



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Housing & Community Services,
Block 1, Floor 3,
Civic Offices, Wood Quay, Dublin 8

Seirbhísí Tithíochta agus Pobal
Bloc 1, Urlár 3
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T. 01 222 5379 E: Lorraine.gaughran@dublincity.ie

Mr. Simon Corrigan
Investment & Development Manager
McGrath Group
36 Mount Street Upper
Dublin 2
D02 Y982

10th December 2025

Part V Ref: 963

RE: 23-28 Prussia Street, Dublin 7

Applicant: Randalswood Construction Ltd.

Agent: McGrath Group Properties

Part V - Validation Letter

Dear Sir / Madam,

McGrath Group Properties on behalf of their client Randalswood Construction Limited, intend to lodge a planning application to develop a site located at 23-28 Prussia Street, Dublin 7.

McGrath Group Properties on behalf of Randalswood Construction Limited have engaged in Part V discussions with Dublin City Council and an agreement in principal to comply with their Part V requirement has been reached.

Dublin City Councils preferred option is to acquire units **on site** and is bound by the planning permissions granted. Therefore, Dublin City Council can only agree in respect of the actual permitted development.

I would be obliged if you could validate this planning application. If you have any further queries regarding this application, please contact me on 01 - 222 5379.

Please note that the Planning Department requires a Part V Schedule of Accommodation & Approximate Costs to accompany this Validation Letter.

Yours sincerely,

Lorraine Gaughran

Lorraine Gaughran
Housing Development