

DUBLIN CITY COUNCIL

SITE NOTICE

Ruirside Developments Limited

intends to apply for an **8-year Permission** for **Large-Scale Residential Development**, at this site (c. 0.82 ha), at

No. 42A Parkgate Street, Dublin 8 (Protected Structure).

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. 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 by the following proposals: Permitted 2no. 2-beds (total 10no.) to proposed 4no. studios (total 20no.), repeated across L02 - L06 (5 levels) in Block B1 and C; Permitted 1no. studio and 1no. 1-bed with study (total 2no.) to proposed 2no. 1-beds, repeated across L01-L09 (9 levels) in Block A; Permitted 1no. studio and 1no. 1-bed with study (total 2no.) to proposed 2no. 1-beds, repeated across L10-L26 (17 levels) in Block A; Permitted mezzanine co-working (c. 335sqm) to proposed 2no. studios, 1no. 2-bed (4-person) and 1no. 2bed (3-person) apartments (total 4no.), in Block B2; Permitted mezzanine residential amenity (151sqm) to proposed residential amenity (44sqm) and 1no. 2-bed 4-person in Block B1; Permitted 1no. 3-bed (total 1no.) to proposed 1no. 1-bed and 1no. 2-bed (total 2no.), at L27 Block A; Alterations to elevation fenestration and internal reconfiguration of 9no. 2-bed 4-person units, repeated across L00-L08 (9 levels) in Block C; Alterations to elevation fenestration and internal reconfiguration of 11no. 2-bed 4-person units, repeated across L01-L11 (11 levels) in Block B1; Internal reconfiguration of 27no. 2-bed 4-person units, repeated across L01-L27 (total 27 levels) in Block A; Alterations to elevation fenestration and internal reconfiguration of 11no. 2-bed 3-person units to create 11no. 2-bed 4-person units, repeated across L01-L11 (11 levels) on Block B1; Alterations to elevations fenestration and internal reconfiguration of 9no. 2-bed 3-person units to create 9no. 2-bed 4-person units, repeated across L00-L08 (9 levels) in Block C; Permitted 1no. 1-bed with study to proposed 1no. 2-bed 3-person unit, at L08 in Block B2; Minor associated adjustments to the floor plan layouts at Blocks A, B & C, at all levels; Reconfiguration of Block A ground floor layout, resulting in a reduced floor area of the permitted café/restaurant from c. 282sqm to c. 225sqm; A reduction of the cafe floor area at Block B, from c. 100.7sqm to c. 96.6 sqm; An increase in the floor area of community/cultural space in Block B, from c. 49sqm to c. 51.7sqm; Provision of an additional ESB substation and reconfiguration of permitted substation and switch room at Block B, resulting in a decrease in the total area of the permitted café/restaurant at Block B from 295sqm to c. 252sqm; Relocation of substation at Block C, resulting in a decrease in the floor area of the permitted retail unit at Block C from 173.5sqm to c. 128.9sqm; Reconfiguration and increase in the floor area of the undercroft by c. 106.4sqm; Reconfiguration and reduction in the floor area of the basement by c. 240.2sqm; Provision of additional bicycle parking spaces for the modified and additional apartment units proposed; Reduction in the total number of car parking spaces at grade, to 17no. spaces; Adjustments to the material finishes of balconies, from glass to metal balustrades.

This application is 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.ParkgateStreetLRDRev1.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: 25 March 2026