

File With \_\_\_\_\_

## SECTION 131 FORM

Appeal NO: ABP 315053Defer Re O/H ☐

O:SEO

Having considered the contents of the submission (dated/ received 26/11/22)  
fromGrat Thornton I recommend that section 131 of the Planning and Development Act, 2000~~is~~ not be invoked at this stage for the following reason(s): no new issues raisedE.O.: [Signature]Date: 30/11/22

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-059573-22**

Case Number : **ABP-315053-22**

Customer: **Gilbert Thornton**

Lodgement Date: **28/11/2022 16:11:00**

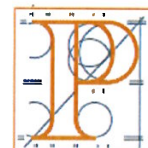
Validation Officer: **James Sweeney**

PA Name: **Dublin City Council South**

PA Reg Ref: **4674/22**

Case Type: **Normal Planning Appeal PDA2000**

Lodgement Type: **Observation / Submission**



**An  
Bord  
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

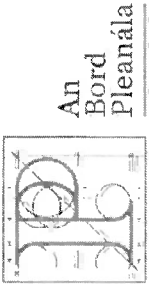
BP40

Run at: 29/11/2022 10:47

Run by: James Sweeney



Lodgement Cover Sheet - LDG-059573-22



Details

Lodgement Date	28/11/2022
Customer	<del>Ventaway Limited</del>
Lodgement Channel	In Person
Lodgement by Agent	Yes
Agent Name	Grant Thornton - Lisa Ward
Correspondence Primarily Sent to	Agent
Registered Post Reference	

3150523

Lodgement ID	LDG-059573-22
Map ID	
Created By	Klaudia Wieszowska
Physical Items included	No
Generate Acknowledgement Letter	
Customer Ref. No.	
PA Reg Ref	

Categorisation

Lodgement Type	Observation / Submission
Section	Processing

PA Name	Dublin City Council South
Case Type (3rd Level Category)	

Fee and Payments

Specified Body	No
Oral Hearing	No
Fee Calculation Method	System
Currency	Euro
Fee Value	0.00
Refund Amount	0.00

Observation/Objection Allowed?	
Payment	PMT-046568-22
Related Payment Details Record	PD-046458-22

Observation Lodge - 7/11/22 : 5/12/22

BP40  
Put on file

PA Case Number	
PA Decision Date	
County	
Development Type	
Development Address	
Appellant	
Supporting Argument	

Development Description	
Applicant	
Additional Supporting Items	



# Grant Thornton

The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1,  
D01 V902

<b>AN BORD PLEANÁLA</b>	
LDG-	<u>059573-22</u>
ABP-	
<b>28 NOV 2022</b>	
Fee: € <u>50</u>	Type: <u>cash</u>
Time: <u>15.58</u>	By: <u>hand</u>

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28 November 2022

## Appeal by Ventaway Limited

Site bound by City Quay to the North, Moss Street to the West & Gloucester Street South to the South, Dublin 2.

Appeal Reference: (ABP-315053-22)

Dear Sir or Madam,

We, Grant Thornton, write to provide observations on the appeal of the application at City Quay by Ventaway Limited (Ref: ABP-315053-22). The appeal seeks to overturn Dublin City Council's decision to refuse the application and grant planning permission for the full redevelopment of the site and the construction of 24 storey building providing 22,600 sq. m of office floorspace, an arts centre, and gym. The proposed building would rise to 108 metres, making it the tallest building in Dublin.



Figure 1: Site location and proximity to Grant Thornton building.

Member of Grant Thornton  
International Limited (GTIL).

Grant Thornton are Chartered  
Accountants Registered Auditors

Grant Thornton is authorised by  
Chartered Accountants Ireland (CAI) to  
carry on investment business.

Grant Thornton, Grant Thornton Tax, Grant Thornton Advisory, Grant Thornton Associates,  
V. Angley, L. Barry, A. Burns, G. Cosgrove, F. Condon, J. Crawford, N. Cunniff, F. Cronin, E. Daly, P. Dillon, B. Doherty, S. Donovan, T. Dunne, C. Feely, G. Fitzpatrick, K. Foley,  
B.P. Foster, P. Gallen, R. Gillan, D. Gleeson, J. Glennon, A. Gourley, M. Harris, D. Holland, P. Jacobs, C. Kelly, D. Kelly, L. Kelly, S. Kerins, P. Legge, D. Lynch, S. McAllister,  
P. McArdle, M. McAteer, N. Meenan, S. Murray, B. Murphy, M. Neary, M. Nolan, D. O'Connell, T. O'Connell, O. O'Connor, B. O'Dwyer, N. O'Dwyer, D. O'Hanlon, S. O'Hea,  
J. O'Keefe, B. O'Neill, B. O'Sullivan, J. O'Sullivan, D. Price, C. Rogers, M. Shelley, T. Sullivan, N. Taylor, S. Tennant, P. Vale, G. Walsh, A. Ward

As an adjoining occupier and major employer, we identified several concerns with the proposed application. These were outlined in our submission on the original planning application and summarised below for ease of reference:

- **Overshadowing Public Plaza** – The applicants own analysis confirms that the proposed development will overshadow the public plaza from early afternoon. Grant Thornton is concerned that this will be detrimental to the attractiveness of the public plaza.
- **Overshadowing of External Terraces** – Grant Thornton regularly utilises this external space for staff amenity and client events. The terraces receive ample sunlight from late afternoon and across the evening during the Summer.
- **Overshadowing and Overbearing Impact on City Quay National School** – Grant Thornton is also concerned regarding the impact of the proposal on neighbours, the City Quay NS. We urge An Bord Pleanála to give full weight and due consideration to the concerns raised by the National School.
- **Daylight Impact on Surrounding Windows** – The excessive height and massing of the proposed development would generate adverse daylight impact on existing windows in the Grant Thornton building and City Quay NS. The analysis contained in the applicants Daylight and Sunlight Assessment confirms that 80 out of 82 of the Grant Thornton windows facing the development would not meet the target of 80% pre-development Vertical Sky Component.

We note that DCC shared many of these concerns and refused the planning application. This submission reaffirms our original objections with the proposal. While we welcome the redevelopment of the site, the design and scale of the proposal should be revisited by the applicant.

### **Summary and Conclusion**

Following from our submission to Dublin City Council, in our view, the overdevelopment of the application site is generating unnecessary impacts on nearby buildings and spaces, particularly the National School. A reduction in height and massing of the proposal would reduce these adverse impacts while still ensuring the positive economic impact can be realised through redevelopment. We, Grant Thornton, support Dublin City Council's decision to refuse the planning application.

We again highlight the design guidance provided in the LAP, which incorporated suitable building setbacks to mitigate the impact on the National School and other nearby buildings. The applicant should be requested to reconsider the height and massing of the building to resolve the issues identified in this correspondence.

We trust that this correspondence clearly outlines our concerns with the proposal. We would be grateful if the An Bord Pleanála could keep us informed on the progress of the appeal.

Yours faithfully,

*Lisa Ward*

**Lisa Ward**  
**Director, Head of Premises**  
**For and on behalf of Grant Thornton**