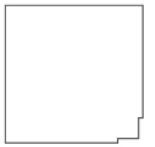


Re: Heritage Impact Assessment of Proposed Changes to Approved Development at 23-28 Prussia Street, Dublin 7.

M E S H



architects

Dear Sir/ Madam:

MESH Architects have been engaged to provide expert Grade 1 Building Conservation advice, in relation to the apartment development at 23-28 Prussia Street, Dublin 7.

Randalswood Construction Ltd. secured a grant of permission for the subject development of three new multi-storey apartment blocks on the 5th of March, 2025, (Decision Order No P2596). Subsequent to commencing that development on site, Randalswood Construction Ltd now *intends to apply to amend the granted application LRD6057/24-S3A. The proposed amendment will provide a revised apartment mix, resulting in a total of 110 units distributed as follows:*

- *Block A: 25 Units*
- *Block B: 32 Units*
- *Block C: 53 Units*

I have studied the plans, sections, elevations and CGI renders for the revised development proposals, and compared them with the previously approved design for the site. I note that the vast majority of the changes to the approved scheme are confined to the internal layouts and mix of apartments. There are some very minor elevational changes to accommodate the change in unit mix. There will be no change to the physical impact on the Protected Structure at No. 29 Prussia Street, or to the protected rubble stone boundary wall at the east side of the development site.

I am of the opinion that the impact of the proposed modifications to the approved development on the historic setting of the ACA which the development abuts, or the historic setting of the protected structure mentioned above, will be negligible.

Thomas C. McGimsey, FRIAI, Conservation Grade 1  
Mesh Architects

2 October 2025

ARCHITECTURE

CONSERVATION  
ARCHITECTS

69 Middle Abbey St,  
Dublin 1

T:01- 563-9021  
E: info@mesh.ie  
W: mesh.ie

Tom McGimsey FRIAI  
Conservation Grade 1  
BArch(Hons) MSc.