



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3274/24

Appeal by Clarion Quay Management Company care of David Ward of The Community Office, 1 Block 3, Clarion Quay Apartments, IFSC, Dublin and NWQ Devco Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 16th day of April, 2024 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The proposed development will consist of:

- Demolition of existing six number storey office building and single level basement.
- Construction of a mixed-use development ranging in height from nine number to 17 number storeys in height (73.4 metres) over lower ground floor and double basement comprising office accommodation, arts/community/cultural spaces and retail/cafe/restaurant uses.
- The development is divided into four number buildings ranging in heights of 12 number storeys (Block A), 17 number storeys (Block B), 10 number storeys (Block C) and nine number storeys (Block D).
- The overall gross floor area of the development comprises 87,209 square metres (excluding double basement of 14,420 square metres) including 69,258 square metres of office space, 2,371 square metres

arts/community/cultural uses and 196 square metres of retail/café/restaurant space.

- Office accommodation is proposed at lower-ground floor to 15th floor with four number double-height office entrance/receptions areas provided at Ground Floor level.
- Three number internal arts/community/cultural spaces are provided in total. One number arts/community/cultural space is provided over lower ground and ground floor level in Block A, one number at 1st floor level with a Ground Floor entrance space in Block B and an arts/community/cultural use with viewing deck is provided at 16th floor level in Block B.
- External arts/community/cultural space will be provided on the new landscaped park located to the east of the site.
- One number retail/café/restaurant unit is provided at Ground Floor level in Block D.
- Outdoor landscaped terraces are provided at 8th, 9th, 10th, 11th, 15th and 16th floor level.
- Provision of winter terraces at 4th, 6th and 9th floor level.
- Provision of a shared atrium between Block B and Block C.
- Green roofs and blue roofs are provided across the scheme.
- Provision of a double basement comprising 30 number car parking spaces, 923 number bicycle parking spaces, six number motorbike parking spaces and male and female shower and changing facilities at B1 level and plant across B1 & B2 levels.
- Two number car parking spaces located at street level (32 number total).
- Provision of two number vehicle lifts and two number bike lifts to the basement accessed from Clarion Quay.
- The development includes the fill and cover of existing access ramp to existing basement to provide a landscaped park (including external arts/community/cultural space) to the east of the building connecting North Wall Quay with Clarion Quay. The park will include a pedestrian link from North Wall Quay to Clarion Quay.

- Provision of upgrades to existing public realm within application site including public footpaths along North Wall Quay, Commons Street and Clarion Quay.
- All ancillary and associated works to facilitate the development including plant, switch rooms, generators, water tanks, sprinkler plant, ESB substations, landscaping, telecommunications infrastructure, utilities connections and infrastructure.

An Environmental Impact Assessment Report and Natura Impact Statement have been prepared. Permission for a 10-year planning permission for development at a site consisting of the CitiGroup Building, 1 North Wall Quay, Dublin. The site is bound by North Wall Quay to the south, Commons Street to the west, Clarion Quay/Alderman Way to the north and an access ramp to the existing basement to the east. The site area is circa 0.88 hectares.

Decision

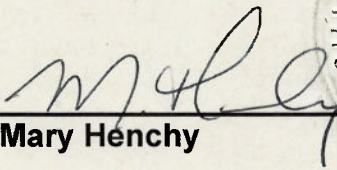
REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the prominent and sensitive location of the subject site which fronts onto the River Liffey and is within the Liffey Quays Conservation Area, in close proximity to neighbouring residential properties, and on a site that is not designated as being suitable for a landmark/taller building, it is considered that the proposed development, by virtue of its excessive height, bulk, massing and form, would constitute an overly dominant and isolated tall building that would be at odds with the surrounding context and would seriously injure the visual amenity of the Liffey Quays and key views along the river corridor. The proposed development would result in an overbearing form and scale of development in close proximity to existing residential properties, resulting in significant adverse impacts to residential amenity by reason

of an unacceptable and unjustified loss of daylight/sunlight and overshadowing of a principal shared amenity space. The proposed development fails to meet the relevant performance criteria set out in Tables 3 (Performance Criteria in Assessing Proposals for Enhanced Height, Density and Scale) and Table 4 (Performance Criteria in Assessing Proposal for Landmark Tall Buildings) of Appendix 3 (Achieving Sustainable Compact Growth Policy for Density and Building Height in the City) in addition to not meeting the criteria for exceptional circumstances for enhanced height, density and scale. As such, the proposed development would contravene Appendix 3 and Policies BHA9 (Conservation Area), SC17 (Building Height), and SC18 (Landmark/Tall Buildings) of the Dublin City Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the age, form, and condition of the existing office building and the results of the Whole Life Carbon assessment, the Commission considered that the wholesale demolition of the existing building would be both premature and unjustified and would set an unwelcome precedent for demolition on similar sites in Dublin. The proposed development would, therefore, be contrary to Policy CA6 and Section 15.7.1 of the Dublin City Development Plan 2022-2028 which seeks to promote and support the retrofitting and reuse of existing buildings and would, therefore, be contrary to the proper planning and sustainable development of the area.


Mary Henchy

**Planning Commissioner of An Coimisiún
Pleanála**

**duly authorised to authenticate
the seal of the Commission.**

Dated this

11th

day of

August

2025.