

Planning Department  
Dublin City Council  
Block 4 Ground Floor  
Civic Offices  
Woodquay  
Dublin 8

10<sup>th</sup> September 2024

**Re: Letter of Consent – Grangegorman Gateway and Works to Boundary Wall as per Planning Application for a Large-scale Residential Development (LRD) at Prussia Street, Dublin 7**

**Applicant: Randalswood Construction Ltd.**

Dear Sir/Madam,

I refer to the above planning application (“the subject application”) to Dublin City Council to be submitted by Randalswood Construction Ltd., for a proposed development comprising the construction of a residential apartment development with a café/restaurant unit, on lands at Nos. 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 (a protected structure) to the north, No. 22 Prussia Street to the south & TU Dublin, Grangegorman Campus to the east.

The subject development, pertaining to the above noted LRD planning application, includes the boundary wall in the ownership of the Grangegorman Development Agency, and includes works to remove a section of this boundary wall and associated remedial works. The subject site also includes lands in the ownership of Grangegorman Development Agency between the Grangegorman site and Prussia Street at the south of the subject site. It has been agreed between the Grangegorman Development Agency and the applicant that it is proposed to ultimately deliver this area as high-quality public open space/public realm and a gateway route to/from the Grangegorman Site within the lifetime of the LRD planning permission (should permission be granted), and this is denoted as ‘*Public Realm/Grangegorman Campus Gateway*’ in the application.

I wish to confirm that the Grangegorman Development Agency has no objection to the above proposals for the purposes of making a planning application and gives its consent to the same.

#### **Temporary Gateway Arrangements**

Separately the Planning Authority is advised that the Grangegorman Development Agency have recently lodged two planning applications for a temporary construction access road and temporary cycle and pedestrian route within the subject site, on the lands owned by Grangegorman Development Agency, for a period of up to five years (DCC. Reg. refs. 4211/24 and GSDZ4210/24). If granted, these permissions would provide access from Prussia Street to the Grangegorman site and the subject development. This temporary construction access road is proposed to facilitate the delivery

of the latter phases of the SDZ development. Extensive consultation has taken place between the Grangegorman Development Agency and the applicant in recent weeks to ensure a cohesive design and programme has been achieved in this regard. On that basis, it has been agreed that the temporary route will initially be laid out with the construction access adjoining the LRD development and providing construction access to that development also, with the temporary cycle and pedestrian route south of that. This arrangement will then be flipped so that the temporary cycle and pedestrian route adjoins the residential development, and facilitating pedestrian and cycle access into that development, with the temporary construction access road south of that.

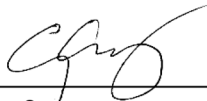
At this juncture, it is also important to note that – subject to this application and the GDA’s own applications being successful – that the temporary access road will be removed, and the public realm works will be completed and delivered by the GDA within a suitable period of the LRD application being delivered. The GDA is committed to the delivery of this public realm works as the Grangegorman access from Prussia Street forms a key objective of the Grangegorman SDZ Planning Scheme.

On a separate matter, it is important to also emphasise that consultation has taken place in recent months between the applicant and the Grangegorman Development Agency regarding the previously proposed gateway design. The proposed gateway portal does not form part of the subject application. In the interest of clarity and considering landownership and control, the Grangegorman Development Agency hereby wish to confirm that the gateway lands are and will continue to be within the ownership of the Grangegorman Development Agency, and therefore will be subject to a future separate planning application to be submitted by the Agency in due course.

This letter does not constitute permission to undertake works to any other part of the wall or property belonging to Grangegorman Development Agency. This consent extends only to this planning application and does not imply any representation or warranty whatsoever for events occurring after the application.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully,



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Ger Casey  
Chief Executive Officer  
On behalf of Grangegorman Development Agency