



**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 26, 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*

Ceannoifig, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8. Éire
Head Office, Civic Offices, Wood Quay, Dublin 8, Ireland

T. 01 222 2222

www.dublincity.ie

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 SHD ABP-310567-21, as further amended by LRD6080/25-S3A. The proposal broadly relates to modifications (Revision 2) primarily to changes in the residential unit mix and associated localised reconfigurations to floor plans and elevations within Blocks A, B1, B2 and C. The Revision 2 modifications will result in 569 units, representing a modest uplift of 7 units, achieved through the conversion of certain permitted 2-bed units to 3-bed units, and the introduction of additional studio units within Blocks B1 and C.

The applicant states that the modifications respond directly to the Planning Design Standards for Apartments: Guidelines for Planning Authorities 2025, which remove restrictions on unit mix and introduce updated standards for dual aspect, minimum floor areas and private amenity space. The reconfiguration of certain 2-bed units to 3-bed units, and the introduction of additional studios, are presented as necessary to comply with these standards and to optimise the residential offer within a dense urban site. The applicant states that the adjustments remain internal and localised, ensuring no change to building form, height or external impacts. The applicant emphasises that the proposals do not undermine the established mix of residential, commercial, community and cultural uses, and that all relevant environmental, AA and EIA considerations remain unaffected, as the changes do not generate any new or increased impacts compared with the permitted scheme.

Proposed Development

The proposed modifications to the scheme will result in an increased overall total of 568no. apartment units. This will be achieved by the following proposals:

Category	Summary of Modification
Overall Unit Change	Increase to 569 units (uplift of 7 units).
Blocks B1 & C (L07–L09)	Replace 2×2-bed units (6 total) with 4×studios (12 total).
Block B1 – Mezzanine	Convert 151sqm amenity to 44sqm amenity + 1×3-bed (4-person).
Block C – L00–L08	Convert nine 2-bed (4-person) units to 3-bed (4-person).
Block B1 – L01–L11	Convert eleven 2-bed (4-person) units to 3-bed (4-person).
Block A – L01–L27	Convert twenty-seven 2-bed (4-person) units to 3-bed (4-person).
Parking & Mobility	No additional parking; bicycle parking per Rev 1.

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