

DUBLIN CITY COUNCIL

SITE NOTICE

Ruirside Developments Limited

intends to apply for **Permission for Large-Scale Residential Development**, at this site (c. 0.82 ha), at

No. 42A Parkgate Street, Dublin 8.

The proposed development sits within the eastern apex of the wider LRD6074/24-S3 planning unit, for the redevelopment of the brownfield site of the former Parkgate Printing Works, now known as Parkgate House, which includes **Protected Structures** (a) riverside stone wall; (b) turret; (c) square tower; and (d) stone arch. The LRD6074/24-S3 site is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The LRD6074/24-S3 site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street.

The proposed development comprises amendments to strategic housing development, pertaining to Block A and Block B2 permitted under ABP-310567-21 (as amended by planning permission LRD6042/23-S3A), with a life of 8 years, to include: -

- **Increase in the footprint (from 479sqm to 569sqm) and gross floor area of Block A (from 14,364sqm to 16,693sqm), to accommodate a second internal fire core extending from ground level to Level 27 inclusive.**
- **Minor internal layout reconfiguration at ground and mezzanine levels, to accommodate the new fire core, also resulting in: -**
 - **An increase in floor area of permitted café/restaurant unit at ground floor of Block A from c. 223sqm to c.282sqm**
 - **A decrease in floor area of permitted community facility at ground floor of Block B2 from c. 52sqm to c.49sqm**
 - **An increase in floor area of permitted café/restaurant unit at ground floor of Block B2 from c. 229sqm to c.295sqm.**
- **Consequent reconfiguration of 198no. permitted 'Build-to-Rent' apartments (73no. studios, 97no. 1-bed, 27no. 2-bed and 1no. 3-bed) located at Block A Levels 01 to 27 inclusive, resulting in an altered mix to 26no. studio, 118no. 1-bed, 53no. 2-bed and 1no. 3-bed apartments, with no change to the total number (i.e. 198no.) within Block A.**
- **Insertion of 8no. new 2-bed apartments (1no. in each of Levels 01 to 08 inclusive) and 1no. studio apartment and 1no. 1-bedroom apartment in lieu of 2no. 2-bed apartments at level 09 in Block B2. This results in total 48no. permitted and proposed apartments in Block B2 (1no. studio, 1no. 1-bed and 46no. 2-bed).**
- **Associated adjustments to facade treatments at the north and south elevations of Block B2, including altered or additional private balconies.**
- **Ancillary provision of 42no. additional bicycle parking spaces.**
- **Localised adjustments to permitted ancillary site and landscape works, including to public plaza area (minor reduction from 1,430 sq m to 1,148sq m)**

Beyond localised adjustments, no other changes are proposed to the associated and ancillary demolition, conservation, landscaping and site development works, including works to the river wall subject of separate planning reference LRD6074/24-S3.

This application for a **Large-Scale Residential Development** as defined under Section 2 of the Planning & Development Act 2000, as amended.

A **Natura Impact Statement** has been prepared in respect of the proposed development and accompanies this application. The application and Natura Impact Statement may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.ParkgateStBlocksAB2Amendments.com.

The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, during its public opening hours (Monday to Friday 9:00am to 4:30pm). A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed:



Agent: Stephen Little & Associates, Chartered Town Planners and Development Consultants 26/27 Upper Pembroke Street, Dublin 2, D02 X361

Date of erection of Site Notice: 10 April 2025