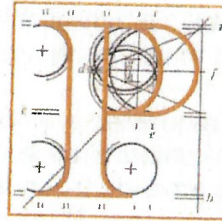


Our Case Number: ACP-323120-25

Planning Authority Reference Number: WEB2729/24

Your Reference: Ventaway Limited



An
Coimisiún
Pleanála

John Spain Associates
39 Fitzwilliam Place
Dublin 2
D02 ND61

Date: 26 September 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 public notice does not comply with the statutory requirements. You are hereby required, under section 142(4) of the Planning and Development Act, 2000, (as amended), to publish (in a newspaper which has been approved in accordance with the Planning and Development Regulations 2001 to 2018) a revised notice in the form set out in the attached document headed "newspaper notice".

In addition to the newspaper notice, the Commission requires the erection of a site notice. The site notice should be in the form set out in the attached document headed "site notice". The site notice should be inscribed or printed in indelible ink on a **white background**, affixed on rigid, durable material and secured against damage from bad weather and other causes, and should be securely erected or fixed in a conspicuous position on or near the main entrance to the land or structure concerned from a public road, or where there is more than one entrance from the public roads, on or near all such entrances, or on any other part of the land or structure adjoining a public road, so as to be easily visible and legible by persons using the public road, and shall not be obscured or concealed at any time. **The site notice should state when it was erected.** The site notice should be renewed or replaced if it is removed or becomes defaced or illegible within the period of **5 weeks** during which it is open to observers to make submissions to the Commission. **The site notice should be erected on the day of the publication of the newspaper notice.**

The Commission is of the opinion that the new notice, which may be in Irish or English, is necessary for the purpose of enabling it to determine the appeal and in accordance with section 132 of the Planning and Development Act, 2000, (as amended), you are required to submit, to the Commission on or before **16th October 2025**, a statement to the effect that the site notice has been erected on the site in

Teil	Tel	(01) 858 8100
Glao 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

accordance with the Commission's requirements, a copy of that notice together with a copy of the page of the newspaper in which the notice has appeared.

If the particulars requested are not received before the end of the specified period, the Commission will dismiss/otherwise determine the appeal without further notice to you in accordance with section 133 of the 2000 Act, (as amended). Your submission in response to this notice must be received by the Commission not later than **5:30pm on the date specified above.**

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.

Yours faithfully,



Laura Grady Lawlor
Executive Officer
Direct Line: 01-8737309

BP72 Registered Post

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SITE NOTICE

An Coimisiún Pleanála

Notice of Updated Environmental Impact Assessment Report (EIAR)

Dublin City Council

Planning Register Reference Number: WEB2729/24

Appeal Reference Number: ACP-323120-25

An appeal has been made to An Coimisiún Pleanála against the decision made on 27th June 2025 by Dublin City Council, bearing the above planning register reference number, which decision was to grant permission subject to 15 no. conditions to Ventaway Limited.

The application to the planning authority was described as permission for development comprising of:

- Demolition of the existing buildings and structures (it is noted the structures or part thereof may be demolished in compliance with a Dangerous Buildings Notice prior to a decision being made);
- Construction of a building up to 14 storeys in height (61.05 metres above ground) over a double basement including office use, arts centre and café, auditorium, and ancillary uses;
- The arts centre is contained at ground and lower ground floor levels;
- The offices are proposed from ground to 13th floor (14th storey) with terraces to all elevations;
- The double basement provides for 11 car parking spaces, 314 bicycle spaces, and 3 motorcycle parking spaces. 16 short stay bicycle spaces are provided at ground floor level along the western site boundary;
- The overall gross floor area of the development comprises 28,569 sq.m. including 910 sq.m. arts centre and 23,501 sq.m. offices;

All ancillary and associated works and development including plant, temporary construction works, public realm, landscaping, telecommunications infrastructure, utilities connections and infrastructure. An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and have been submitted with the planning application.

Notice is hereby given that an updated Environmental Impact Assessment Report (EIAR) was submitted to Dublin City Council on 25th March 2025, as Further Information.

The updated Environmental Impact Assessment Report (EIAR) may be inspected and/or purchased at a fee not exceeding reasonable cost of making a copy at the offices of Dublin City Council, Civic Offices, Wood Quay, Dublin 8.

This notice is being erected at the request of An Coimisiún Pleanála.

Any person may make written submissions or observations to the Commission in relation to the updated Environmental Impact Assessment Report within five weeks beginning on the date of erection of the notice. Any such submission or observations must be accompanied by the statutory fee of €50, unless the submissions or observations are made by certain prescribed bodies or existing participants, and should be addressed to The Secretary, An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1.

This notice was erected on _____, 2025.

NEWSPAPER NOTICE

An Coimisiún Pleanála

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Dublin City Council

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This notice was published on _____, 2025.