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

18th September 2026

RE: PLANNING APPLICATION FOR PROPOSED MODIFICATIONS TO PREVIOUSLY PERMITTED LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD) (PLANNING PERMISSION REG. REF. LRD6057/24-S3A), AND AS AMENDED BY REG. REF. WEBLRD6103/26-S3, LANDS AT 23-28 PRUSSIA STREET, DUBLIN 7

APPLICANT – RANDALSWOOD CONSTRUCTION LTD.

Dear Sir/Madam,

DOWNEY, Chartered Town Planners, 29 Merrion Square, Dublin 2, D02 RW64, on behalf of our client and the applicant, Randalswood Construction Ltd., hereby wish to lodge a planning application to Dublin City Council for proposed modifications to the previously permitted LRD Development Reg. Ref. LRD6057/24-S3A, as amended by Reg. Ref. WEBLRD6103/26-S3 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 permissions Reg. Ref. LRD6057/24-S3A and Reg. Ref. WEBLRD6103/26-S3), including modifications to the previously permitted total number of apartment units (110 no. permitted units to now provide a total of 120 no. apartment units i.e. 74 no. 1 beds, 43 no. 2 beds, 2 no. 3 beds, and 1 no. 4 bed) as follows: Modifications to Block C from a total of 53 no. permitted apartments comprising of 34 no. 1 beds and 19 no. 2 beds, in a permitted building ranging from 7-8 storeys in height, to now provide two additional storeys to this block, to provide for a total of 63 no. apartments comprising of 40 no. 1-beds and 23 no. 2-beds, with modifications to the unit mix of the permitted seventh floor, in a building now ranging from 7-10 storeys in height, and all apartments provided with private balconies/terraces to south, east and west

elevations; 16 no. additional cycle parking spaces to now provide a total of 240 no. cycle parking spaces on site including spaces at undercroft, surface and on Prussia Street, and all associated site works necessary to facilitate the development".

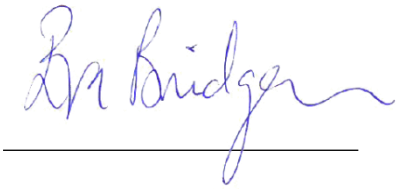
DOWNEY now enclose one pdf copy of the application, together with one digital copy via USB. A dedicated website, www.prussiastreetrevisions2lrd.ie has also been established, on which the application details have been uploaded. The schedule of documentation is as follows:

- PDF copy of the planning application form;
- PDF copy of the LRD Stage 3 Form 19;
- PDF copy of the applicant consent letter to the agent;
- PDF copy of the DCC S.247 (7) Determination letter;
- Confirmation of payment for the application fee of €1,300;
- PDF copy of the letter of consent from the Grangegorman Development Agency (GDA);
- PDF copy of the Part V Validation letter from Dublin City Council, and associated indicative costings and Part V drawing;
- PDF copy of the letter of intent from CHI;
- PDF copy of the original newspaper notice;
- PDF copy of the site notice;
- PDF copy of the List of Documents, Maps, Plans, Drawings prepared by DOWNEY;
- PDF copy of architectural drawings and documentation prepared by C+W O'Brien Architects;
- PDF copy of the LRD Planning Statement & Statement of Consistency, and Community & Social Infrastructure Audit prepared by DOWNEY;
- PDF copy of the associated engineering drawings and documentation prepared by Lohan & Donnelly Consulting Engineers;
- PDF copy of the landscaping drawings and documentation including LVIA prepared by RMDA Landscape Architects & Consultants;
- PDF copy of the drawings and associated documentation prepared by Fallon Design;
- PDF copy of the Traffic Assessment and Mobility Management Plan prepared by Martin Rogers Consulting Ltd.;
- PDF copy of the Heritage Impact Assessment Report and Heritage Impact Assessment Opinion Letter (both as previously permitted) prepared by MESH Architects;
- PDF copy of the AA Screening Report prepared by OPENFIELD Ecological Services;
- PDF copy of the Operational Waste Management Plan (OWMP) and EIA Technical Note prepared by DNV Consulting;
- PDF copy of the Operational Management Plan statement prepared by the applicant; and
- PDF copy of the Daylight & Sunlight Assessments Report and Photomontages & CGIs 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