

**Case No.** ABP-315053-22 **Reg Ref:** 4674/22 **PA Date:** 11/10/2022 **E.O:** James Sweeney

**Lodged:** 07/11/2022 **Decide By:**  
21/03/2023

**Development Type:** Mixed Development

**Class:** Mixed Development

**Development Description:**

Demolition of buildings. Construction of 24 storey mixed use building with all ancillary site works. NIS and EIAR submitted to PA

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)

**ABP Case Type:** Appeals Normal Planning Appeals Normal Planning Appeal PDA2000

**Appeal Type:** 1st V Refusal **Multiple Appeals? :** No

**PA Decision:** Refuse permission

**OH Requested:** No

**Senior Inspector:** Pauline Fitzpatrick

A report on this case should be completed and returned before: 13/02/2023

Or

You are requested to consider the case before:

- (a) To determine who in your area will inspect the development
- (b) To recommend if the Board should request further information in respect of deficiencies in the file and to return the file to the section before that date.

**Signed:**



**Date:**

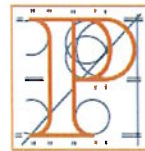
1/12/22

**Statutory Notice issued and/or comments:**

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# Screening Checklist

Case Number: **ABP-315053-22**  
Customer: **Entaway Limited**  
Screened by: **James Sweeney**  
Screening EO: **James Sweeney**  
Case Type: **Normal Planning Appeal PDA2000**  
PA Name: **Dublin City Council South**  
PA Reg Ref: **4674/22**



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Screening Checklist	Value
Public Notices	Yes
EIS/EIAR Submitted	Yes
NIS Submitted	Yes
Article 137 (HSA)	No
OH Hold on Cross Circulation	No
Revised Notices	No
Oral Hearing Requested	No
EPA	No
Protected Structure	No
Material Contravention	No
Section 49	No
Section 138	No
S.48(2)(c) Appeal	747590001
Invoke Article 28	No
Time Left for Appeal Responses	No
Time Left for Observations	Yes
Referred to SEO/SAO	Yes
SEO/SAO referred to	Bronwyn Byrne
Last Date for Observations	05/12/2022
Screened Date	01/12/2022
Appeal Circulation Day	09/11/2022
Last Date For Receipt of Appeals	07/11/2022
Last Date for Appeal Responses(	06/12/2022
Reason to Refer to SEO/SAO	HP Case

Run at: 01/12/2022 10:27

Run by: James Sweeney





## E.I.A.R RECOMMENDATION – E.I.A.R. SUBMITTED

PL 315653-22

1. To: Director of Planning/Assistant Director of Planning/Senior Planning Inspector/Planning Inspector

From: By S.E.O.

Date: 10/12/22

☐

An EIAR is included with this appeal/application. Please recommend whether or not the EIAR complies with the requirements of Article 94 and Schedule 6 to the Planning and Development Regulations 2001, as amended/circular letter PL 1/2017

☐

The activity is/is not/may be licensable under the EPA Act 1992, as amended/Waste Management Act 1996, as amended. Please recommend whether or not the EPA should be requested to confirm the licensing status and to submit observations on the EIAR, where appropriate.

2. To: Director of Planning/Assistant Director of Planning  
From:- Reporting Inspector

In my view, the submitted EIAR:-

☒

Complies with the above requirements

☐

Does not comply with the above requirements for the reasons set out in the attached memo.

☐

I consider that further information (as set out in the attached memo) is necessary to enable the Board to determine the appeal. I recommend that this information should be requested under Section 132 of the Regulations.

In my view, the EPA should/should not be requested to confirm the licensing status and to submit observations on the EIAR, as appropriate.

Al G O'Connell

Date: 12/10/2023

### 3. Decision

Pursuant to Board Resolution of 2/12/2008, under Section 111 (6) (a) of the Planning and Development Act 2000, as amended, which authorised me to perform certain of its functions, I hereby

☒

agree with the above recommendation.

☐

disagree with the above recommendation for reasons set out in the attached memo.

D.O.P/A.D.P:

Stephen Kelly

Date:

17.10.2023





# N.I.S. RECOMMENDATION – N.I.S. SUBMITTED

ABP 315053-22

1. To: **Director of Planning/Assistant Director of Planning/Senior Planning Inspector/Planning Inspector**

From: [Signature]

S.E.O.

Date: 1/12/22

An N.I.S. is included with this appeal/application. Please recommend whether or not the NIS complies with the requirements of Part XAB of the Planning and Development Act 2000, as amended.

The activity is/is not licensable under the EPA Act 1992, as amended/Waste Management Act 1996, as amended. The developer has/has not been requested to confirm the licensing status with the EPA.

2. To: **Director of Planning/Assistant Director of Planning**

From: **Reporting Inspector**

In my view, the N.I.S.:

Complies

☒

Does not comply for the reasons set out in the attached memo with the requirements of the above Act.

☐☐

I consider that further information (set out in attached memo) is necessary to enable the Board to determine the appeal/application. I recommend that this information should be requested under section 132 of the Planning and Development Act 2000, as amended.

A.G. O'Connor Date: 12/10/2023

## 3. Decision

Pursuant to Board Resolution of 2/12/2008, under Section 111 (6)(a) of the Planning and Development Act, which authorised me to perform certain of its functions I hereby

☒

agree with the above recommendation.

☐

disagree with the above recommendation for reasons set out in the attached memo.

D.O.P/A.D.P:

[Signature]

Date:

17-10-2023