

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

## SECTION 131 FORM

Appeal NO: ABP 315053-24Defer Re O/H ☐

D: SEO

Having considered the contents of the submission dated/ received 18/12/23  
on \_\_\_\_\_Irish Life Assurance recommend that section 131 of the Planning and Development Act, 2000  
e/not be invoked at this stage for the following reason(s): as per Board decisionS.E.O.: [Signature]Date: 14/1/24

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-368438-24Please prepare BP 20 - Section 131 notice enclosing a copy of the attached  
submissionto: all partiesAllow 2/3/4 weeks – BP 70EO: [Signature]Date: 18/1/24AA: Fadime KhatipDate: 18/1/24

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

**CORRESPONDENCE FORM**Appeal No: ABP 315053

VI \_\_\_\_\_

Please treat correspondence received on 18/12/20 as follows:

1. Update database with new agent for Applicant/Appellant \_\_\_\_\_

2. Acknowledge with BP 233. Keep copy of Board's Letter ☐

1. RETURN TO SENDER with BP \_\_\_\_\_

2. Keep Envelope: ☐3. Keep Copy of Board's letter ☐

## Amendments/Comments

S137 Resp from Irish Life AssuranceLID 9/1/24

## 4. Attach to file

(a) R/S ☐(d) Screening ☐(b) GIS Processing ☐(e) Inspectorate ☐(c) Processing ☐RETURN TO EO ☒Plans Date Stamped ☐Date Stamped Filled in ☐EO: [Signature]AA: Jan WigglesworthDate: 19/12/23Date: 21/12/23

**Dan Wigglesworth**

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**From:** Bord  
**Sent:** Monday 18 December 2023 16:41  
**To:** Appeals2  
**Subject:** FW: NO ADDITIONAL OBSERVATION ON FIRST PARTY APPEAL (ABP-315053-22)  
**Attachments:** 315053.22.p1..jpg; 315053.22.p2.jpg

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**From:** John Sheehan (Sheehan Planning) <john@sheehanplanning.ie>  
**Sent:** Monday, December 18, 2023 3:59 PM  
**To:** Bord <bord@pleanala.ie>  
**Subject:** NO ADDITIONAL OBSERVATION ON FIRST PARTY APPEAL (ABP-315053-22)

Dear Secretary,

We have been invited (on behalf of our Client, Irish Life Assurance plc.) to submit further comments on the above First-Party Appeal (copy of ABP letter attached).

The invitation arises because the Dublin City Development Plan has changed since our Client's initial observation, and contains new policy of relevance to high buildings, such as that proposed by the First-Party.

Our Client thanks the Board for its consideration, but wishes to confine it's observation to the local matters raised initially (i.e. overbearing of and loss of light to 1GQ).

Our Client is happy to leave wider matters of visual impact (etc.) to the Board's judgement.

Kind regards,

**John Sheehan**  
**Sheehan Planning**

**Mob. 087 900 6525**



Our Case Number: ABP-315053-22

Planning Authority Reference Number: 4674/22

Your Reference: Irish Life Assurance Plc



An  
Bord  
Pleanála

Sheehan Planning  
44 Balmagowan  
Palmerston Park  
Dartry  
Dublin 6

Date: 04 December 2023

**Re:** 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)

Dear Sir / Madam,

I have been asked by the Board to refer to the above-mentioned appeal.

The Board proposes to take into account the following:

- a) **The Board noted that since the receipt of the appeal and responses to same, including observations on the appeal, that the Dublin City Development Plan 2022-2028 has come into effect.**
- b) **In this regard, the Development Plan now includes Appendix 3, which sets out performance criteria by which proposals for landmark/tall buildings must be assessed.**
- c) **You are therefore invited to provide a commentary in relation to the considerations outlined above, as they relate to the subject appeal, or any other Development Plan matters you may consider of relevance.**

Teil  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Riomhphost

Tel  
LoCall  
Fax  
Website  
Email  
(01) 858 8100  
1800 275 175  
(01) 872 2684  
www.pleanala.ie  
bord@pleanala.ie

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

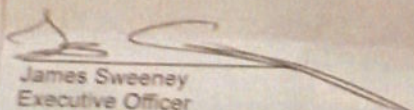
10



In accordance with section 137 of the Planning and Development Act, 2000, (as amended), you are invited to submit any submission or observation that you may have in relation to the matter(s) raised on or before 9th January 2024. Any submission or observation you make should be confined to the issues specified above as the Board cannot consider comments that are outside the scope of the matter(s) in question. The provisions of section 251 of the Planning and Development Act, 2000, (as amended), relating to the holiday period between the 24th December and 1st January, both days inclusive, have been taken into account in the calculation of the response date. Your submission in response to this notice must be received by the Board not later than 5.30 p.m. on the date specified above.

Any submission or observation received by the Board after the expiration of the specified period shall not, in accordance with section 137 of the 2000 Act, (as amended), be considered by the Board.

Yours faithfully,



James Sweeney  
Executive Officer  
Direct Line:

BP73 - Xmas Registered Post

Tel  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

Tel (01) 858 8100  
LoCall 1800 275 175  
Fax (01) 872 2684  
Website [www.pleanala.ie](http://www.pleanala.ie)  
Email [bord@pleanala.ie](mailto:bord@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902