

L. Grady

**Notice under Section 126 of the Planning and Development Act
2000, as amended.**

ABP Case ID: 323 120

1. Section 126 Notice

A Commission decision will not be made in this case before the expiration of the 18-week statutory objective period.

Reason: Due to the current number of cases on hand, or
Due to the necessity of the Commission to issue a notice.

A section 126 notice with a 'revised to' date of before the _____ is approved subject to checking any recent correspondence not attached to file.

CO/DCA/DP/ADP/SAO _____ Date _____

or K47 Authorisation ✓

A section 126 notice issued in this case setting a revised decide by date; however, a decision will not now be taken by the Commission before that revised date.

Reason: _____

A K47 letter is approved for issue in this case. Place a target date of 10 week weeks on the database within which to decide this case subject to checking any recent correspondence not attached to the file.

GO/DCA/DP/ADP/SAO N. Tuck Date 11/2/26

2. EO: Please issue section 126 notice/ K47 letter as above to:

_____ Date _____
SEO: _____

3. AA: Please prepare ~~section 126 notice~~ K47 letter as above to:

All parties
EO: Lara Grady Lawlor Date 11/02/26
AA: Jan Kelly Date 11/02/2026

Our Case Number: ACP-323120-25

Planning Authority Reference Number: WEB2729

Your Reference: Ventaway Limited



An
Coimisiún
Pleanála

John Spain Associates
39 Fitzwilliam Place
Dublin 2
D02 ND61

Date: 11 February 2026

Re: Demolition of buildings/structures and construction of a 14 storey building including office use, arts centre and café, auditorium, and ancillary uses. An Environmental Impact Assessment Report and Natura Impact Statement have been submitted with the planning application.
Site bound by City Quay to the north, Moss Street to the west & Gloucester Street South to the south, Dublin 2. The site includes 1-4 City Quay (D02 PC03), 5 City Quay and 23-25 Moss Street (D02 F854)

Dear Sir / Madam,

I have been asked by the Commission to refer to the above-mentioned case and in particular, to the Commission's notice to you under section 126 of the Planning and Development Act 2000, in which it was indicated that the Commission intended to determine this case before 12 February 2026.

I regret to inform you that it has not been possible to meet that revised timeline as a consequence of the current number of cases on hand.

This case will be determined as soon as practicable.

An Coimisiún Pleanála apologises for the continued delay in determining this case.

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,

Laura Grady Lawlor
Executive Officer
Direct Line: 01-8737309

BP91A

Teil	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Riomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Our Case Number: ACP-323120-25

Planning Authority Reference Number: WEB2729



An
Coimisiún
Pleanála

Olga Urbane
Apartment 20
31-33 Gloucester Street South
Dublin 2
D02X4E6

Date: 11 February 2026

Re: Demolition of buildings/structures and construction of a 14 storey building including office use, arts centre and café, auditorium, and ancillary uses. An Environmental Impact Assessment Report and Natura Impact Statement have been submitted with the planning application.
Site bound by City Quay to the north, Moss Street to the west & Gloucester Street South to the south, Dublin 2. The site includes 1-4 City Quay (D02 PC03), 5 City Quay and 23-25 Moss Street (D02 F854)

Dear Sir / Madam,

I have been asked by the Commission to refer to the above-mentioned case and in particular, to the Commission's notice to you under section 126 of the Planning and Development Act 2000, in which it was indicated that the Commission intended to determine this case before 12 February 2026.

I regret to inform you that it has not been possible to meet that revised timeline as a consequence of the current number of cases on hand.

This case will be determined as soon as practicable.

An Coimisiún Pleanála apologises for the continued delay in determining this case.

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,

Laura Grady Lawlor
Executive Officer
Direct Line: 01-8737309

BP91A

Teil	Tel	(01) 858 8100
Glaio Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Our Case Number: ACP-323120-25

Planning Authority Reference Number: WEB2729



An
Coimisiún
Pleanála

~An Taisce
5 Foster Place
Temple Bar
Dublin 2
D02 V0P9

Date: 11 February 2026

Re: Demolition of buildings/structures and construction of a 14 storey building including office use, arts centre and café, auditorium, and ancillary uses. An Environmental Impact Assessment Report and Natura Impact Statement have been submitted with the planning application.
Site bound by City Quay to the north, Moss Street to the west & Gloucester Street South to the south, Dublin 2. The site includes 1-4 City Quay (D02 PC03), 5 City Quay and 23-25 Moss Street (D02 F854)

Dear Sir / Madam,

I have been asked by the Commission to refer to the above-mentioned case and in particular, to the Commission's notice to you under section 126 of the Planning and Development Act 2000, in which it was indicated that the Commission intended to determine this case before 12 February 2026.

I regret to inform you that it has not been possible to meet that revised timeline as a consequence of the current number of cases on hand.

This case will be determined as soon as practicable.

An Coimisiún Pleanála apologises for the continued delay in determining this case.

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,

Laura Grady Lawlor
Executive Officer
Direct Line: 01-8737309

BP91A

Tel	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Our Case Number: ACP-323120-25

Planning Authority Reference Number: WEB2729



An
Coimisiún
Pleanála

Dublin City Council South
Planning & Property Development Department
Civic Offices
Wood Quay
Dublin 8
D08 RF3F

Date: 11 February 2026

Re: Demolition of buildings/structures and construction of a 14 storey building including office use, arts centre and café, auditorium, and ancillary uses. An Environmental Impact Assessment Report and Natura Impact Statement have been submitted with the planning application.
Site bound by City Quay to the north, Moss Street to the west & Gloucester Street South to the south, Dublin 2. The site includes 1-4 City Quay (D02 PC03), 5 City Quay and 23-25 Moss Street (D02 F854)

Dear Sir / Madam,

I have been asked by the Commission to refer to the above-mentioned case and in particular, to the Commission's notice to you under section 126 of the Planning and Development Act 2000, in which it was indicated that the Commission intended to determine this case before 12 February 2026.

I regret to inform you that it has not been possible to meet that revised timeline as a consequence of the current number of cases on hand.

This case will be determined as soon as practicable.

An Coimisiún Pleanála apologises for the continued delay in determining this case.

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,

Laura Grady Lawlor
Executive Officer
Direct Line: 01-8737309

BP91A

Tel	Tel	(01) 858 8100
Glaao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Case Number: ACP-323120-25

Planning Authority Reference Number: WEB2729



An
Coimisiún
Pleanála

Office of Public Works
1GQ George's Quay
Dublin 2
D02 Y098

Date: 11 February 2026

Re: Demolition of buildings/structures and construction of a 14 storey building including office use, arts centre and café, auditorium, and ancillary uses. An Environmental Impact Assessment Report and Natura Impact Statement have been submitted with the planning application. Site bound by City Quay to the north, Moss Street to the west & Gloucester Street South to the south, Dublin 2. The site includes 1-4 City Quay (D02 PC03), 5 City Quay and 23-25 Moss Street (D02 F854)

Dear Sir / Madam,

I have been asked by the Commission to refer to the above-mentioned case and in particular, to the Commission's notice to you under section 126 of the Planning and Development Act 2000, in which it was indicated that the Commission intended to determine this case before 12 February 2026.

I regret to inform you that it has not been possible to meet that revised timeline as a consequence of the current number of cases on hand.

This case will be determined as soon as practicable.

An Coimisiún Pleanála apologises for the continued delay in determining this case.

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,

Laura Grady Lawlor
Executive Officer
Direct Line: 01-8737309

BP91A

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email
(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902