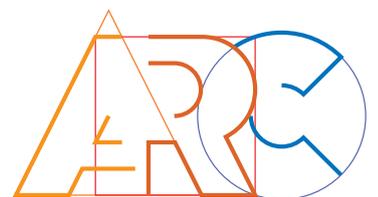


**AMENDMENTS TO PERMITTED BLOCKS A AND B2
AT 42A PARKGATE STREET, DUBLIN 8
ARCHITECTURAL CONSERVATION STATEMENT**

FEBRUARY 2025



This short statement on potential Impacts on Architectural Heritage has been prepared by ARC Consultants in relation to proposed amendments to permitted Blocks A and B2 at No. 42A Parkgate Street, Dublin 8.

Short Description of the Proposed Development

The description below is an extract from the planning notice for the proposed development:

The proposed development comprises amendments to development permitted under ABP Ref. ABP-310567-21 (as amended by DCC Reg. Ref. LRD6042/23) at No. 42A Parkgate Street, Dublin 8 to expand the footprint and façade of Block A to accommodate a 2nd fire core. As a result of the expanded footprint, Block B2 is to be reconfigured to provide 8no. new 'Build-to-Sell' apartments at the interface of Block A and Block B2.

No further amendments to site works, demolition or works to protected structures, including the river wall, (consented under original SHD ABP-306569-20 and proposed under concurrent planning application DCC Reg. Ref. LRD6074/ involves the 24) are proposed.

Executive Summary

The proposed development involves the amendment of the permitted Block A to introduce a second fire core. The height of Block A remains the same, as does the external expression except for a small increase in the overall width of the building. Block B2 remains virtually unchanged facing the street and amendments to the approved Block B2 are mostly confined to the rear of the building, which faces into an inner court and is almost entirely concealed from view from the public realm.

The proposed amendments to the permitted Blocks A and B2 do not involve any works to structures of architectural heritage value, whether they are protected structures or not. Nor are the proposed amendments to the permitted Blocks A and B2 likely to result in any material or perceived effects on the setting of structures of architectural heritage value over and above effects occasioned by the existence permitted Blocks A and B2.

The proposed amendments to the permitted Blocks A and B2 do not involve any works to the protected structures on the site; these being:

- (a) riverside stone wall;
- (b) turret at eastern end of site;
- (c) square tower on the riverfront; and
- (d) entrance stone arch on the Parkgate Street frontage.

Works to these structures were originally permitted under SHD-306569-20, and subject to compliance agreement regarding the details of same. These same compliance details were submitted with the Block B1-C LRD6074/24-S3, which was recently granted permission by Dublin City Council,

Legal Notice

This document is prepared by ARC Architectural Consultants Ltd for the benefit of our client only and in accordance with our instructions. ARC Consultants Ltd disclaim any liability, legal or otherwise, from any party, other than our client, seeking to rely upon the content of this document.

W. H. Hastings FRIAI • February 2025

RIAI Accredited Grade 1 Conservation Architect

