

File With _____

SECTION 131 FORM

Appeal NO: ACP - 323120 - 25Defer Re O/H ☐

Having considered the contents of the submission date received 28/09/25 + 29/09/25
 from

Ola 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

E.O.: Laura Gandy LawlorDate: 01/10/25

For further consideration by SEO/SAO

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: _____ Task No: _____

Allow 2/3/4 weeks – BP _____

EO: _____

Date: _____

AA: _____

Date: _____

File With _____

CORRESPONDENCE FORMAppeal No: ACP -323120-25

M _____

Please treat correspondence received on 28/09/25 + 29/09/25 as follows:

- | | |
|---|---|
| <p>1. Update database with new agent for Applicant/Appellant _____</p> <p>2. Acknowledge with BP <u>23</u> _____</p> <p>3. Keep copy of Board's Letter ☐</p> | <p>1. RETURN TO SENDER with BP _____</p> <p>2. Keep Envelope: ☐</p> <p>3. Keep Copy of Board's letter ☐</p> |
|---|---|

Amendments/CommentsOlga Urbane response to S.131 notice.**4. Attach to file**

- | | |
|---|--|
| <p>(a) R/S ☐</p> <p>(b) GIS Processing ☐</p> <p>(c) Processing ☐</p> | <p>(d) Screening ☐</p> <p>(e) Inspectorate ☐</p> |
|---|--|

RETURN TO EO ☐

	Plans Date Stamped ☐
	Date Stamped Filled in ☐
EO: <u>Laura Goady Lawlor</u>	AA: <u>Jan Kelly</u>
Date: <u>01/10/25</u>	Date: <u>02/10/2025</u>

Laura

Catherine Flynn

From: Olga Urbane <olgaurbane6@gmail.com>
Sent: Sunday 28 September 2025 20:39
To: Appeals2
Subject: Further Submissions in Response to Applicant's Submission – Case ACP-323120-25
Attachments: IMG_20250928_192712.jpg; Screenshot_2025-09-28-19-17-18-531_com.miui.gallery.jpg; IMG_20250928_191548.jpg; Screenshot_2025-09-28-19-17-00-783_com.miui.gallery.jpg; Screenshot_2025-09-28-19-17-37-479_com.miui.gallery.jpg; Screenshot_2025-09-28-19-17-52-834_com.miui.gallery.jpg; IMG_20250928_192619.jpg

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.

Dear Ms. Grady Lawlor,

I am writing in relation to the above case (My Reference number: NPA-OBS-004906, Case Number: ACP-323120-25, Planning Authority Reference: WEB2729/24).

Following receipt of correspondence from An Coimisiún Pleanála enclosing submissions made by John Spain Associates on behalf of Ventaway Limited, I wish to make further observations as permitted. These are provided to clarify and illustrate my original concerns regarding loss of natural daylight, also adverse wind impacts.

1. Daylight Impacts

Please find attached photographs and drawings showing:

- 1) Current daylight conditions as seen from my apartment balcony.
- 2) Illustrations of how the proposed 14-storey development would further restrict natural light, taking into account existing overshadowing from adjacent office buildings on both sides.
- 3) Marked sun-path arrows and shaded areas demonstrate how the new building would significantly reduce sunlight access, particularly during morning and evening hours in the summer months.

This visual evidence supports my original submission that the proposal will cause unacceptable and disproportionate shadowing, resulting in the near-total loss of direct sunlight to my home and balcony.

2. Wind Tunnel Effects

My original observation raised concerns about severe wind tunnel effects. While I am unable to provide technical illustrations, I wish to restate my experience as a resident: during storm seasons, the wind around our block is already extremely strong. The addition of another large office block on

City Quay will intensify this effect, creating dangerous conditions for pedestrians and making my balcony unsafe and unusable for large periods of the year.

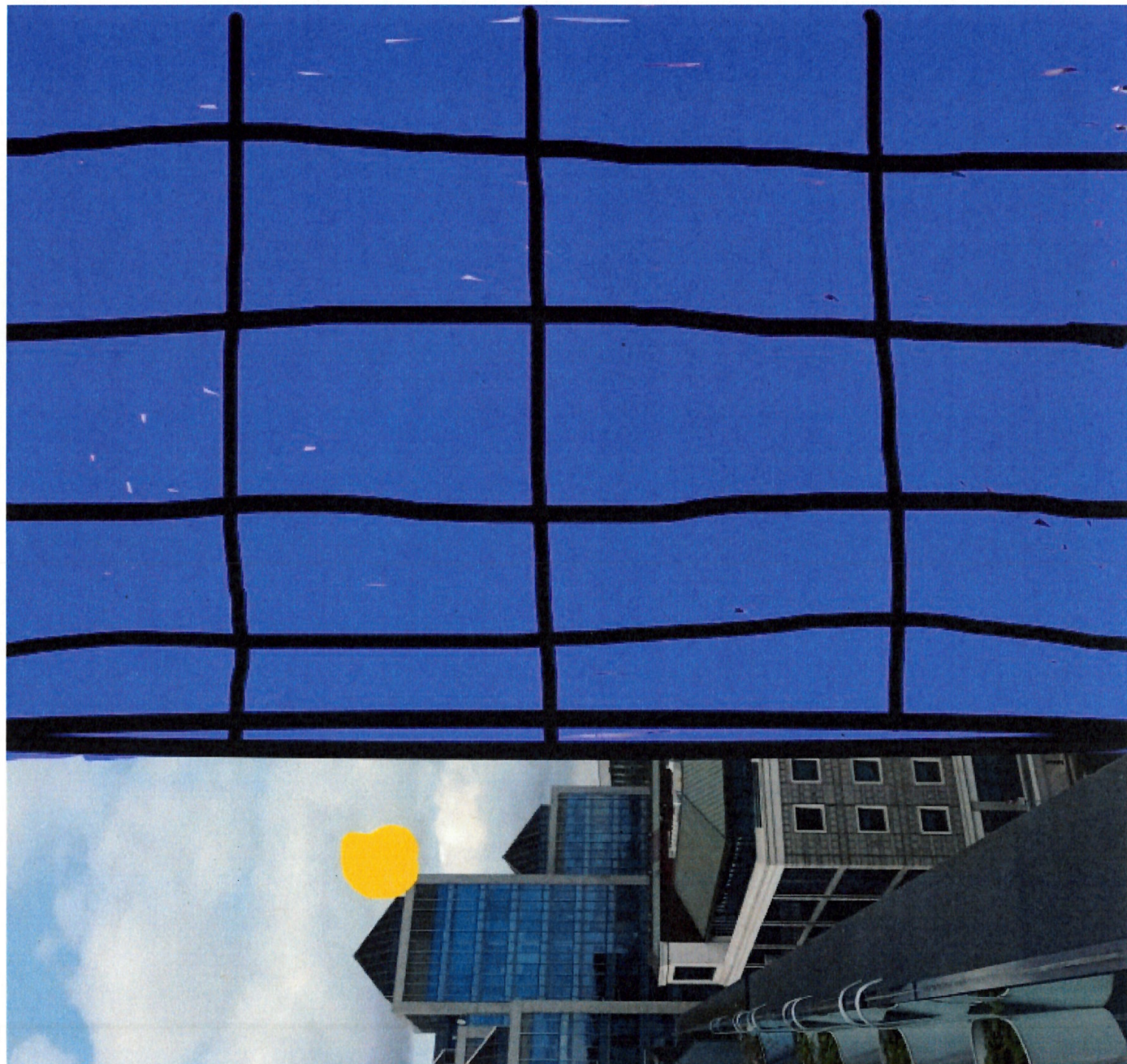
I respectfully ask that these additional materials — attached photographs and annotated drawings — be accepted as supporting evidence in relation to the original points raised in my observation.

Thank you for your attention to this submission, and for ensuring that the lived impacts on residents are given due consideration in the assessment of this appeal.

Yours Faithfully,

Olga Urbane.

Apartment 20
31–33 Gloucester Street South
Dublin 2
D02 X4E6

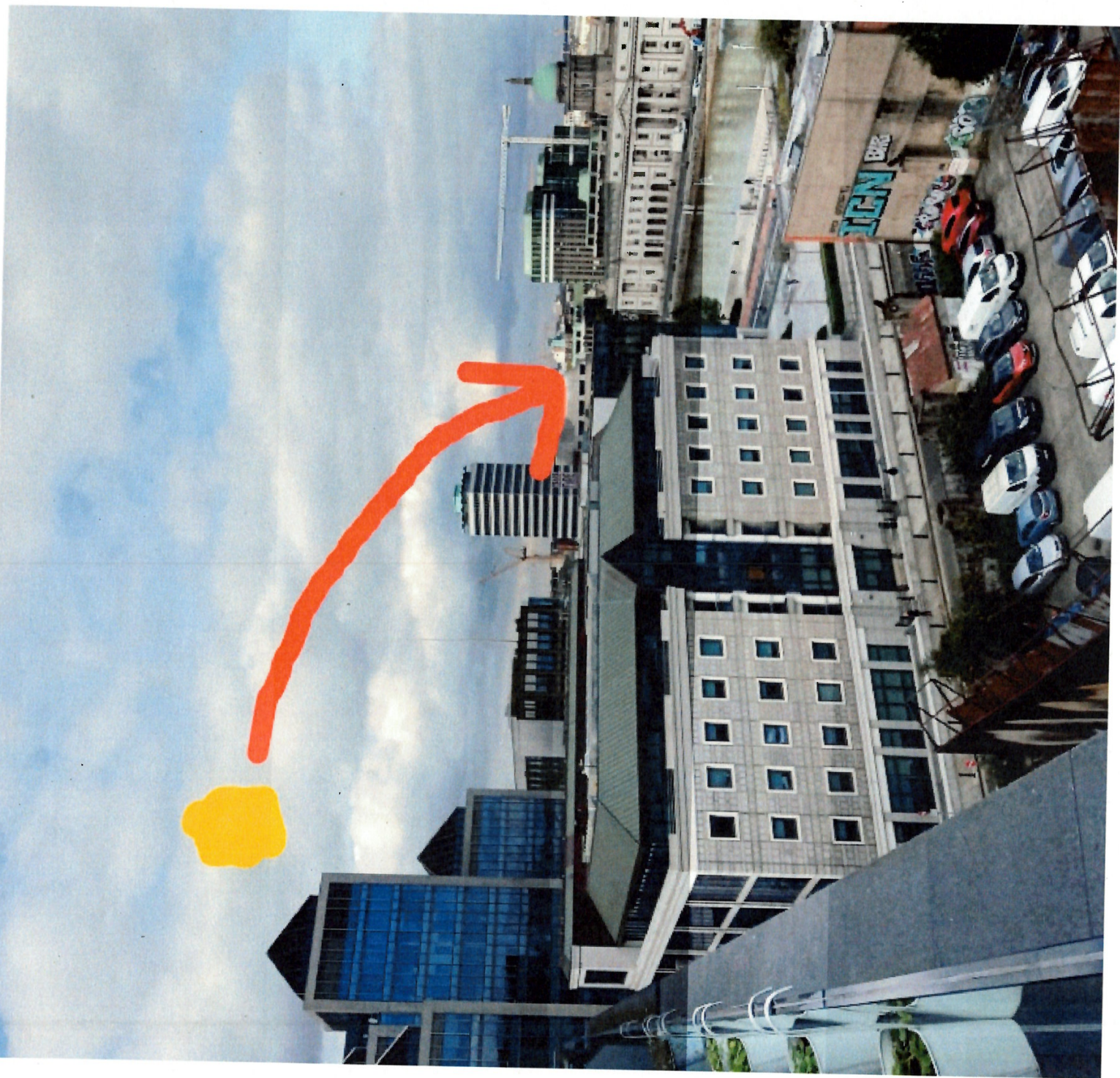


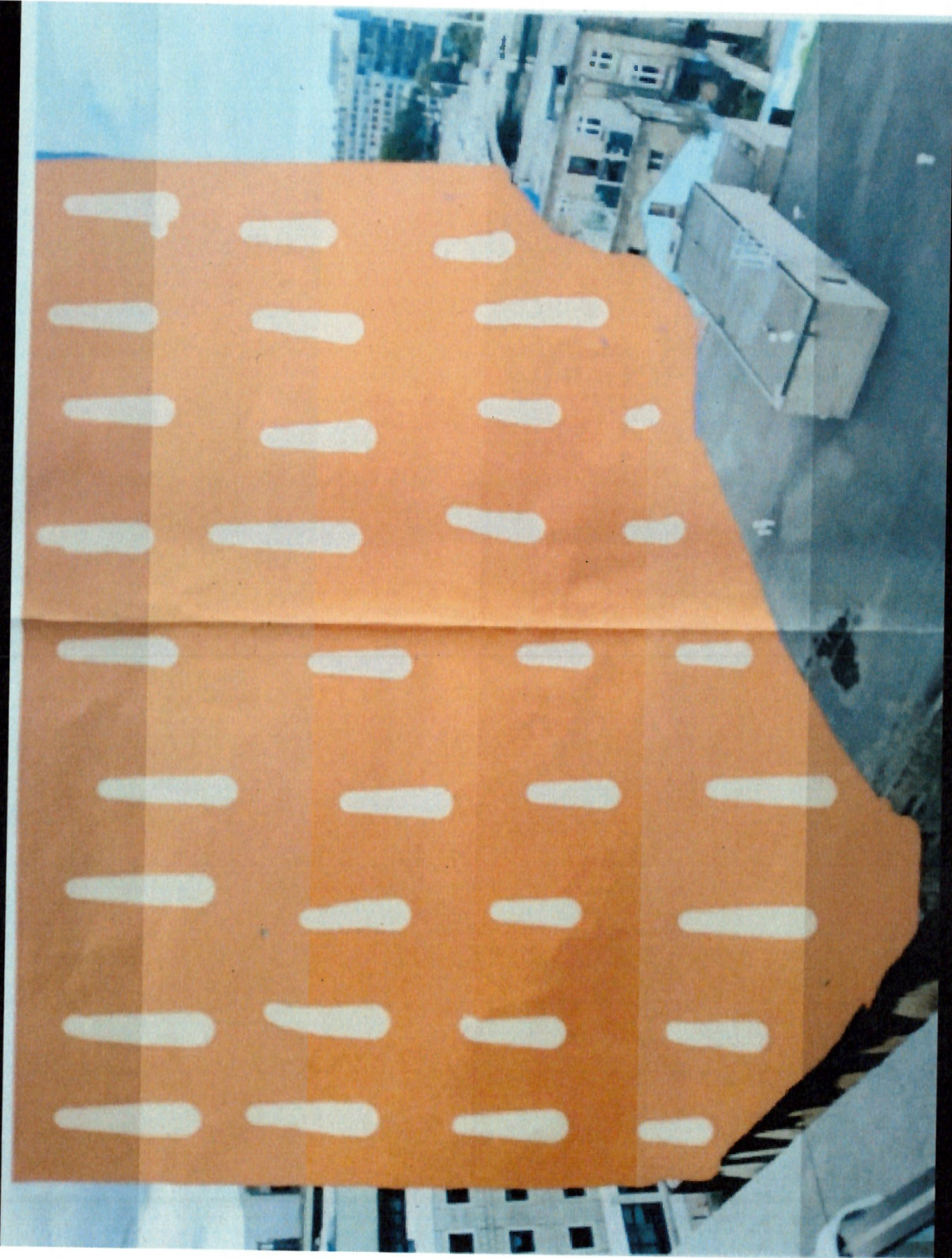


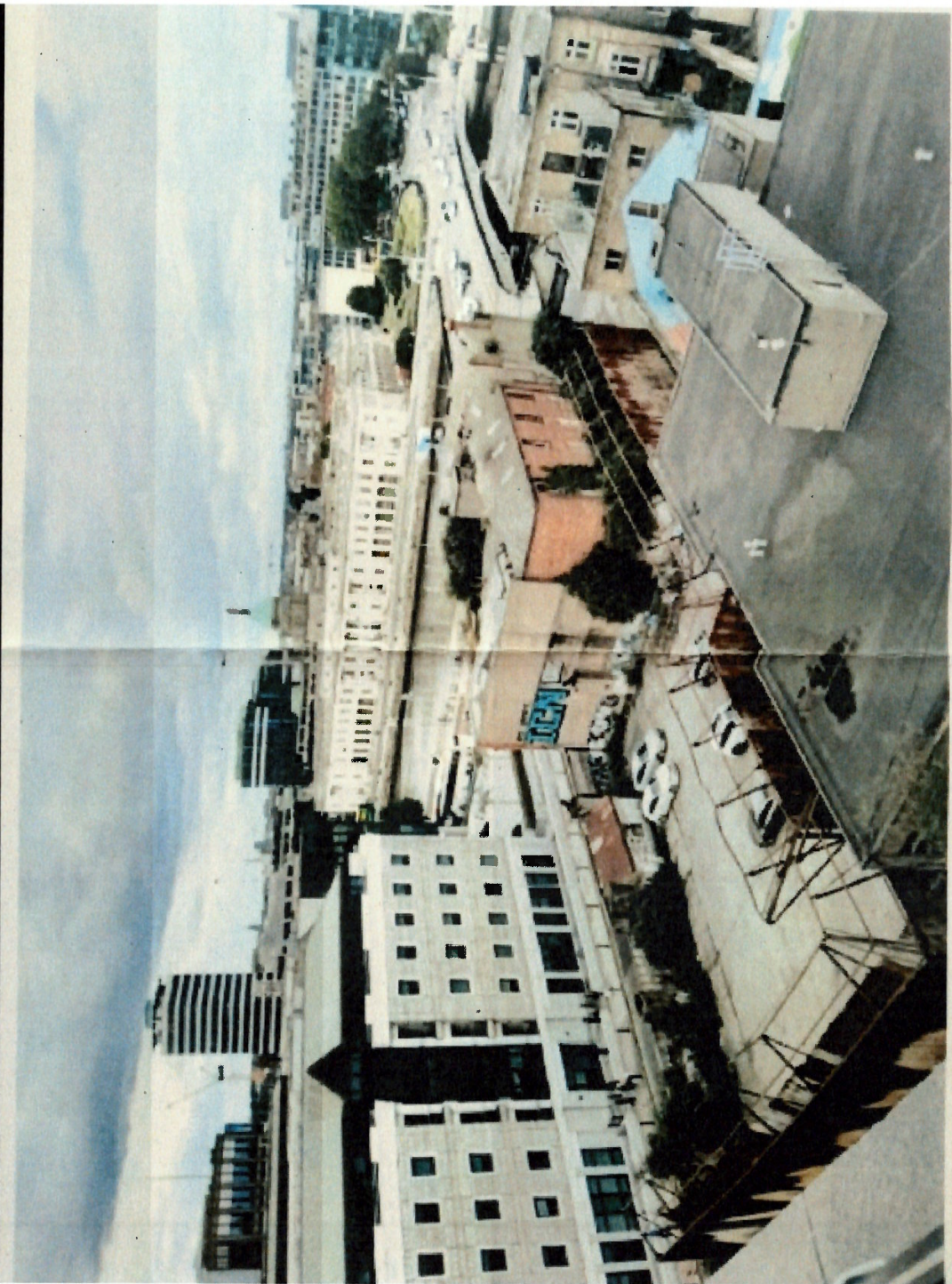


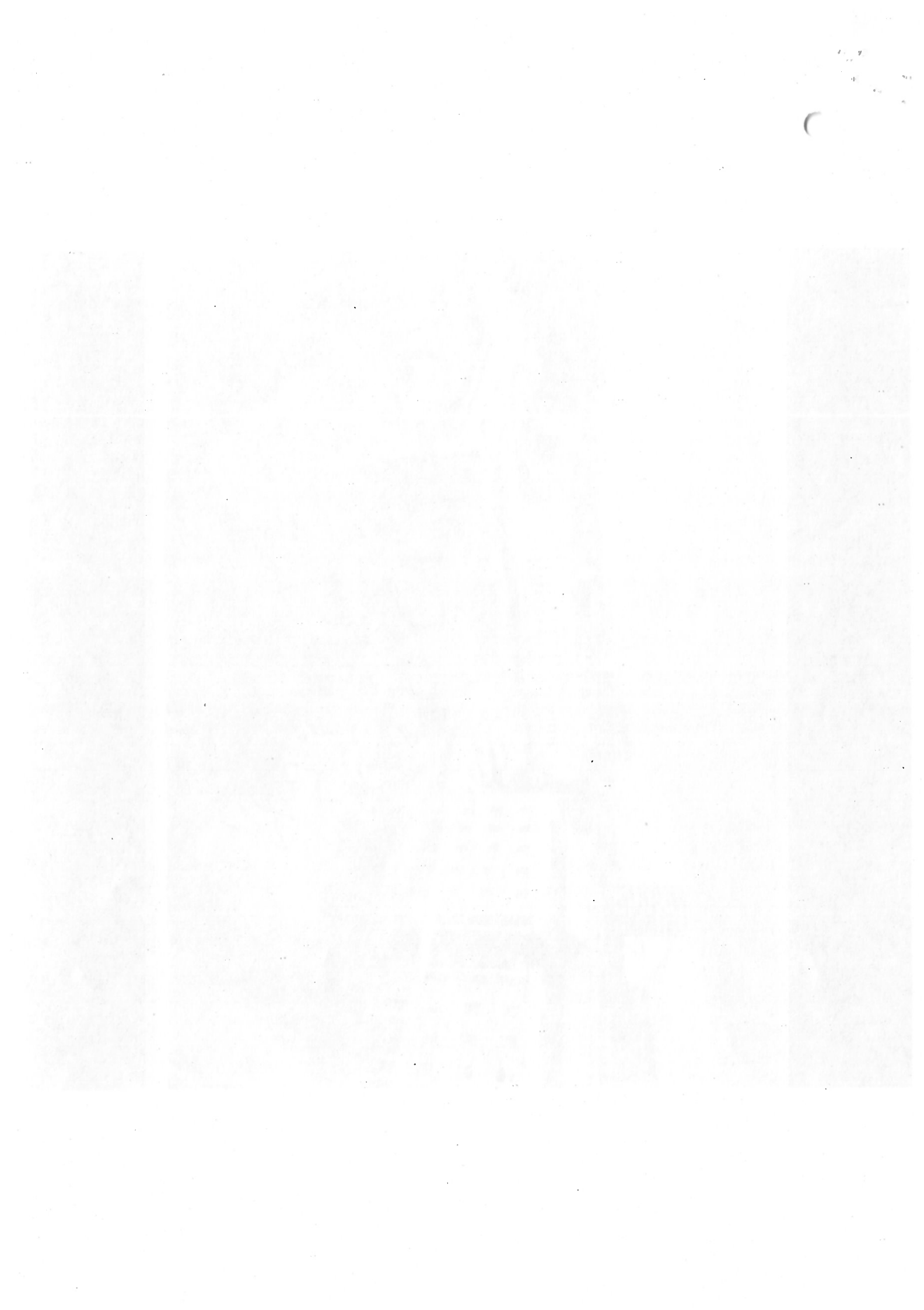
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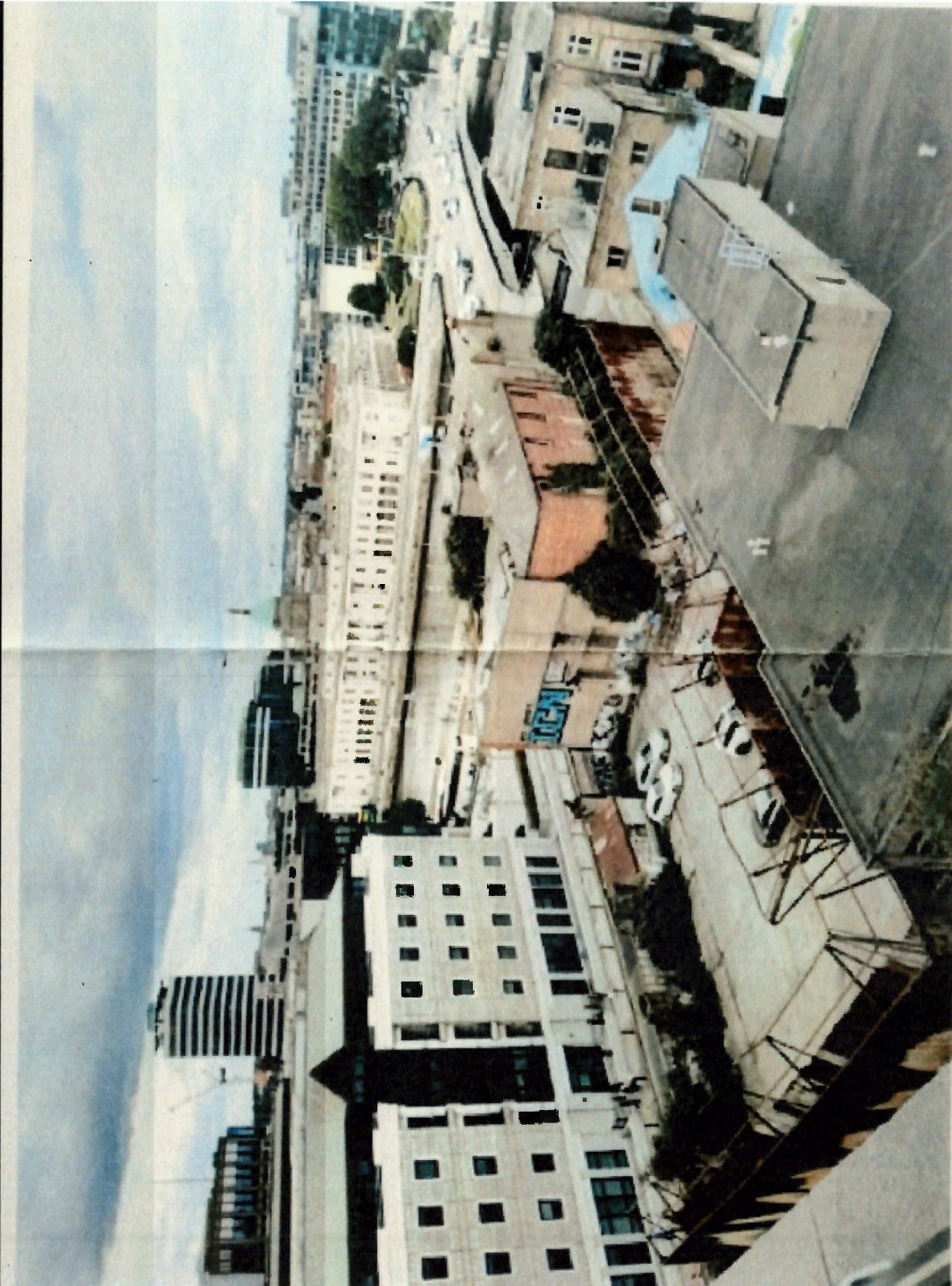


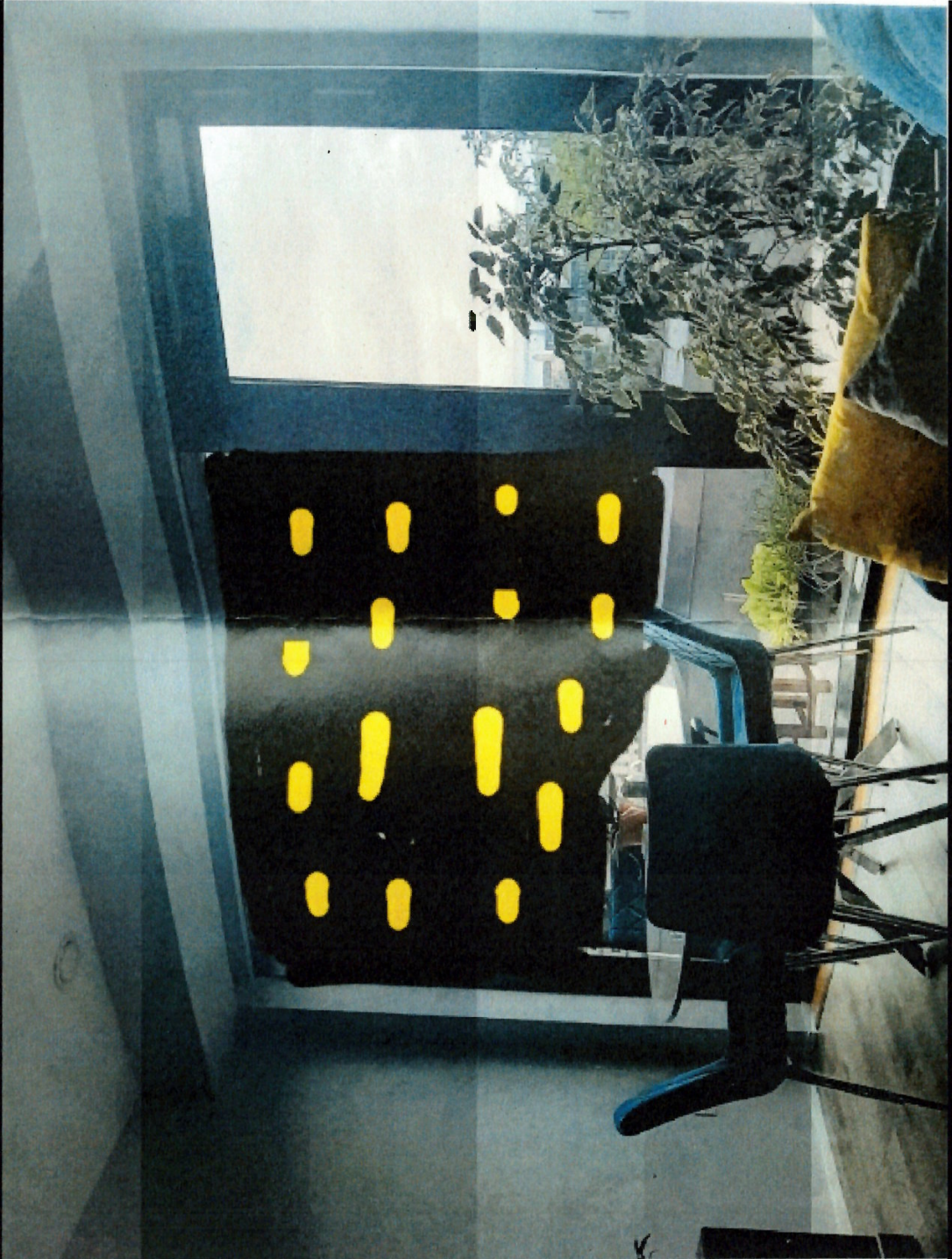


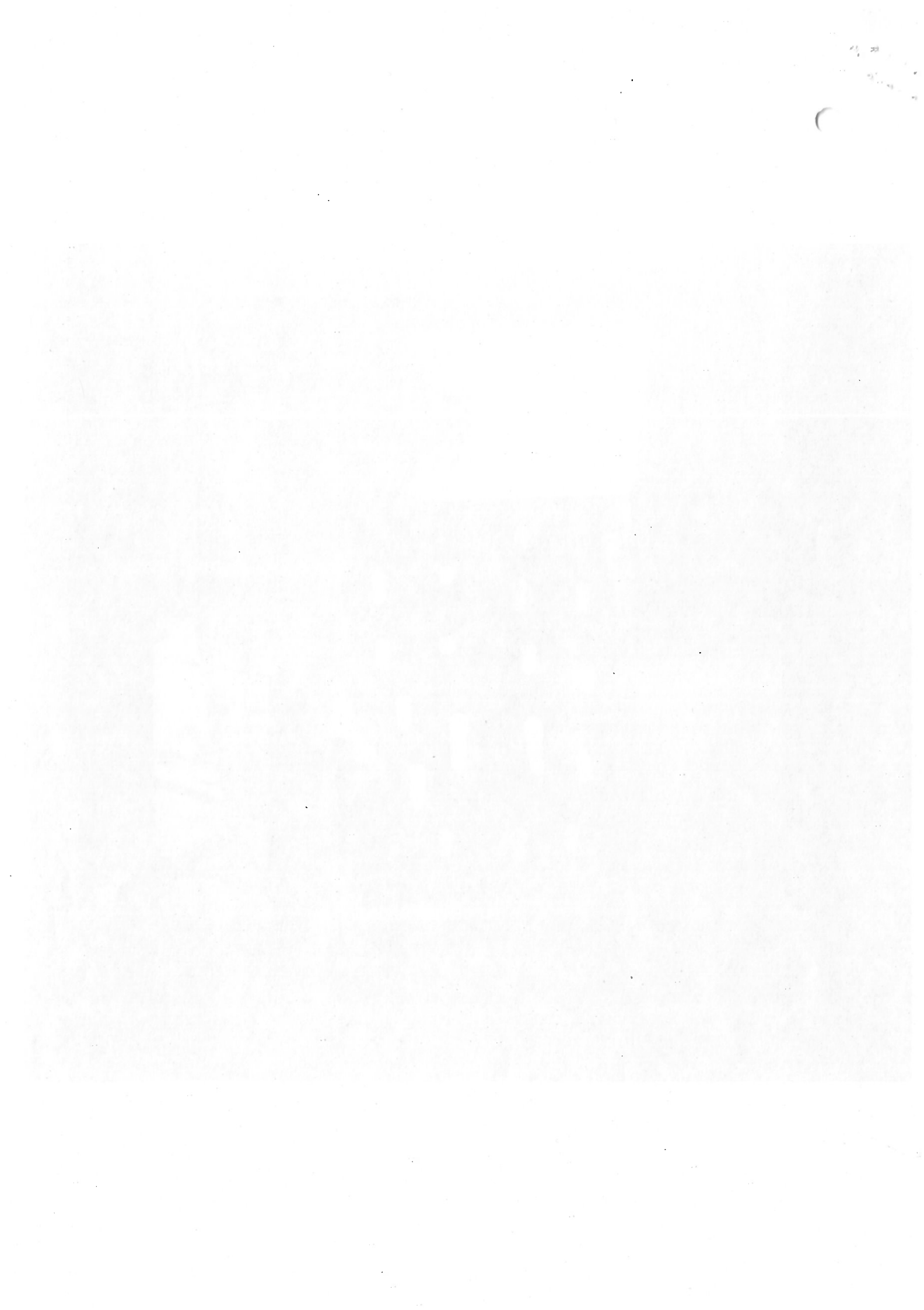












Catherine Flynn

From: Olga Urbane <olgaurbane6@gmail.com>
Sent: Monday 29 September 2025 17:24
To: Appeals2
Subject: Further Submissions in Response to Applicant's Submission(photos explanation)– Case ACP-323120-25

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.

Dear Ms. Grady Lawlor,

Further to my submission (Ref: NPA-OBS-004906), I wish to clarify the attached images: Photos 1 and 7 shows existing daylight on the left, Photos 2 and 4 illustrates expected overdevelopment, Photo 3 shows sun direction on the right office block Grand Thornton (existing building), Photos 5 and 6 demonstrates view before and after light pollution at night from the building. These demonstrate the significant loss of natural light to my apartment as a result of the proposed development.

Yours Faithfully,

Olga Urbane.

Apartment 20,
31-33 Gloucester Street South.
D02X4E6

