

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

## SECTION 131 FORM

Appeal NO: ABP 313947-22Defer Re O/H ☐Having considered the contents of the submission dated/ received 11/1/24  
fromPA I recommend that section 131 of the Planning and Development Act, 2000  
be/not be invoked at this stage for the following reason(s): circulate as  
Per Board directionE.O.: Risa QuinnDate: 12/1/24

## 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 2/3/4weeks – BP \_\_\_\_\_

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

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

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

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

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

## CORRESPONDENCE FORM

Appeal No: ABP 313947 - 22

M \_\_\_\_\_

Please treat correspondence received on 11/1/24 -email as follows:

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

2. Acknowledge with BP 233. Keep copy of Board's Letter ☐

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

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

## Amendments/Comments

PA Response to S137

## 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 QuinnAA: Cathy GanehanDate: 12/1/24Date: 12/1/24

**James Sweeney**

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**From:** Appeals2  
**Sent:** Thursday 11 January 2024 12:34  
**To:** Lisa Quinn; Lita Clarke  
**Subject:** FW: DCC Responses (x3) - Dublin Central Sites  
**Attachments:** 312603 22 DCC.pdf; 312642 22 DCC.pdf; 313947 22 DCC.pdf  
**Importance:** High

**From:** Oliver O'Leary <oliver.oleary@dublincity.ie>  
**Sent:** Thursday, January 11, 2024 12:28 PM  
**To:** Lisa Quinn <L.Quinn@pleanala.ie>  
**Cc:** Lita Clarke <l.clarke@pleanala.ie>; Appeals2 <appeals@pleanala.ie>  
**Subject:** DCC Responses (x3) - Dublin Central Sites  
**Importance:** High

Hi Lisa,  
Please find submissions further to your requests dated 13<sup>th</sup> Dec. attached.  
Hard copies will follow by delivery.  
Kind regards,  
Ollie

**Oilibhéar O'Laoire** | **Oifigeach 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.

T +353 1 222 3700 | M +353 87 171 9488 | E [oliver.oleary@dublincity.ie](mailto:oliver.oleary@dublincity.ie) | [www.dublincity.ie](http://www.dublincity.ie)

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



**Re: Appeal case numbers: ABP-312603-22, ABP-312642-22, ABP-313947-22**

The three separate requests from An Bord Pleanála dated 13<sup>th</sup> December 2023 received by Dublin City Council are noted. The above appeal cases are related applications for developments part of a proposed masterplan site for the O'Connell Street Area known as Dublin Central. The response outlined below is therefore relevant to all of these appeal cases.

There are a number of relevant new/revised policies and objectives within the Dublin City Development Plan 2022-2028 that the Board is recommended to have regard to, including:

Chapter 4: SC11, SC2, SC3, SC4, SC8, SC11, SC17

Chapter 5: QHSN4, QHSN6, QHSN7, QHSN8, QHSN10, QHSN11, QHSN38, QHSN47, QHSN58

Chapter 6: CEE1, CEE2, CEE3, CEE7, CEE8, CEE14, CEE19, CEE20, CEE21, CEE26, CEE28, CEE34

Chapter 7: CCUV3, CCUV4, CCUV6, CCUV7, CCUV8, CCUV15, CCUV16, CCUV17, CCUV18, CCUV33, CCUV34, CCUV35, CCUV36, CCUV37, CCUV38, CCUV39, CCUV41, CCUV42, CCUV44, CCUV44, CCUV18, CCUV19

Chapter 8: SMT3, SMT4, SMT8, SMT9, SMT11, SMT12, SMT14, SMT22, SMT27

Chapter 11: BHA5, BHA6, BHA7, BHA8, BHA10, BHA11, BHA14, BHA18, BHA21, BHA22, BHA24

Chapter 12: CU2, CU4, CU7, CU9, CU12, CU13, CU15, CU20, CU21, CU25, CU26, CU39

Chapter 13: SDRAO1, SDRA 10 North East Inner City

Chapter 15: Sections 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 15.13, 15.14, 15.15, 15.16, 15.17, 15.18

The Board should also have regard to the Dublin City Development Plan 2022-2028 Appendices, including Volume 2 Appendices and Volume 4 Record of Protected Structures.

The following buildings on Moore Street / Henry Place were added to the RPS through the Section 55 process and were approved at a Council meeting on 7<sup>th</sup> November 2022:

- RPS Ref. 8908 - No. 10 Moore Street - Commercial premises
- RPS Ref. 8909 - No. 12 Moore Street - Two-storey, historic brick party wall (only) between 12 and 13 Moore Street, with evidence of 'creep holes' from 1916
- RPS Ref. 8910 - No. 13 Moore Street - Two-storey historic brick party walls (only) between Nos. 13 and 12 and Nos. 13 and 14 Moore Street (RPS No. 5282) with evidence of infilled creep holes dating from 1916
- RPS Ref. 8911 - No. 20-21 Moore Street - Commercial premises

In addition there were two additions on Henry Place:

- RPS Ref. 8906 - 4-8 Henry Place - Commercial Premises (former O'Brien's Mineral Water Factory): 19th century ground floor façades to Henry Place
- RPS Ref. 8907 - 17-18 Henry Place - Commercial Premises (former Bottling Stores) ground floor façades to Henry Place and Moore Lane

It is noted that these additions are currently subject of a Judicial Review which are presently in the Ordinary Judicial Review list. Dublin City Council have filed Opposition papers and a Replying Affidavit is awaiting to be filed.

The Planning Authority welcomes the comprehensive mixed use development set out in the proposals approved under Reg. Refs: 2861/21, 2862/21 and 2863/21 which 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 principles under SDRA10 North Inner City and 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. These proposals which form part of a proposed 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 the positive transformation of O'Connell Street and its immediate area is of strategic importance to Dublin City.

Regards

Nicci Nolan  
Senior Executive Planner

Garret Hughes  
A/Senior Planner





## AN BORD PLEANÁLA

LDG- \_\_\_\_\_

ABP- \_\_\_\_\_

15 JAN 2024

Re: Appeal case numbers: ABP-312603-22, ABP-312642-22, ABP-313947-22 Fee: € \_\_\_\_\_ Type: \_\_\_\_\_

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Chapter 6: CEE1, CEE2, CEE3, CEE7, CEE8, CEE14, CEE19, CEE20, CEE21, CEE26, CEE28, CEE34

Chapter 7: CCUV3, CCUV4, CCUV6, CCUV7, CCUV8, CCUV15, CCUV16, CCUV17, CCUV18, CCUV33, CCUV34, CCUV35, CCUV36, CCUV37, CCUV38, CCUV39, CCUV41, CCUV42, CCUV44, CCUV44, CCUV018, CCUV019

Chapter 8: SMT3, SMT4, SMT8, SMT9, SMT11, SMT12, SMT14, SMT22, SMT27

Chapter 11: BHA5, BHA6, BHA7, BHA8, BHA10, BHA11, BHA14, BHA18, BHA21, BHA22, BHA24

Chapter 12: CU2, CU4, CU7, CU9, CU12, CU13, CU15, CU20, CU21, CUO25, CUO26, CUO39

Chapter 13: SDRAO1, SDRA 10 North East Inner City

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Regards

Nicci Nolan  
Senior Executive Planner

Garret Hughes  
A/Senior Planner

**Oliver O'Leary**

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**Sent:** 11 January 2024 12:28  
**To:** 'Lisa Quinn'  
**Cc:** Lita Clarke; 'Appeals2'  
**Subject:** DCC Responses (x3) - Dublin Central Sites  
**Attachments:** 312603 22 DCC.pdf; 312642 22 DCC.pdf; 313947 22 DCC.pdf

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

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

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## AN BORD PLEANÁLA

LDG- \_\_\_\_\_

ABP- \_\_\_\_\_

15 JAN 2024

Fee: € \_\_\_\_\_ Type: \_\_\_\_\_

Time: 16.51pm By: Hamel