



An
Bord
Pleanála

Memorandum

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

To: Martina Hennessy, Board Member

From: James Sweeney, Executive Officer

Re: 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: 21st February 2024

Following Board direction dated 29th November 2023 a notice was issued to all parties under section 137 of the Planning and Development Act 2000, as amended. The last date for response to this notice was 9th January 2024.

The following responses were received:

- Sheehan Planning on behalf of Irish Life Assurance Plc on 18th December 2023
- OPW on 8th January 2024
- City Quay National School on 9th January 2024
- John Spain Associates on behalf of Ventaway Limited on the 9th January 2024

As per Board Direction, these responses were cross-circulated to all the parties involved. The last date for response was 8th February 2024. 3 responses were received. Circulation of these responses is deferred pending Board Direction.

The following responses were received:

- Sheehan Planning on behalf of Irish Life Assurance Plc on 6th February 2024
- City Quay National School on 6th February 2024
- John Spain Associates on behalf of Ventaway Limited on the 8th February 2024

The Board may wish to consider if:

1. Responses received should be circulated to the other parties under section 131 of the Act
2. Please advise if an addendum report is required from the inspector

File submitted for direction / decision.