Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

Clárlann / Cinntí Pleanála
An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
Registry T: (01) 222 2149 / F: (01) 222 2675
Decision T: (01) 222 2288 / F: (01) 222 2271

29/07/2026
Eva Bridgeman
Downey Associates
29 Merrion Square,
Dublin 2, D02 RW64

Re**: Section 247 (7) – Planning application for modifications to previously permitted Large-scale Residential Development (LRD) under planning permission Reg. Ref. LRD6057/24-S3A and WEBLRD6103/26-S3 on lands at no. 23 - 28 Prussia Street, Dublin 7 (D07 X9X6, D07 FW30 & D07 PAF1)**

Dear Eva,

A Section 247(7) Determination request dated 28/07/2026 was received by Dublin City Council's Planning Department on behalf of Downey Associates. It proposes amendments to a former LRD application, LRD6057/24 and WEBLRD6103/26-S3 on lands at nos. 23 - 28 Prussia Street, Dublin 7.

A Pre-Application Consultation Request dated 09/06/2026 was received by Dublin City Council's Planning Department from Downey Associates. A Section 247 meeting was held between the applicant and Downey Associates, and Dublin City Council on the 07/07/2026 (as per Planning and Development Act 2000-2022) under planning ref. LRD6057/24-S3A and WEBLRD6103/26-S3

The proposed modifications to permission Ref. LRD6057/24-S3A and WEBLRD6103/26-S3 involve the 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, and all associated site works necessary to facilitate the development

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The alterations to the apartment mix align with the most recently adopted guidelines 'Planning Design Standards for Apartments Guidelines for Planning Authorities (2025)'.

The proposed alterations to LRD6057/24-S3A and WEBLRD6103/26-S3 will include the following:

- The addition of 2 no. storeys in Block C, providing 10 additional units
- Alterations to the apartment numbers, mix and layout of permitted Block C only;
- Minor alterations to onsite bicycle parking / refuse / parking to reflect increased unit numbers;
- Alterations to previously approved opes arrangement to be regularised (Block A, B and potentially C);
- Minor alterations to the elevations to reflect the internal floor plate and apartment numbers and mix alterations (Block C).
- Amendment to wording of previous condition 11(h) of LRD6057/24-S3A

Other issues discussed:

Potential amenity impacts of additional onsite bicycle parking (and refuse?) storage on adjoining ground floor apartments

Coordination of the presentation of opes and other detailing as permitted, irrespective of finishes/treatments

Determination
The Planning Authority has compared the proposed development to the permitted development, and considered whether the —

- the nature, scale and effect of any alterations to the development as permitted are not such that require the consultation process to be repeated.

The Planning Authority has determined that no further consultation is required under Section 247 in relation to the proposed development.

This determination is based on plans and particulars received by the Planning Authority on 09/06/2026 and as discussed in the Section 247 meeting on 07/07/2026.

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In accordance with Section 247(8) of the Act, a determination under subsection 247 (7) shall not prejudice the performance by the Planning Authority of its functions under this Act or any regulations under the Planning and Development Act 2000-2022 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Yours sincerely,

K. Sweeney

Senior Planner, 29-07-26