



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

Clárlann / Cinntí Pleanála
An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
Registry T: (01) 222 2149 / F: (01) 222 2675
Decision T: (01) 222 2288 / F: (01) 222 2271

02/12/2025

Eva Bridgeman
Downey Associates
29 Merrion Square,
Dublin 2, D02 RW64

Re: Section 247 (7) – Planning application for modifications to previously permitted Large-scale Residential Development (LRD) under planning permission Reg. Ref. LRD6057/24-S3A on lands at no. 23 - 28 Prussia Street, Dublin 7

Dear Eva,

A Section 247(7) Determination request dated 01-12-25 was received by Dublin City Council's Planning Department on behalf of Downey Associates. It proposes amendments to a former LRD application, LRD6057/24 on lands at no. 23 - 28 Prussia Street, Dublin 7.

A *Pre-Application Consultation Request* dated 28th October 2025 was received by Dublin City Council's Planning Department from Downey Associates. A Section 247 meeting was held between the applicant and Downey Associates, and Dublin City Council on the 26/11/25 (as per Planning and Development Act 2000-2022) under planning ref. LRD6057/24.

The proposed modifications to the permitted Large-scale Residential Development (LRD) at 23 - 28 Prussia Street, Dublin 7 aim to optimise the approved scheme without altering its overall scale, height, or architectural character.

The proposed modifications to permission Ref. LRD6057/24-S3A involve the reconfiguration of the internal floor plates within the building structure of Blocks B and C only resulting in changes to the apartment numbers and mix of the development. 8 additional apartment units are proposed. The alterations to the apartment mix align with the most recently adopted guidelines '*Planning Design Standards for Apartments Guidelines for Planning Authorities (2025)*'. The development will further include minor changes to the elevations to reflect the newly revised internal floor plate and apartment numbers and mix alterations.

The proposed alterations to LRD6057/24-S3A will include the following:



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

Clárlann / Cinntí Pleanála
An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
Registry T: (01) 222 2149 / F: (01) 222 2675
Decision T: (01) 222 2288 / F: (01) 222 2271

- The reconfiguration of the internal floor plates within the permitted building structure of Blocks B and C only;
- Alterations to the apartment numbers, mix and layout of permitted Block B and Block C only;
- Minor alterations to onsite bicycle parking; and
- Minor alterations to the elevations to reflect the internal floor plate and apartment numbers and mix alterations.

Determination

The Planning Authority has compared the proposed development to the permitted development, and considered whether the —

- the proposed development is substantially the same as the permitted development, and
- the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated.

The Planning Authority has determined that no further consultation is required under Section 247 in relation to the proposed development.

This determination is based on plans and particulars received by the Planning Authority on 28/10/25 and as discussed in the Section 247 meeting on 26/11/25.

In accordance with Section 247(8) of the Act, a determination under subsection 247 (7) shall not prejudice the performance by the Planning Authority of its functions under this Act or any regulations under the Planning and Development Act 2000-2022 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Yours sincerely,
Kieran Sweeney,
Senior Planner
Central Area
Dublin City Council



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

Clárlann / Cinntí Pleanála
An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
Registry T: (01) 222 2149 / F: (01) 222 2675
Decision T: (01) 222 2288 / F: (01) 222 2271

K. Sweeney

Senior Planner,
2nd December 2025