

21 February 2025

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CEMP Report

Parkgate Street Block A and B2 Amendment Application

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 has been reconfigured to provide 8no. new 'Build-to-Sell' apartments (1no. unit per floor) and 1no. 2-bedroom apartment in place of a 1-bedroom unit at the interface of Block A and Block B2 (increases to 48no. units total). Overall, the amendments result in the combined number of apartments increasing from 238no. units to 246no. units in Block A and Block B2. The number of units proposed in DCC application Reg LRD6074/24 for Blocks B1 and C, have reduced by 4 units, resulting in an overall increase of 4 units.

We confirm there is no proposed changes to the CEMP granted under ABP Ref. ABP-310567-21.

Yours faithfully

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