



An
Coimisiún
Pleanála

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

To: Muiriosa Cassells, Senior Administrative Officer, 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: 5th November 2025

On 8th September 2025 notices were issued under section 131 of the Planning and Development Act, 2000, as amended, to all parties circulating the applicant's response to the appeals, with the last date for responses being 29th September 2025.

The notice issued to the OPW was returned to the Commission undelivered, due to it being delivered to an 'insufficient address'. The notice was re-issued to the OPW's updated address on 16th September 2025, with the last date for a response being 6th October 2025.

Responses to the section 131 notice were received from an observer, Olga Urbane, on 28th September 2025 and on 29th September 2025, and a response was received from Declan Brassil and Company, on behalf of third party appellant, St. Laurence O'Toole Trust, on 29th September 2025.

I did not consider it necessary to circulate the response received from Olga Urbane under section 131 of the Planning and Development Act, 2000, as amended.

The response received from St. Laurence O'Toole Trust contained new planning material. Therefore, the response received was circulated under section 131 of the Planning and Development Act, 2000, as amended, on 2nd October 2025.

The last date for responses was 20th October 2025.

Due to a clerical error, the section 131 notice circulating the response received from St. Laurence O'Toole Trust, had to be re-issued to all parties on 8th October 2025. The last date for responses was 24th October 2025.

Responses were received from the OPW on 14th October 2025 and from John Spain Associates, on behalf of the applicant, Ventaway Limited on 23rd October 2025.

I did not consider it necessary to circulate these responses received under Section 131 of the Planning and Development Act, 2000, as amended.

As per instruction from the SEO, a notice under section 132 of the Planning and Development Act, 2000, as amended, was issued on 26th September 2025 to the applicant's agent requesting revised notices. The last date for responses was 16th October 2025.

A copy of the templates of the revised notices, and a copy of statutory notice issued to the applicant was issued to all other parties, for information only, on 26th September 2025.

A response was received from John Spain Associates, on behalf of the applicant, Ventaway Limited, containing the revised published/erected public notices on 1st October 2025.

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

The last date for observations on the revised public notices was 4th November 2025. The Commission did not receive any observations.

File herewith for comments.

Ms Grady Lumbor - note
please forward file to Inspectorate

Muiríos Cassells
SNO 5/11/25