

AN BORD PLEANÁLA

14 FEB 2024

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An Bord Pleanála

09/02/24

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', followed by a horizontal flourish.

Nicci Nolan
Senior Executive Planner 09/02/24

Oliver O'Leary

From: Oliver O'Leary
Sent: 09 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

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 23rd Jan.
Hard copies will follow by delivery.
Kind regards,
Ollie

Oilibhéar O'Laoire | Oifigeach Foirne Cúnta

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Oliver O'Leary | Assistant Staff Officer

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