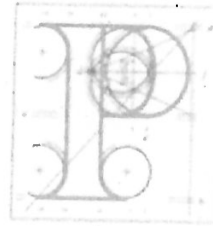


Our Case Number: ACP-323120-25

Planning Authority Reference Number: WEB2729



An
Coimisiún
Pleanála

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

Date: 02 October 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 An Coimisiún Pleanála to refer to the above mentioned appeal.

The Commission is of the opinion that, in the particular circumstances of this appeal, it is appropriate in the interests of justice to request you to make submissions or observations in relation to the enclosed submission dated 29th September 2025 received from Declan Brassil and Company, on behalf of third party appellant, St. Laurence O'Toole Trust.

In accordance with section 131 of the Planning and Development Act, 2000, (as amended), you are requested to make any submissions or observations that you may have in relation to this enclosure **on or before 20 October 2025**. The Commission cannot consider comments that are outside the scope of the matter in question. Your submission in response to this notice must be received by the Commission not later than **5:30pm on the date specified above**.

If no submission or observation is 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.

Please quote the above appeal reference number in any further correspondence.

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

Tel
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

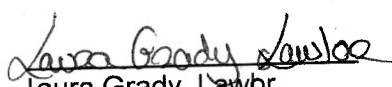
Tel
LoCall
Fax
Website
Email

(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

Yours faithfully,



Laura Grady Lawlor
Executive Officer
Direct Line: 01-8737309

BP70 Registered Post

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

Our Case Number: ACP-323120-25

Planning Authority Reference Number: WEB2729



An
Coimisiún
Pleanála

City Quay National School
Board of Management
Gloucester Street South
Dublin 2

Date: 02 October 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 An Coimisiún Pleanála to refer to the above mentioned appeal.

The Commission is of the opinion that, in the particular circumstances of this appeal, it is appropriate in the interests of justice to request you to make submissions or observations in relation to the enclosed submission dated 29th September 2025 received from Declan Brassil and Company, on behalf of third party appellant, St. Laurence O'Toole Trust.

In accordance with section 131 of the Planning and Development Act, 2000, (as amended), you are requested to make any submissions or observations that you may have in relation to this enclosure **on or before 20 October 2025**. The Commission cannot consider comments that are outside the scope of the matter in question. Your submission in response to this notice must be received by the Commission not later than **5:30pm on the date specified above**.

If no submission or observation is 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.

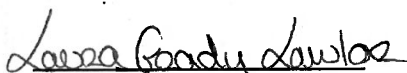
Please quote the above appeal reference number in any further correspondence.

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

Teil	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

Yours faithfully,



Laura Grady Lawlor
Executive Officer
Direct Line: 01-8737309

BP70 Registered Post

Teil
Glaio 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

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: 02 October 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 An Coimisiún Pleanála to refer to the above mentioned appeal.

The Commission is of the opinion that, in the particular circumstances of this appeal, it is appropriate in the interests of justice to request you to make submissions or observations in relation to the enclosed submission dated 29th September 2025 received from Declan Brassil and Company, on behalf of third party appellant, St. Laurence O'Toole Trust.

In accordance with section 131 of the Planning and Development Act, 2000, (as amended), you are requested to make any submissions or observations that you may have in relation to this enclosure **on or before 20 October 2025**. The Commission cannot consider comments that are outside the scope of the matter in question. Your submission in response to this notice must be received by the Commission not later than **5:30pm on the date specified above**.

If no submission or observation is 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.

Please quote the above appeal reference number in any further correspondence.

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

Tel
Glao Áitíúil
Facs
Láithreán Gréasáin
Ríomhphost

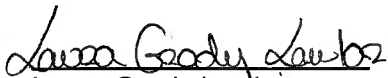
Tel
LoCall
Fax
Website
Email

(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

Yours faithfully,



Laura Grady Lawlor
Executive Officer
Direct Line: 01-8737309

BP70 Registered Post

Teil
Glaao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our 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: 02 October 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 An Coimisiún Pleanála to refer to the above mentioned appeal.

The Commission is of the opinion that, in the particular circumstances of this appeal, it is appropriate in the interests of justice to request you to make submissions or observations in relation to the enclosed submission dated 29th September 2025 received from Declan Brassil and Company, on behalf of third party appellant, St. Laurence O'Toole Trust.

In accordance with section 131 of the Planning and Development Act, 2000, (as amended), you are requested to make any submissions or observations that you may have in relation to this enclosure **on or before 20 October 2025**. The Commission cannot consider comments that are outside the scope of the matter in question. Your submission in response to this notice must be received by the Commission not later than **5:30pm on the date specified above**.

If no submission or observation is 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.

Please quote the above appeal reference number in any further correspondence.

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

Tel
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

Yours faithfully,



Laura Grady Lawlor
Executive Officer
Direct Line: 01-8737309

BP70 Registered Post

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
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: 02 October 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 An Coimisiún Pleanála to refer to the above mentioned appeal.

The Commission is of the opinion that, in the particular circumstances of this appeal, it is appropriate in the interests of justice to request you to make submissions or observations in relation to the enclosed submission dated 29th September 2025 received from Declan Brassil and Company, on behalf of third party appellant, St. Laurence O'Toole Trust.

In accordance with section 131 of the Planning and Development Act, 2000, (as amended), you are requested to make any submissions or observations that you may have in relation to this enclosure **on or before 20 October 2025**. The Commission cannot consider comments that are outside the scope of the matter in question. Your submission in response to this notice must be received by the Commission not later than **5:30pm on the date specified above**.

If no submission or observation is 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.

Please quote the above appeal reference number in any further correspondence.

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

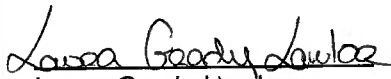
Teil
Glaó Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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

64 Sráid Maoilbhride
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,



Laura Grady Lawlor
Executive Officer
Direct Line: 01-8737309

BP70 Registered Post

Tel
Glaó 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

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: 02 October 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 An Coimisiún Pleanála to refer to the above mentioned appeal.

The Commission is of the opinion that, in the particular circumstances of this appeal, it is appropriate in the interests of justice to request you to make submissions or observations in relation to the enclosed submission dated 29th September 2025 received from Declan Brassil and Company, on behalf of third party appellant, St. Laurence O'Toole Trust.

In accordance with section 131 of the Planning and Development Act, 2000, (as amended), you are requested to make any submissions or observations that you may have in relation to this enclosure **on or before 20 October 2025**. The Commission cannot consider comments that are outside the scope of the matter in question. Your submission in response to this notice must be received by the Commission not later than **5:30pm on the date specified above**.

If no submission or observation is 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.

Please quote the above appeal reference number in any further correspondence.

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

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

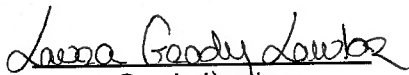
Tel
LoCall
Fax
Website
Email

(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

Yours faithfully,



Laura Grady Lawlor
Executive Officer
Direct Line: 01-8737309

BP70 Registered Post

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