

DUBLIN CITY COUNCIL

SITE NOTICE

NOTICE OF LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD) APPLICATION TO DUBLIN CITY COUNCIL

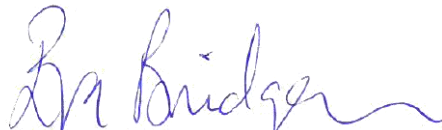
We, Randalswood Construction Ltd., intend to apply for permission for development on lands at 23-28 Prussia Street, Dublin 7 (D07 X9X6, D07 FW30 & D07 PAF1), (located at the junction of Prussia Street and St. Joseph's Road, and bounded by No. 29 Prussia Street (Protected Structure) to the north, No. 22 Prussia Street to the south, and TU Dublin, Grangegorman Campus and boundary wall (Protected Structure) to the east).

The development will consist of proposed modifications to the previously permitted Large-scale Residential Development (LRD) (permitted under planning permission Reg. Ref. LRD6057/24-S3A) including modifications to the previously permitted total number of apartments (102 no. permitted units i.e. 49 no. 1 beds, 48 no. 2 beds, 4 no. 3 beds, and 1 no. 4 bed in 3 no. blocks, to now provide a total of 110 no. proposed units i.e. 68 no. 1 beds, 39 no. 2 beds, 2 no. 3 beds, and 1 no. 4 bed in 3 no. blocks), with modifications to internal layouts, elevations and unit mix of Block B, a permitted building ranging from 4-6 storeys over partial small basement (i.e. 4-7 storeys) in height, from a total of 29 no. permitted apartments comprising of 19 no. 1 beds, 8 no. 2 beds and 2 no. 3 beds to now provide a total of 32 no. proposed apartments comprising of 23 no. 1 beds and 9 no. 2 beds, and all apartments provided with private balconies/terraces to north, south, east and west elevations; and modifications to internal layouts, elevations and unit mix of Block C, a permitted building ranging from 7-8 storeys in height, from a total of 48 no. permitted apartments comprising of 19 no. 1 beds and 29 no. 2 beds to now provide a total of 53 no. apartments comprising of 34 no. 1 beds and 19 no. 2 beds, and all apartments provided with private balconies/terraces to south, east and west elevations; reconfiguration of the permitted bicycle parking to now provide 224 no. bicycle spaces including spaces at undercroft, surface and on Prussia Street; and all associated site works necessary to facilitate this development.

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its **public opening hours (9.00a.m.-4.30p.m.)**. The application may also be inspected online at the following website set up by the applicant: www.prussiastreetrevisionslrd.ie

A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed:



Agents Address: Eva Bridgeman MIPI (Agent for and on behalf of DOWNEY)
29 Merrion Square, Dublin 2, D02 RW64

Date of erection of site notice: 22nd January 2026