

File With _____

SECTION 131 FORM

Appeal NO: ABP 315058Defer Re O/H ☐

TO: SEO

Having considered the contents of the submission dated/ received 9/1/24
fromCity Quay NS I recommend that section 131 of the Planning and Development Act, 2000
be/~~not~~ invoked at this stage for the following reason(s): as per Board DirectionE.O.: [Signature]Date: 18/1/24

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 Task-368440-24Please prepare BP 20 - Section 131 notice enclosing a copy of the attached
submissionto: other partiesAllow 2/3/4 weeks – BP 70EO: [Signature]Date: 18/1/24AA: Fadime KhatipovDate: 18/1/24

City Quay National School

Gloucester Street South
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The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1.
D01 V902



For the attention of Mr James Sweeney, Executive Officer

**Submission of Third Party Observation in Response to
An Bord Pleanála's Letter of 4th December 2023**

An Bord Pleanála Case Number. ABP-315053-22
Planning Authority Reference Number. 4674/22

Dear Sir / Madam

We refer to your letter of 4th December 2023 in relation to the proposed development by Ventaway Ltd of a 24 storey building on lands bounded by City Quay to the north, Moss Street to the west & Gloucester Street South to the south, Dublin 2.

As stated in our original submission to An Bord Pleanála, the Board of Management objects to the proposed development on lands directly to the west of the school in the strongest possible terms. Should the development proceed it will have a major negative impact on the ability of the school to deliver high-quality education to the pupils in our care.

We contend that the grounds of our original objection to the proposed development still remain valid and we request the Board to fully consider all of the points made therein.

Specifically in response to your letter of 4th December 2023 we note that the Board, in its deliberations on this appeal, intends to take account of *Appendix 3 of the Dublin City Development Plan 2022-2028*, which sets out performance criteria by which proposals for landmark/tall buildings must be assessed. In this regard we would comment as follows:

1. Our original submission to the Board was based on the contents of the Draft Dublin City Development Plan 2022-2028. Our comments in that submission in relation to building height and density (points 4 and 5 of the submission) referred specifically to Appendix 3 of the Draft Plan. On review of Appendix 3 of the final City Plan as adopted by Dublin City Council on the 2nd of November 2022, we note that there are no substantive differences