

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

22nd January 2026

RE: PROPOSED MODIFICATIONS APPLICATION TO PREVIOUSLY PERMITTED LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD) (PLANNING PERMISSION REG. REF. LRD6057/24-S3A) ON LANDS AT 23-28 PRUSSIA STREET, DUBLIN 7

Dear Sir/Madam,

DOWNEY, Chartered Town Planners, 29 Merrion Square, D02 RW64, on behalf of our client and the applicant, Randalswood Construction Ltd., hereby wish to lodge an application for proposed modifications to the permitted LRD Reg. Ref. LRD6057/24-S3A, a Large-Scale Residential Development (LRD) 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 proposed development, as per the statutory notices, provides for the following:

"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.

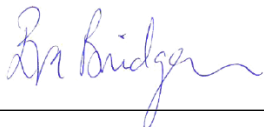
apartments comprising of 34 no. 1 beds and 19 no. 2 beds, and all apartments provided with private balconies/terraces to south, east and west elevations; reconfiguration of the permitted bicycle parking to now provide 224 no. bicycle spaces including spaces at undercroft, surface and on Prussia Street; and all associated site works necessary to facilitate this development.”

DOWNEY now enclose one pdf copy of the application, together with one digital copy via USB. A dedicated website, www.prussiastreetrevisionslrd.ie, has also been established, on which the application details have been uploaded. The schedule of documentation is as follows:

- Application fee of €1,040 paid to DCC;
- 1 no. PDF copy of the relevant application forms;
- 1 no. PDF copy of the applicant consent letter to the agent;
- 1 no. PDF copy of the letter of consent from the Grangegorman Development Agency (GDA);
- 1 no. PDF copy of the Part V Validation letter from Dublin City Council, and associated indicative costings and Part V drawing;
- 1 no. PDF copy of the DCC S.247 (7) Determination letter;
- 1 no. PDF copy of the original newspaper notice;
- 1 no. PDF copy of the site notice;
- 1 no. PDF copy of the List of Documents, Maps, Plans, Drawings prepared by DOWNEY;
- 1 no. PDF copy of the Planning Statement & Statement of Consistency report prepared by DOWNEY;
- 1 no. PDF copy of the site location map, site layout plan and associated architecture drawings and documentation prepared by C+W O’Brien Architects;
- 1 no. PDF copy of the Basement Impact Assessment (BIA) [as permitted] prepared by Ayesa;
- 1 no. PDF copy of the Heritage Impact Assessment Opinion Letter prepared by MESH Architects;
- 1 no. PDF copy of the Daylight & Sunlight Assessments Report and Verified Photomontages & CGI Booklet prepared by Digital Dimensions

We trust that the enclosed plans and particulars pertaining to this planning application are in order and look forward to a favourable decision from Dublin City Council in due course. Should any clarification be required, please do not hesitate to contact the undersigned.

Yours sincerely,



Eva Bridgeman MIPI

Director

For and on behalf of DOWNEY

www.dwny.ie

Directors: J Downey, E Downey, E Bridgeman, D Duffy
Company Registration No: 474793 | Vat No: 9718370P