

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. There are Protected Structures on site.

The proposed development seeks amendments to consented Strategic Housing Development ABP-306569-20 (SHD 1), as amended by ABP-310567-21 (SHD 2) and Section 146B amendments ABP-311499-21 & ABP-311507-21 (i.e. 'the consented scheme'). The proposed amendments to the consented scheme include:

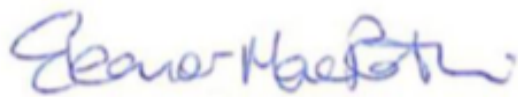
- 40 no. residential apartments over 8 floors (30no. 2-bed/4 person & 10no. 2-bed/3 person units, each with a private 'winter garden' and/or balcony on the south and/or north elevation, at 1st to 8th floors inclusive), replacing consented office floor area (c.4,113sqm total, over 6 floors) within the Block B2 building.
- Co-working (c.229 sqm) and community/cultural space (c.52 sqm) at ground floor level, replacing consented café/restaurant (c.236sqm) at Block B1.
- Reconfiguration of ancillary internal residential communal amenity area at mezzanine level, to include residents' lobby, lounge and fitness area (c.256sqm), replacing the consented residential amenity co-working space (300sqm) at Block B.
- And all ancillary and associated site, structural and landscape works proposed to tie amended Block B2 in with the consented scheme, including:
 - Design adjustments at the interface of proposed Block B2 with the consented adjoining Block A building to the east and Block B1 to the west, including tie-in of residential floor levels and increase in roof parapet height (by 1.0m) of Block B2.
 - Amendments to permitted landscaping at roof level of Block B2 and part of Block B1 to accommodate proposed change to Block B2 roof level.
 - Alteration of the northern Parkgate Street façade of Block B2 to suit residential use and to accommodate external, recessed private amenity (wintergardens & balconies).
 - Alteration of the southern façade of Block B2 to suit residential use and to accommodate external, recessed private amenity (balconies).
 - 20no. additional visitor bicycle spaces and 2no. cargo bike spaces within the consented public realm at surface level.
 - Minor footprint extension and reconfiguration of internal floor plan at permitted basement / undercroft, resulting in an increased floor area from c.144sqm to c.164sqm, to accommodate additional ancillary residential bicycle storage (80no. spaces).
 - Reconfiguration of ground and mezzanine floors of consented Block B1, to accommodate the proposed co-working and reconfigured residential amenity areas and additional ancillary refuse, circulation, plant and non-residential back of house areas.
 - Removal of combined heat pump/chiller unit with associated screening on the roof of Block C.

This application for proposed amendments to consented Strategic Housing Development, is 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.ParkgateStreetAmendments.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:



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

(Agent)

Date of Erection of Site Notice:

23 November 2023