

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

## SECTION 131 FORM

Appeal NO: ABP 313947Defer Re O/H ☐Having considered the contents of the submission dated/ received 30/1/24  
fromMoore Str. traders 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 circulatedE.O.: Risa DPending Review by Insp + BoardDate: 31/1/24

## 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 2/3/4 weeks – BP \_\_\_\_\_

EO: \_\_\_\_\_

Date: \_\_\_\_\_

AA: \_\_\_\_\_

Date: \_\_\_\_\_

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

## CORRESPONDENCE FORM

Appeal No: ABP 313947

M \_\_\_\_\_

Please treat correspondence received on 30/1/24 - Post as follows:

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

## Amendments/Comments

Moore Street traders Response  
to S131

<b>4. Attach to file</b> (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 <input checked="" type="checkbox"/>
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	Plans Date Stamped <input type="checkbox"/>
	Date Stamped Filled in <input type="checkbox"/>
EO: <u>Lisa Dun</u>	AA: <u>Cathy Carleton</u>
Date: <u>31/1/24</u>	Date: <u>31/1/24</u>

**William Doran (TechIEI)**  
**Planning and Project Management Consultant,**  
**Land and Property Surveys**  
**Fire Safety & Disability Access Consultant**  
**7, St. Mary's Road,**  
**Ballsbridge,**  
**Dublin 4**  
**Ph [REDACTED] 016630288**  
**Email: [REDACTED]**

**An Bord Pleanála,**  
**Marlborough Street,**  
**Dublin 1**  
**BY HAND**

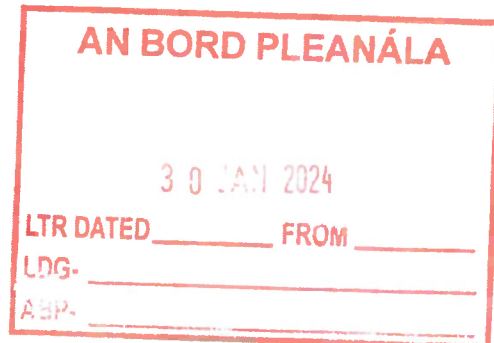
**29<sup>th</sup> January 2024**

**JN 6792**

**Re: 2863/21 – Dublin Central Site 4 PL29N.313947**

**Applicant: Dublin Central GP Limited.**

**Directors: Rebecca Patton, Vanessa Mitchel, Andrew Diggins, Connor Owens.**



**Description of proposed Development:**

**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.**

Dear Sir,

Further to your letter of 23rd January 2024 and enclosures, I am instructed by;

Amanda Higgins Pitch No A5 & A6, Moore Street, Dublin 1  
Catherine Kennedy Pitch No A38, Moore Street, Dublin 1.  
Paul Shannon Pitch No A66, Moore Street, Dublin 1.  
Martina Owens Pitch No A17, Moore Street, Dublin 1.  
Rose Kinsella Pitch No A17A, Moore Street, Dublin 1.  
Sharon Byrne Pitch No A55, Moore Street, Dublin 1.

Collectively known as the Moore Street Traders, referred below as Moore Street Traders, to respond to the submissions by;

1916 relatives Moore Street Initiative.

Dublin City Council

Relatives of the Signatories to the 1916 proclamation

Moore Street Preservation Trust,

Mary Lou McDonald TD

Stephen Little, submitted on behalf of the Applicant, Dublin Central GP Limited.

My original objection in relation to this proposed development and my submission in relation to the additional information stand, as does my previous appeal submission, all must be read in conjunction with the following;

My Clients support the submissions of, 1916 relatives Moore Street Initiative, Relatives of the Signatories to the 1916 proclamation, Moore Street Preservation Trust, and Mary Lou McDonald TD.

I must state that my clients have not agreed to withdraw their appeal or to support this application.

**I ask An Bord Pleanala to refuse planning permission for this proposed development or to include enforceable planning conditions which protect the livelihood of my clients, the Moore Street Traders, and allows them to continue trading uninterrupted on Moore Street, with proper, practical and sensible planning conditions to control noise and dust as well.**

Yours Faithfully,



William Doran

