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, Urlàr 3
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T. 01 222 5379 E: Lorraine.gaughran@dublincity.ie

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

25th August 2026

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. Under Planning Reg. Ref. LRD6057/24-S3A (and as amended by planning permission Reg. Ref. WEBLRD6103/26-S3) 102 units was granted. This application is an amendment to the parent permission, for an uplift of 18 units, totalling 120 units.

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