

S.37

File With

SECTION 131 FORM

Appeal No

ABP— 323120-25

Defer Re O/H

☐

Having considered the contents of the submission dated/received 1/8/25
from Olga Urbane I recommend that section 131 of the Planning
and Development Act, 2000 ~~be~~ not be invoked at this stage for the following reason(s):

No new planning issues raised

Section 131 not to be invoked at this stage.

☒

Section 131 to be invoked — allow 2/4 weeks for reply.

☐

Signed

Laura Brady Lawlor

EO

Date

22/08/25

Signed

SEO/SAO

Date

M

Please prepare BP — Section 131 notice enclosing a copy of the attached submission.

To

Task No

Allow 2/3/4 weeks

BP

Signed

EO

Date

Signed

AA

Date

LF-22/08/25



Observations (pdf)

1 message

Olga Urbane <olgaurbane6@gmail.com>

Fri 1 Aug 2025 at 16:46

To: Olga Urbane <olgaurbane6@gmail.com>

Objection Letter - Supporting Appeal Against Proposed 14-storey office block Development by Ventaway Ltd. at City Quay

Reference number: 323120-25

Applicant name: Olga Urbane

Address:
Apartment 20.
31-33 Gloucester Street South.
Dublin 2.
D02X4E6

To Whom It May Concern,

I am writing as a resident of 31-33 Gloucester Street South, Dublin 2. To submit observation on a planning appeal in support of The Church of the Immaculate Heart of Mary, An Taisce and City Quay National School against the planning permission granted for the large-scale development which is 14-storey office block at City Quay. I support the appeal and wish to submit the following objections as a directly affected resident.

While I understand the need for urban development and modern infrastructure, I am gravely concerned about the serious negative impact this project will have on the well-being and quality of life of current residents. My home is located on the top floor of our building, and the proposed development — now widened and imposing — will significantly and permanently degrade the conditions of living space in the following ways:

1. Loss of Light and Increased Shadowing

My apartment is north-facing and already receives limited natural sunlight throughout the year. The proposed widening of the new building will eliminate most of the sun I currently rely on in summer months.

The building's bulk will overshadow our home and balcony area for much of the day, creating a colder, darker living space.

2. Obstruction of Views

One of the most valuable aspects of our apartments is the unobstructed view of the surrounding skyline and historic buildings, including the Custom House. The proposed development will remove this view entirely and replace it with a blank office façade.

3. Severe Construction Noise and Disruption

As this building will be constructed very close to our home, the prolonged noise and vibration from piling, machinery, and material deliveries will cause serious stress and health risks.

We are concerned about construction beginning early in the day and continuing for years.

4. Overdevelopment of a Sensitive Area

The development is incompatible with the surrounding character of the area, including listed buildings, schools, and residential dwellings. Increasing floor area to over 28,000 sq.m, including a large commercial and office footprint, constitutes overdevelopment in a confined residential zone.

Despite references to an "arts centre" and "managed space for the school," no meaningful engagement has taken place with local residents to explain how these features will benefit or protect the interests of those already living in the area.

5. Toxic Dust and Air Pollution – Long-Term Risk

This construction is projected to continue over an extended period — potentially 10 years — exposing residents, including young children, to ongoing airborne particulate pollution, toxic construction dust, and emissions from machinery.

I grow organic vegetables and herbs on my balcony. Dust and debris from this prolonged construction will contaminate any produce, making it unsafe to consume.

Worse still, the school playground, located directly beside the site, will be exposed to harmful airborne particles. Children playing outdoors will breathe this in on a daily basis.

6. Mental Health and Wellbeing Impact

As someone who uses the balcony and views as a mental health refuge, the prospect of losing it to a wall of glass and steel is deeply distressing. The development will remove the sense of openness, calm and light that currently makes this apartment a livable and dignified space.

7. Light Pollution and Residential Disruption

This building, if approved in its current form, is likely to feature significant external lighting, including:

- Bright interior lights from commercial offices remaining on after working hours.
- Sleep quality, especially for top-floor residents directly facing the structure.
- Privacy, as brightly lit offices may look directly into our homes at night.
- It would transform a calm living environment into one that feels constantly exposed and artificially lit.

8. Wind Tunnel Effects – Intensified by New Massing

The proposed development will be positioned between our residential block and the existing Grant Thornton office building, creating a narrow corridor that acts as a wind tunnel.

Our area already experiences severe wind conditions during the winter, and this past year has brought a notable rise in the frequency and intensity of storms, likely linked to broader climate shifts. The introduction of another tall, dense structure will significantly amplify wind acceleration through this corridor, creating a dangerous wind tunnel effect.

This is not just a comfort issue – it presents real safety risks for schoolchildren particularly during the storm season. It will also render our balconies and outdoor spaces unusable and unsafe for long periods, stripping residents of vital outdoor access and fresh air.

My concerns are based on health, environmental, and quality-of-life factors, and are not a criticism of any specific party or authority. I respectfully request that these concerns be taken into account in the Council's review and in any further consultation with An Bord Pleanála.

Thank you for considering this urgent and heartfelt observation.

Yours Sincerely,

Olga Urbane

1.08.2025.