



An
Bord
Pleanála

Memorandum
ABP-315053-22
PA Ref: 4674/22

Mr Sweeney
Please forward file to
Area for Ordinator
for allocation & report
my

1/2/22

To: Ms. B. Byrne, SEO.
From: Mr. J. Sweeney, EO.
Re: ABP-315053-22

I Ten year planning permission for proposed development comprising :
Demolition of the existing buildings and structures; • Construction of a building up to 24 storeys in height (108.4 metres above ground) over a double basement including arts centre, offices, gym and ancillary uses; • The arts centre is contained at basement -1, ground and first floor level • The gym is proposed at ground level onto Moss Street; The offices are proposed from ground to 23rd floor (24th storey) with terraces to all elevations; • The double basement provides for 11 car parking spaces and 424 bicycle spaces • The overall gross floor area of the development comprises 35,910 sq.m. including 1,404 sq.m. arts centre, 22,587 sq.m. offices and 244 sq.m. gym. All ancillary and associated works plant, and development including temporary construction works, public realm, landscaping, telecommunications infrastructure, utilities connections and infrastructure. An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and have been submitted with the planning application at 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)

Date: 1st December 2022.

This is a first party appeal against the decision made by Dublin City Council to Refuse Permission to John Spain Associates on behalf of Ventaway Limited for the above-mentioned development on the 11th October 2022.

The appeal was received by the Board on the 7th November 2022. The appeal was circulated to Dublin City Council on the 9th November 2022. The final date to respond to this appeal is the 6th December 2022. No response has been received as of yet.

An observation has been received from Grant Thornton on the 28th November 2022.

GROUND

The Applicants grounds include:

- Height restrictions are being removed
- Visual impact on environs
- Suitable location with proximity to transport infrastructure
- Addition Daylight and Sunlight Assessment submitted
- Existing buildings on site are not of historical importance

COMMENTS

1. Please note that this is a High Priority Case.
2. An NIS and EIAR have been submitted with the Application
3. File submitted for comments/direction.