

File With _____

SECTION 131 FORM

Appeal NO: ABP 315053-22Defer Re O/H ☐

TO: SEO

Having considered the contents of the submission dated/received 6/2/24
fromIrish Life AssuranceI recommend that section 131 of the Planning and Development Act, 2000
be/not be invoked at this stage for the following reason(s): no m 188wE.O.: [Signature]Date: 6/2/24

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 _____

Please prepare BP _____ - Section 131 notice enclosing a copy of the attached
submission

to: _____

Allow 2/3/4weeks – BP _____

EO: _____

Date: _____

AA: _____

Date: _____

File With _____

CORRESPONDENCE FORM

Appeal No: ABP

315053-22

M _____

Please treat correspondence received on 8/2/24 as follows:

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

Amendments/Comments

S131 Rep from Irish Life Assurance plc

2 PD 8/2/24

4. Attach to file

- | | |
|----------------------------------------------------|-------------------------------------------|
| (a) R/S <input type="checkbox"/> | (d) Screening <input type="checkbox"/> |
| (b) GIS Processing <input type="checkbox"/> | (e) Inspectorate <input type="checkbox"/> |
| (c) Processing <input checked="" type="checkbox"/> | |

RETURN TO EO ☐

EO: JS

Plans Date Stamped ☐Date Stamped Filled in ☐

AA: Fadhric O'Shaughnessy

Date: 8/2/24

Date: 12/2/24

James
Sweeney

Catherine Flynn

From: Bord
Sent: Tuesday 6 February 2024 10:20
To: Appeals2
Subject: FW: ADDITIONAL OBSERVATION ON FIRST PARTY APPEAL (ABP-315053-22)
Attachments: ABP Cover Letter.pdf

From: John Sheehan (Sheehan Planning) <john@sheehanplanning.ie>
Sent: Tuesday, February 6, 2024 10:01 AM
To: Bord <bord@pleanala.ie>
Subject: ADDITIONAL OBSERVATION ON FIRST PARTY APPEAL (ABP-315053-22)

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 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 of invitation attached). The Boards invitation was accompanied by copies of further submissions on behalf of the applicant and on behalf of the OPW and the adjacent school.

Our client is itself a significant developer in the city and would wish, if possible, to support appropriate development on the subject site. Our current issues relate to overbearing and overshadowing (note that public plaza to front of 1GQ is also overshadowed) and we would welcome proposals to mitigate these impacts (such as might be achieved by removal or lowering of the elements highlighted in green below, perhaps including a setback from the quays)?



(Irish Life property highlighted by red dot)

Kind regards,

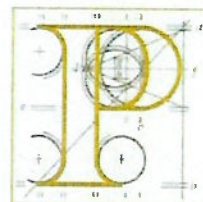
John Sheehan
Sheehan Planning

Mob. 087 900 6525

Case Number: ABP-315053-22

Planning Authority Reference Number: 4674/22

Your Reference: Irish Life Assurance Plc



An
Bord
Pleanála

Sheehan Planning
44 Balnagowan
Palmerston Park
Dartry
Dublin 6

Date: 19 January 2024

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 An Bord Pleanála to refer to the above mentioned appeal.

The Board is of the opinion that, in the particular circumstances of this appeal, it is appropriate in the interests of justice to request you to make submissions or observations in relation to the enclosed submissions received from the Office of Public Works, Ventaway Limited and City Quay National School

In accordance with section 131 of the Planning and Development Act, 2000, (as amended), you are requested to make any submissions or observations that you may have in relation to this enclosure **on or before the 8th of February 2024**. The Board cannot consider comments that are outside the scope of the matter in question. Your submission in response to this notice must be received by the Board not later than **5:30pm on the date specified above**.

If no submission or observation is received before the end of the specified period, the Board will proceed to determine the appeal without further notice to you, in accordance with section 133 of the 2000 Act.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,

James Sweeney
Executive Officer
Direct Line:

BP70 Registered Post

Teil	Tel	(01) 858 8100
Glaio Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

