

File With \_\_\_\_\_

## SECTION 131 FORM

Appeal NO: ABP 313947Defer Re O/H ☐Having considered the contents of the submission dated/ received 12/2/24  
fromDublin City  
RUS. Aika 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 unc pendingReview by Insp/Board  
E.O.: Rise 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

313947-2

M \_\_\_\_\_

Please treat correspondence received on 12/2/24 - Hand as follows:

1. Update database with new agent for Applicant/Appellant \_\_\_\_\_

2. Acknowledge with BP 23

3. Keep copy of Board's Letter ☐

1. RETURN TO SENDER with BP \_\_\_\_\_

2. Keep Envelope: ☐3. Keep Copy of Board's letter ☐

## Amendments/Comments

Dublin one Business Alliance  
Response to SIBI

## 4. Attach to file

(a) R/S ☐(d) Screening ☐(b) GIS Processing ☐(e) Inspectorate ☐(c) Processing ☐RETURN TO EO ☒Plans Date Stamped ☐Date Stamped Filled in ☐

EO:

Risa Q.

AA: Cathy Cameron

Date:

15/2/24

Date: 16/2/24

Our Ref: 21016 06 tr  
12th February 2024The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

<b>AN BORD PLEANÁLA</b>	
LDG- _____	
ABP- _____	
<b>12 FEB 2024</b>	
Fee: € _____	Type: _____
Time: <u>13:25</u>	By: <u>Hand</u>

**RE: Application for Planning Permission Registry Reference 2863/21 at Nos. 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 by No. 21 Moore Street and No. 12 Moore Lane to the South and by Moore Street to the West.**

**Observation in relation to Submissions**

Dear Sir/Madam,

We write on behalf of the Dublin One Business Alliance to make an observation in relation to the submissions forwarded as enclosed items in your letter dated 23 January 2024. This concerns the Dublin City Council decision to grant planning permission to the application registry reference 2863/21, comprising one tranche, Site 5 (c.0.18 hectares gross site area), of the proposed redevelopment of lands in a masterplan area of 5no. sites extending to c.2.2 hectares between O'Connell Street and Moore Street, denominated 'Dublin Central' by the applicant.

We have read the submissions and we note that none have called out on the continuing adverse impact on the businesses and livelihoods of the independent store traders with premises on Moore Street (1) by way of the prolonged absence of development at the subject site and (2) by way of the intense and disruptive nature of the construction activities ensuing on account of the overall scale of development proposed, in particular for a duration of 15 years. At stake for these traders is the eventual loss of their businesses. We are requesting that in arriving at a decision in this appeal An Bord Pleanala recommends an appropriate mitigation to redress the applicant's neglect of the adverse impact on the businesses and livelihoods of the independent store traders with premises on Moore Street.

Yours sincerely,

Thomas Russell  
**Director**  
For DMOD Architects**Directors**Thomas Russell  
BArch BA MScUrbanDesign MRIAI  
Brian Gavigan  
BScArch BArch DipProjMng MRIAI**Associates**Michael Cahill  
DipCivilEngTechEng MRIAI ArchTech  
David Delaney  
BScArch BArch DipProjMng MRIAI  
Robert Denvir  
BScArch BArch MRIAI  
David O'Connor  
DipArchTech BArch MRIAI  
Patrick Duddy  
BScArch BArch MRIAI**Consultants**John Mitchell  
DipArch BArchSc FRIAI  
Mark Duffy  
DipArch BArchSc FRIAI  
Coli O'Donoghue  
DipArchTech DipBArchSc**Financial Controller**Tanya Fitzpatrick  
FCA

ISO 9001:2015

Registered in Dublin, Ireland  
Certificate of Incorporation No. 449068  
Registered Office: As Above  
DMOD Ltd is a Limited Company trading as  
DMOD Architects

