

**Dublin City Council
Planning Department
Civic Offices
Wood Quay
Dublin 8**

May 19th 2026

**Re: Planning Observation regarding planning application WEB LRD 6089/26-S3,
Proposed Residential and Student Accommodation Development at 10, 10A & 10B Russell
Street, Dublin 1, D01 F300
Applicant: Westward Property Limited**

Dear Sir / Madam,

We act on behalf of Páirc an Teoranta PCT Limited (“PCT”) and the Gaelic Athletic Association (“GAA”) in relation to the above-referenced planning application, whose observation period will expire on 10th June 2026.

At the outset, PCT and the GAA welcome continued investment within the area and acknowledge the potential positive contribution associated with the regeneration and enhancement of this part of the city. The subject site occupies a prominent location adjacent to Russell Street Bridge, which forms one of the principal pedestrian access routes to Croke Park Stadium on major match days and concert events. As such, the long-term development and improvement of the area is recognised as an important objective.

Notwithstanding the above, our client wishes to raise a number of concerns for the Planning Authority’s consideration.

Height and Visual Primacy

The proposed development, at a stated height of 15 storeys, would appear to constitute the tallest structure within the immediate vicinity. While increased density and intensification in appropriate urban locations is acknowledged, our client considers that particular regard should

Directors: Shane Santry B.A. (Hons) Arch. Dip. Arch. MRIAI. Dip. Arb. FCIArb.
Dr. S. FitzGerald. Lee Connolly MRIAI
Associates: Alan Davis BSc. Arch. Tech. Kieran Murphy BSc. Arch. Tech.

42 Haddington Road, Dublin 4, D04 V226, IRELAND



be had to the unique civic and cultural significance of Croke Park Stadium within the surrounding urban context.

Croke Park is a significant cultural and historic landmark within the north inner city and, in our client's view, should retain visual primacy in terms of scale and height within its immediate setting. The proposed development has the potential to compete visually with the established prominence of the stadium and may alter the existing character and hierarchy of the area.

Accordingly, the Planning Authority is requested to carefully assess the appropriateness of the proposed building height and its visual relationship with Croke Park Stadium and surrounding streetscape.

Match Day and Event Day Operations

Given the site's proximity to one of the principal access routes to Croke Park, our client is concerned regarding the practical operation of the development during major sporting and entertainment events, particularly in circumstances where significant crowd management measures and Garda cordons are implemented.

In this regard, clarification is requested as to whether An Garda Síochána has been consulted in relation to the operational management of the development on match days and concert days, including but not limited to:

- Refuse collection arrangements;
- Delivery and servicing vehicle access;
- Emergency access requirements;
- Pedestrian management and ingress/egress movements; and
- Interaction between residents, visitors, and large event-related crowds.

The Planning Authority is requested to satisfy itself that the proposed development can operate safely and effectively during periods of peak event activity associated with Croke Park.

Balconies and External Amenity Areas Facing the Stadium

The application documentation indicates the provision of balconies and external amenity areas on the eastern elevation overlooking Croke Park Stadium, including a substantial elevated communal open space area.

Our client has concerns that these spaces, by virtue of their orientation and scale, may facilitate significant congregation during concert and event days. In circumstances where large gatherings

may occur, there is potential for noise nuisance, overlooking, anti-social behaviour, and broader public safety concerns affecting both the development itself and the adjoining public realm below.

Given the scale of events hosted at Croke Park and the volume of pedestrian activity along Russell Street Bridge, the Planning Authority is requested to carefully consider the management, supervision, and operational control measures proposed for these external amenity areas, particularly during major events.

Noise Impact During Events

Whilst we generally welcome the additional residential provision in the area, further consideration is requested in relation to the 15 storey residential block, particularly any upper floors that will have direct line of sight to the inner stadium, and therefore substantially reduced screening from match and concert noise. It is noted that this was not addressed in the acoustic report under the relevant Croke Park section.

Given the stadium's long-established and ongoing use as a major sporting and concert venue, it is our client's concern that the direct line of sight and insufficient acoustic mitigation within the proposed development could give rise to future residential amenity complaints and strained relationships between incoming residents and the established operation of the stadium. We ask that the Planning Authority is cognisant of this point to ensure compatibility between the residential development and the continued operation of the stadium as an event venue.

In conclusion, while our client supports appropriate regeneration and investment in the area, it is respectfully requested that the Planning Authority give careful consideration to the matters outlined above, having regard to the unique operational, civic, and public safety context associated with the immediate environs of Croke Park Stadium.

Yours faithfully,


Shane Santry
SSA Architects

on behalf of Páirc an Teoranta PCT Limited