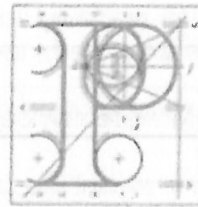


Our Case Number: ACP-323120-25

Planning Authority Reference Number: WEB2729/24



An
Coimisiún
Pleanála

~The Heritage Council
Áras na hOidhreachta
Church Lane Gardens
Kilkenny
Co. Kilkenny
D95 X264

Date: 29 August 2025

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 appeal.

The Commission is of the opinion that the proposed development, the subject of the appeal, may have an effect on the South Dublin Bay SAC, the North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA and North-West Irish Sea SPA.

Having regard to article 28(1)(n) of the Planning and Development Regulations 2001 to 2018, the Commission is of the opinion that it is appropriate in the interests of justice to request you to make submissions or observations to it.

In accordance with section 131 of the Planning and Development Act, 2000, (as amended), you are requested to make any submissions or observations you have in relation to the appeal in the context of the matter referred to in the above-mentioned article. The Commission cannot consider submissions or observations that are outside the scope of that matter. Your submission in response to this notice must be received by the Commission not later than **5.30 p.m. on 25 September 2025**.

If no submissions or observations are received before the end of the specified period, the Commission will proceed to determine the appeal without further notice to you, in accordance with section 133 of the 2000 Act, (as amended).

I enclose for your information a copy of the decision order of the planning authority on the application and a copy of the site location map. The planning application, along with other documents relating to the planning authority decision and copies of the appeal(s) made to the Commission are available for

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Facs
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(01) 872 2684
www.pleanala.ie
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64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

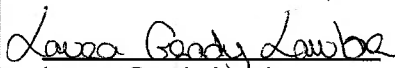
64 Marlborough Street
Dublin 1
D01 V902

inspection at the offices of the planning authority in accordance with section 38 of the Planning and Development Act, 2000, (as amended), and article 68 of the Planning and Development Regulations 2001.

Please quote the appeal reference number in any correspondence.

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

BP70A Registered Post

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