

An
Bord
Pleanála

Memorandum
ABP-319719-24
Reg. Ref.: 3274/24

To: Bronwyn Byrne, SEO
From: Lita Clarke, EO
Re: Demolition of 6 storey office building and basement. Construction of mixed-use development ranging from 9 to 17 storeys in height and site development works. An EIAR and NIS submitted with planning application.

CitiGroup Building, 1 North Wall Quay, Dublin 1, D01 T8Y1

Date: 18 June 2024

Dublin City Council refused permission for the above development on 16 April 2024. The Board received two appeals on the application. A 1st party appeal which included a request for an oral hearing was received from John Spain Associates who are acting as agents for NWQ Devco Limited and a 3rd party appeal was received from Clarion Quay Management Company CLG with David Ward acting as agent.

It is noted that the 3rd party appeal includes a Declaration of Interest from the agent David Wall who currently holds a warrant from ABP as a FPC Inspector.

These appeals were cross circulated on 15 & 16 May 2024. The last day for receipt of responses was 11 & 12 June 2024.

Responses were received from the applicant, Dublin City Council and the 3rd party within the timeframe. The 3rd party response was received with a payment of €50. A refund of this overpayment is required. Three observations have also been received on the case from Liam & Britt Miller, Sinéad Kelly & Andrew MacLaran and Ian Keogh.

Consideration of the necessity to circulate these responses and observation under section 131 of the Planning and Development Act (as amended) will take place after the request for an oral hearing has been determined.

An EIAR and a NIS were submitted with the application. These facts are mentioned in the application notices. The green EIAR form and light green NIS form have been placed on file.

The EIAR requires uploading to the Board's website. A digital USB of the application was received with the documents from the planning authority. This has been saved to J:\Section Folders\Processing\319480. A request has been sent to ICT to publish the EIAR.


Dublin City Council invited and received comments Irish Water, NTA and the TII. It is not considered necessary to invoke Article 28 of the Planning and Development Regulations at this time.

This file has been deemed a H.P. case. A pink oral hearing request form has been completed and attached to the file.

Pre-planning notes have been received from Dublin City Council and are included in a pouch at the back of the file. Two boxes are included with the file which contain the application documents.

File forwarded for comments.

Sp. Clarke
Please forward file to Area Co-ordinator for allocation
& assessment of Oral Hearing Request

By  19/6/24.