



REVISION 1 • TO PERMITTED DEVELOPMENT

AT 42A PARKGATE STREET, DUBLIN 8

ADDENDUM ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

MARCH 2026



This short Addendum Architectural Heritage Impact Assessment (AHIA) has been prepared by ARC Consultants in relation to proposed Revision 1 to permitted development at No. 42A Parkgate Street, Dublin 8.

Short Description of the Proposed Development

REVISION 1

The proposed development comprises modifications to a large-scale residential development permitted under LRD6074/24-S3, LRD6042/23-S3A & SHD ABP-310567-21 as amended by LRD6080/25-S3A at No. 42A Parkgate Street, Dublin 8. The proposed modifications to the scheme will result in an increased overall total of 578no. apartment units (an uplift of 16no. units).

No further amendments to demolition or works to protected structures, including the river wall, (consented under DCC Reg. Ref. LRD6074/24) are proposed.

Executive Summary

The proposed modifications to the scheme will result in an increased overall total of 578no. apartment units (an uplift of 16no. units). This will be achieved through minor changes to the apartment mix and other local reconfiguration. There will be some changes to the appearance of the approved development resulting from alterations to elevation fenestration, adjustments to the material finishes of balconies from glass to metal balustrades, the provision of a small number of additional balconies, and other relatively minor external changes.

Conservation Note

The proposed modifications to the permitted development do not involve any works to structures of architectural heritage value, whether they are protected structures or not. Nor are the proposed modifications to the development 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 permitted development. Therefore, the proposed modifications will not give rise to any direct impact on the architectural heritage of any structures on the subject site or on their setting. Any potential visual impacts on the setting of architectural heritage in the surrounding area are discussed in the Landscape and Visual Impact Assessment of this date, also prepared by ARC Consultants.

W. H. Hastings FRIAI • March 2026

FRIAI Accredited Grade 1 Conservation Architect

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