

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

## SECTION 131 FORM

Appeal NO: ABP 313967-22Defer Re O/H ☐Having considered the contents of the submission dated/ received 9/2/20  
fromPlanning Auth. 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 sure pendingE.O.: Lisa B Board / Inspector Review  
Date: 9/2/20

## 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 313947-22

M \_\_\_\_\_

Please treat correspondence received on 9/2/24 as follows:

- |  |   |
|--|---|
| <p>1. Update database with new agent for Applicant/Ap pelant _____</p> <p>2. Acknowledge with BP <u>20 23</u></p> <p>3. Keep copy of Board's Letter <input type="checkbox"/></p> | <p>1. RETURN TO SENDER with BP _____</p> <p>2. Keep Envelope: <input type="checkbox"/></p> <p>3. Keep Copy of Board's letter <input type="checkbox"/></p> |
|--|---|

**Amendments/Comments**

Planning Authority Resp  
to S131

**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 D

Plans Date Stamped ☐

Date Stamped Filled in ☐

AA: Cathy Carahan

Date:

9/2/24

Date:

12/2/24

**Anthony McNally**

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**From:** Oliver O'Leary <oliver.oleary@dublincity.ie>  
**Sent:** Friday 9 February 2024 13:06  
**To:** Lisa Quinn  
**Cc:** Lita Clarke; Appeals2; Shaun O'Brien  
**Subject:** Dublin Central Sites 3-5 DCC Comments  
**Attachments:** ABP-312603-22 DCC.pdf; ABP-312642-22 DCC.pdf; ABP-313947-22 DCC.pdf

**Caution:** This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

**RE: ABP REF's 312603-22, 312642-22, 313947-22**

Hi Lisa,  
Please find submissions from Nicci Nolan, Senior Executive Planner further to your correspondence letters dated 23<sup>rd</sup> Jan.  
Hard copies will follow by delivery.  
Kind regards,  
Ollie

**Oilibhéar O'Laoire** | **Oifigíoch Foirne Cúnta**

An Roinn Pleanála & Forbairt Maoine | Comhairle Cathrach Bhaile Átha Cliath | Bloc 4 Urlár 0 | Oifigí na Cathrach | An Ché Adhmaid | Baile Átha Cliath 8 | Éire.

**Oliver O'Leary** | **Assistant Staff Officer**

Planning & Property Development Department | Dublin City Council | Block 4 Floor 0 | Civic Offices | Wood Quay | Dublin 8 | Ireland.

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Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil. Please consider the Environment before printing this mail.



## COMMENTS TO AN BORD PLEANÁLA

Subject: Plan no: 2863/21  
ABP REF: ABP-313947-22

**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.

Address: 22-25 Moore Street, 13 Moore Lane, 14-15 Moore Lane, Dublin 1

The appeal submissions received by An Bord Pleanála in relation to this application have been reviewed and it is considered that the range of issues set out in the appeal submissions have been previously considered and addressed through the significant further information and clarification of significant further information requests and subsequent responses received during the assessment of the application.


The Planning Authority welcomes the application for a comprehensive mixed use development across the site as part of the wider Dublin Central Masterplan site and the principle of the development of the site is considered to be generally acceptable.

The reasoning on which the Planning Authority's decision on this application is based is set out in the Planner's Report which has already been forwarded to An Bord Pleanála. The Planning Authority considers that the comprehensive planning report deals fully with the relevant issues raised and justifies its decision to grant planning permission subject to conditions.

The proposed development which is part of the wider masterplan area for the O'Connell Street Area will significantly regenerate a major underutilised, brownfield city centre site and its potential to contribute to and deliver a positive transformation of O'Connell Street and its immediate area is of strategic importance to Dublin City. The proposal would support and be in accordance with a number of policies and objectives of the Dublin City Development Plan 2022-2028, in particular Policy CEE2 which aims to take a positive and proactive approach when considering the economic impact of major planning applications in order to support economic development, enterprise and employment growth and also to deliver high quality outcomes.

As such, the Planners report still stands and the Inspector is respectfully requested to uphold the decision of the Planning Authority.

Regards

A handwritten signature in cursive script, appearing to read 'Nicci Nolan'.

Nicci Nolan  
Senior Executive Planner 09/02/24