



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

Ms. Niamh Robinson  
Stephen Little & Associates  
Chartered Town Planners & Development Consultants  
26/27 Upper Pembroke Street,  
Dublin 2  
D02 X361

13<sup>th</sup> March 2026  
Ref: 837

**RE: Site at 42a Parkgate Street, Dublin 8**

**Applicant: Ruirside Developments Ltd.**

**Agent: Stephen Little & Associates**

**Validation Letter – Part V**

Dear Sir / Madam,

Stephen Little & Associates, intends to lodge a planning application on behalf of their client Ruirside Developments Ltd., to develop a site located at 42a Parkgate Street, Dublin 8.

Stephen Little & Associates, has engaged in Part V discussions with Dublin City Council on behalf of Ruirside Developments Ltd 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. Please note that the Planning Department require a Part V Schedule of Accommodation & Approximate Costs to accompany this Validation Letter.

If you have any further queries regarding this application, please contact me on 01 - 222 5379.

Yours sincerely,

*Lorraine Gaughran*

**Housing Development**