



An
Coimisiún
Pleanála

Memorandum
ABP-323120-25
Reg ref: WEB2729/24

To: Sorcha Skelly, Senior Executive Officer

From: Laura Grady Lawlor, Executive Officer

Re: The proposed development comprises:

- 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.

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)

Date: 4th September 2025

On 23rd July 2025, the Commission received two third appeals against Dublin City Council's decision to grant permission with conditions for the above-mentioned development. The first appeal was received from City Quay National School's Board of Management, and the second appeal was received from Declan Brassil and Company, on behalf of St. Laurence O'Toole Trust.

A further third party appeal was received from An Taisce on 24th July 2025. The appeals were cross circulated on 28th July 2025, and the last date for responses is 25th August 2025.

A response was received from the Planning Authority on the 18th August 2025.

I recommend that the response is not to be circulated under Section 131 of the Planning and Development Act, 2000, as amended.

A response was received from John Spain Associates, on behalf of the Applicant Ventaway Limited, on 25th August 2025.

I recommend that this response is to be circulated under Section 131 of the Planning and Development Act, 2000, as amended.

The last date for observations was 20th August 2025.

Observations have been received from Olga Urbane on the 1st August 2025, and from the Office of the Public Works on 20th August 2025.

I recommend that these observations are not to be circulated under Section 131 of the Planning and Development Act, 2000, as amended.

Prescribed Bodies:

The Heritage Council was notified under Article 28(n) of the Planning and Development Regulations 2001 to 2018. The last date for a response is 25th September 2025.

History

History file ABP-315053-22 has been requested to be attached to the file.

EIAR

An Environmental Impact Assessment Report (EIAR) was submitted with the planning application. An updated EIAR was requested by the Planning Authority under Article 33 of the Planning and Development Regulations 2001 (as amended), due to the omission of Chapters 8-13 of the EIAR received with the planning application.

The full EIAR is uploaded on to the An Coimisiún Pleanála website.

NIS

A Natura Impact Statement was submitted with the planning application.

File herewith for comments.

Ms. Lawlor,
Please issue S132 to applicant
requesting new revised notices.
S. Skelley
22/9/2025

