

SECTION 131 FORM

File With _____

Appeal NO: ^CAOP-323120-25

TO: SEO

Defer Re O/H ☐Having considered the contents of the submission dated 20/08/25 received fromOPW 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 raisedE.O.: Laura Gady LawlorDate: 22/08/25

To EO: _____

Section 131 not to be invoked at this stage. ☐Section 131 to be invoked – allow 2/4 weeks for reply. ☐

S.E.O.: _____

Date: _____

S.A.O.: _____

Date: _____

M _____

Please prepare BP _____ - Section 131 notice enclosing a copy of the attached submission

to: _____

Allow 2/3/4 weeks – BP _____

EO: _____

Date: _____

AA: _____

Date: _____

Validation Checklist

Lodgement Number : **LDG-082266-25**
Case Number : **ACP-323120-25**
Customer: **Office of Public Works**
Lodgement Date: **20/08/2025 15:50:00**
Validation Officer: **Laura Grady Lawlor**
PA Name: **Dublin City Council South**
PA Reg Ref: **WEB2729/24**
Case Type: **Normal Planning Appeal PDA2000**
Lodgement Type: **Observation / Submission**



An
Coimisiún
Pleanála

Validation Checklist	Value
Confirm Classification	Confirmed - Correct
Confirm ABP Case Link	Confirmed-Correct
Fee/Payment	Valid – Correct
Name and Address available	Yes
Agent Name and Address available (if engaged)	Not Applicable
Subject Matter available	Yes
Grounds	Yes
Sufficient Fee Received	Yes
Received On time	Yes
Eligible to make lodgement	Yes
Completeness Check of Documentation	Yes

Observation Prescribed Body

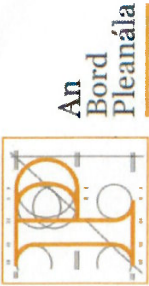
BP40 to issue to Observer.

I.K.
29/08/2025

Run at: 22/08/2025 15:59

Run by: Laura Grady Lawlor

Lodgement Cover Sheet - LDG-082266-25



Details

Lodgement Date	20/08/2025
Customer	~Office of Public Works
Lodgement Channel	Email
Lodgement by Agent	No
Agent Name	
Correspondence Primarily Sent to	
Registered Post Reference	

Lodgement ID	LDG-082266-25
Map ID	
Created By	Laura Grady Lawlor
Physical Items included	No
Generate Acknowledgement Letter	
Customer Ref. No.	
PA Reg Ref	WEB2729/24

Categorisation

Lodgement Type	Observation / Submission
Section	Processing

PA Name	Dublin City Council South
Case Type (3rd Level Category)	Normal Planning Appeal PDA2000

Fee and Payments

Specified Body	No
Oral Hearing	No
Fee Calculation Method	Manual
Reason For Manual	Prescribed Body - no fee required
Currency	Euro
Fee Paid	0.00
Refund Amount	0.00

Observation/Objection Allowed?	Yes
Payment	
Related Payment Details Record	

Observation

pA Case Number	WEB2729/24
PA Decision Date	27/06/2025
County	
Development Type	

Development Description	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.
Applicant	
Additional Supporting Items	Yes

Development Address	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)
Appellant	
Supporting Argument	

L Grady Lantor

Dáire Littleton Caden

From: Audrey Farrell <audrey.farrell@opw.ie>
Sent: Dé Céadaoin 20 Lúnasa 2025 15:08
To: Appeals2
Subject: Planning Appeal (PL29S.323120) of Dublin City Council's (DCC) decision on 2729/24 - OPW Letter
Attachments: Ref PL29S.323120 & 272924 – City Quay Proposal - Custom House Impact - Appeals Submission.pdf

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

To whom it may concern,

Please see attached letter regarding Planning Appeal (PL29S.323120) of Dublin City Council's (DCC) decision on 2729/24 – Site bound by City Quay to the north, Moss Street to the west & Gloucester Street South to the south, Dublin 2. Demolition of buildings/structures and construction of a 14 storey building including office use, arts centre and café, auditorium, and ancillary uses.

I understand the OPW do not have to pay a fee to the Commission to make a submission/observation on a planning appeal.

Kind Regards,
Audrey

Audrey Farrell MRIA, Grade 1 Conservation
Senior Architect - Heritage Services - Conservation

Oifig na nOibreacha Poiblí
Office of Public Works

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<https://gov.ie/opw>

To send me files larger than 30MB, please use the link below
<https://filetransfer.opw.ie/filedrop/audrey.farrell@opw.ie>

Email Disclaimer: <https://www.gov.ie/en/organisation-information/439daf-email-disclaimer/>



Oifig na
nOibreacha Poiblí
Office of Public Works



The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1

20 August, 2025

RE Planning Appeal (PL29S.323120) of Dublin City Council's (DCC) decision on 2729/24 – Site bound by City Quay to the north, Moss Street to the west & Gloucester Street South to the south, Dublin 2. Demolition of buildings/structures and construction of a 14 storey building including office use, arts centre and café, auditorium, and ancillary uses.

A Chara,

1.0 Introduction

The Office of Public Works (OPW) is a Government office that delivers public services for flood protection, managing government properties and heritage services.

It is overseen by the Minister of State at the Department of Public Expenditure, Infrastructure, Public Service Reform and Digitalisation.

This letter outlines observations from the OPW on the above mentioned planning appeal, in so far as it relates to the Custom House. The chief elevation of the Custom House is located 0.1 kilometres from the site of the development proposed under 2729/24. The OPW is responsible for the management and care of this important state-owned building. It has a demonstrated commitment to its conservation and on-going use.

2.0 OPW's Engagement with 2729/24 to Date

The OPW made an observation on 2729/24 in January 2025. While broadly supportive in principle of the redevelopment of this under utilised site, the OPW expressed concerns regarding:

- the potential overshadowing of the historically significant viewpoint of the Custom House along the River Liffey due to the scale and bulk massing of the development proposed under 2729/24 (see Fig.1);
- the loss of the landmark view of the Custom House dome from Gardiner St Lower and the consequent potential erosion of this as a focal point in the Dublin cityscape (See Fig.2);



- the lack of analysis in the documentation submitted under 2729/24 on the potential of the proposed development to throw shadow onto the important riverine façade of the Custom House. It was argued by the OPW that the Portland stone of this façade is seen at its best in sunlight and that the Daylight & Sunlight Assessment Report under 2729/24 failed to adequately consider the effects on the Custom House as a very significant historical building in the immediate surrounding environment.



Fig. 1. Extract from View 5 of the *Heritage, Townscape, Landscape and Visual Impact Assessment* report (page 74) prepared by Citydesigner for 2729/24.



Fig. 2. Extract from View 22 of the *Heritage, Townscape, Landscape and Visual Impact Assessment* report (page 116) prepared by Citydesigner for 2729/24.



3.0 OPW's comments on appeal (PL29S.323120) of DCC's decision on 2729/24

The OPW notes that DCC's decision to grant planning permission for the 14-storey building proposed under 2729/24 has been appealed by:

St. Laurence O'Toole Trust

City Quay National School

An Taisce

As observers on 2729/24, OPW are now entitled to comment on the appeal documents.

The OPW notes that An Taisce's grounds of appeal include reference to the Custom House being an architectural set-piece in city of Dublin and an internationally significant example of Neo-Classical eighteenth century design.

An Taisce argue that the 14-storey building proposed under 2729/24 is located within the visual curtilage of the Custom House. Their appeal document also highlights that the proposed location of the development is a historically important and prominent Liffey-front site.

An Taisce argue that the OPW's January 2025 observation was not properly addressed by DCC in their decision-making on 2729/24. The OPW is similarly of the opinion that the international architectural and historical significance of the Custom House was not given due consideration in DCC's assessment of this proposed 14-storey development.

The OPW are in agreement with An Taisce's point that the subject City Quay site is located within the visual curtilage of the Custom House. In this regard, the OPW request An Coimisiún Pleanála to give full consideration to An Taisce's grounds of appeal where they refer to the Custom House and its historically significant and sensitive riverine setting. The OPW also request that the Coimisiún give further consideration to the effects of the proposed development on shadow / sunlight on the Custom House façade. If possible, the OPW request that an updated Daylight and Sunlight Assessment should form part of the Coimisiún's determination of this appeal.

4.0 Conclusion

While the OPW supports the redevelopment of the subject site, it requests that An Coimisiún Pleanála give due consideration to the specific observations raised above, which are intended to contribute constructively to the potential outcomes of the planning appeal.

If any further information / clarity in relation to our observations is sought, please do not hesitate to contact us at info@opw.ie

Yours sincerely,

PP Rosemary Collier,
Heritage Services and Capital Works Delivery

Conor Sreenan
State Architect and Principal Architect,
Office of Public Works

