DUBLIN CITY COUNCIL

SITE NOTICE

NOTICE OF LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD)

APPLICATION TO DUBLIN CITY COUNCIL

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 amended under Reg. Ref. WEBLRD6103/26-S3), including the provision of 10 no. additional apartment units (110 no. permitted units to now provide a total of 120 no. apartment units i.e. a total of 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.

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its **public opening hours (9.00a.m.-4.30p.m.).** The application may also be inspected online at the following website set up by the applicant: www.prussiastreetrevisions2lrd.ie

A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed: _____

Agents Address: Eva Bridgeman MIPI (Agent for and on behalf of DOWNEY)
29 Merrion Square, Dublin 2, D02 RW64

Date of erection of site notice: **15th September 2026**