP Ref. 313947-22 is consistent with all of the relevant policies and objectives the Dublin City Development Plan 2022-2028.

STEPHEN LITTLE & ASSOCIATES

12 February 2024

