



**Comhairle Cathrach
Bhaile Átha Cliath**
Dublin City Council

An Roinn Pleanála, Maoine & Forbartha Eacnamaíochta,
Bloc 4, Urlár 3, Oifigí na Cathrach,
An Ché Adhmaid, Baile Átha Cliath 8

Planning, Property and Economic Development Department
Block 4, Floor 3, Civic Offices,
Wood Quay, Dublin 8.

March 24, 2026

Ruirside Developments Ltd
c/o Stephen Little & Associates
Chartered Town Planners and Development Consultants
26/27 Upper Pembroke Street,
Dublin 2, D02 X361

Re: SECTION 247 (7) – SECTION 247(7) REQUEST FOR LRD APPLICATION FOR PROPOSED MODIFICATIONS (REVISION 2) TO LRD SCHEME CONSENTED UNDER LRD6074/24-S3, LRD6042/23-S3A & SHD ABP-310567-21 AS AMENDED BY LRD6080/25-S3A, AT NO.42A PARKGATE STREET, DUBLIN 8.

DETERMINATION UNDER SECTION 247 (7) OF THE PLANNING & DEVELOPMENT ACT 2000-2025

Niamh,

A *Pre-Application Consultation Request* was received by Dublin City Council's Planning Department on behalf of Ruirside Developments Limited.

The request for consultation was regarding proposed amendments to permitted Large Scale Residential Development (LRD) permitted under LRD6074/24-S3 granted by Dublin City Council on 10 April 2025, LRD6042/23-S3A & SHD ABP-310567-21 and amended by LRD6080/25-S3A, which was granted permission by Dublin City Council on 9 July 2025.

A subsequent Section 247 meeting was held between the applicant – Ruirside Developments Ltd, and Dublin City Council on the 21/01/2026 (as per Planning and Development Act 2000-2025, as amended).

The following is a determination under Section 247 (7) of the aforementioned Act.

- A. *Minutes of the Meeting – please find a copy of the minutes enclosed.*
- B. *Determination under Section 247 (7) of the Planning & Development Act 2000-2025 as amended*

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Introduction

The Planning Authority received a request on behalf of Ruirside Developments Ltd, in relation to proposed modifications to a permitted LRD development under LRD6074/24-S3, LRD6042/23-S3A and SHDABP-310567-21, as further amended by LRD6080/25-S3A. The proposal broadly relates to modifications (Revision 1) to the residential unit mix and associated localised reconfiguration of the floor plan and elevation details.

The applicant states in their submission that the proposed modifications are required to optimise the unit mix and internal layouts in order to fully comply with the Dublin City Development Plan 2022–2028 and current apartment design standards, while also addressing technical and regulatory requirements arising through detailed design development. Updates to fire safety design and ESB infrastructure necessitated localised ground-floor and layout adjustments, and practical construction constraints, such as insufficient height for car-stackers, require a revised parking strategy. The applicant states that these changes improve the efficiency, quality and deliverability of the scheme without materially altering its nature, scale or overall impacts, ensuring the development remains consistent with the previously permitted LRD scheme.

Proposed Development

The proposed modifications to the scheme will result in an increased overall total of 578no. apartment units. This will be achieved by the following proposals:

Modification	Description
Increase in total units	Overall uplift to 578 units (+16 units).
Unit change (Blocks B1 & C)	Replace 2×2-beds with 4 studios across Levels 02–06.
Unit change (Block A, L01–L09)	Replace 1 studio + 1 one-bed & study with 2 one-beds.
Unit change (Block A, L10–L26)	Replace 1 studio + 1 one-bed & study with 2 one-beds.
Mezzanine change (Block B2)	Replace co-working with 2 studios, 1 2-bed(4p), 1 2-bed(3p).
Mezzanine change (Block B1)	Replace 151sqm amenity with 44sqm amenity + 1 2-bed(4p).
Unit change (Block A, L27)	Replace 1 3-bed with 1 1-bed + 1 2-bed.
Reconfiguration (Block C)	Changes to nine 2-bed(4p) units across L00–L08.
Reconfiguration (Block B1)	Changes to eleven 2-bed(4p) units across L01–L11.
Reconfiguration (Block A)	Internal reconfiguration of twenty-seven 2-bed(4p) units across L01–L27.
Conversion (Block B1)	Convert 11×2-bed(3p) to 2-bed(4p) across L01–L11.
Conversion (Block C)	Convert 9×2-bed(3p) to 2-bed(4p) across L00–L08.
Unit change (Block B2, L08)	Replace 1 1-bed & study with 1 2-bed(3p).
Floor plan adjustments	Minor adjustments at all levels in Blocks A, B & C.
Block A ground floor	Reduction of F&B area from c.282sqm → c.253sqm.
Block B café	Reduction 100.7sqm → 96.6sqm.
Block B community space	Increase 49sqm → 51.7sqm.
Block B ESB works	Additional substation → F&B area 295sqm → 252sqm.
Block C substation	Relocation → retail area 173.5sqm → 128.9sqm.
Basement/undercroft	Reconfiguration and reduction.
Bicycle parking	Additional spaces added.
Car parking	Reduction to 17 spaces.
Balconies	Material change from glass to metal balustrades.

Determination

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

- (a) the proposed development is substantially the same as the permitted development, and
- (b) the nature, scale and effect of any alterations to the permitted development 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 strictly on plans and particulars received by the Planning Authority on the 28th October 2025, 21st January 2026 and 2nd March 2026.

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 2000-2025 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Yours sincerely,



Nicola Conlon
Senior Planner