

# Demolition Justification & Salvage Strategy Report

42A Parkgate St.  
Dublin 8

Mixed Use, Residential &  
Commercial Development

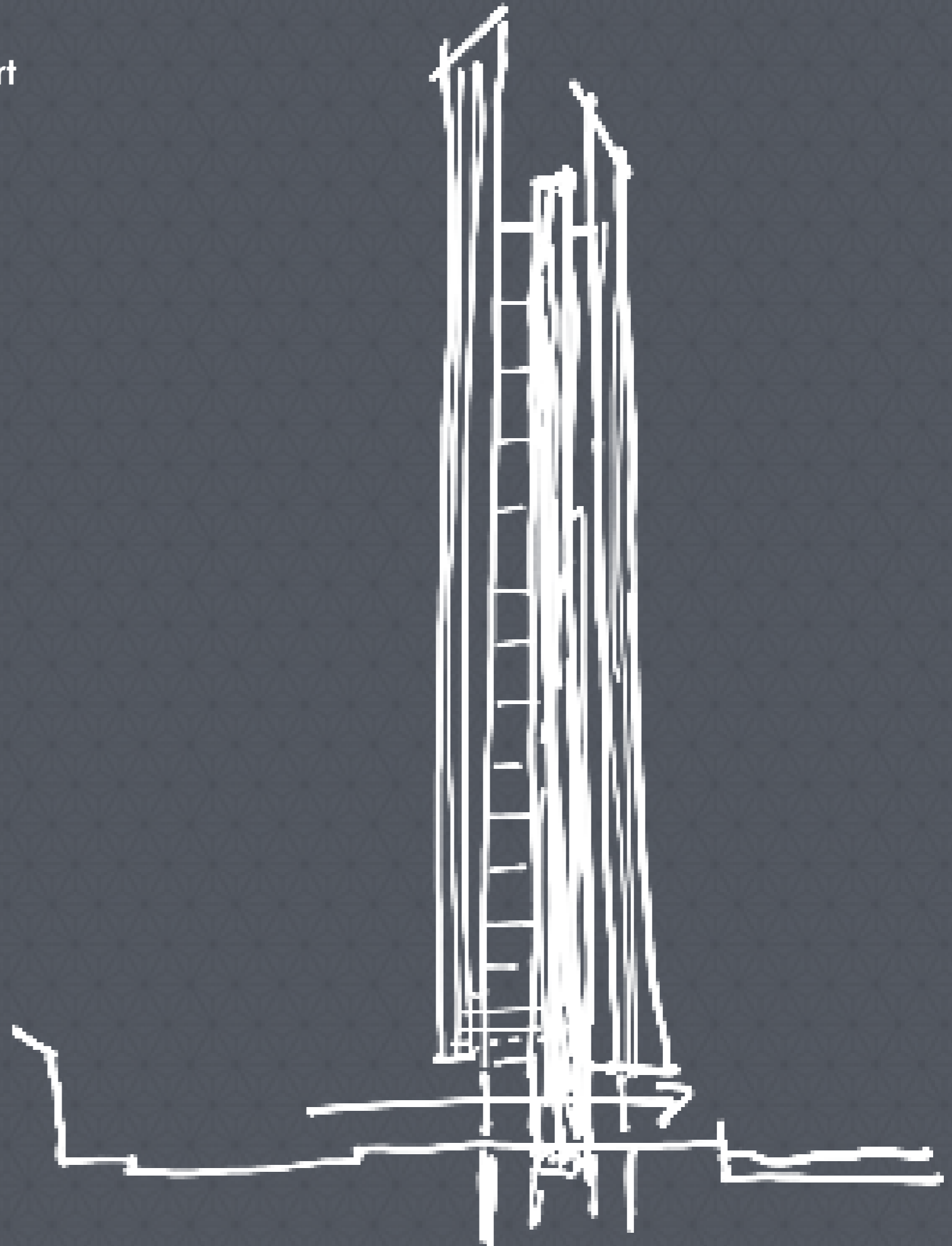
**Compliance with:**  
**Condition 4 (v)**  
**Condition 23(e)**  
**Condition C30**

(Ref. ABP 306569-20)

Project Ref: P24-216D\_Rev03



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## PROJECT TEAM

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Planning & Development Consultants

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Civil & Structural Engineers:

**Arup**

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Mechanical & Electrical Engineers:

**IN2**

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Ranelagh, Dublin

Landscape Architects:

**Mitchell Associates**

Whitehall, Dublin 9

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Conservation Consultants

**Arc Consultants**

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Waste Consultants

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Transport Consultants

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## 1.0 INTRODUCTION

This report, prepared by Reddy Architecture + Urbanism, supports a planning addendum for Blocks B1 and C and associated siteworks at 42A Parkgate Street. The proposed development remains broadly the same as that consented under SHD ABP 306569-20. It outlines the updated approach to the salvage and demolition strategy for the existing site elements.

A new LRD consent for Blocks B1 and C is sought to align the proposed apartment units with the updated Apartment Design Standards introduced in March 2023. While changes have been made to the unit mix, the core principles concerning the treatment of existing structures, demolition waste management, and salvage strategies remain consistent. No substantive change is proposed to the site development, demolition and conservation of the public realm works previously consented.

This Demolition Justification and Salvage Strategy Report provides a clear rationale for the retention and repurposing of key structural elements on site, along with a detailed explanation of demolition decisions. It echoes compliance with the relevant planning conditions of ABP 306569-20, namely:

- **Condition 4(v)**

- **Condition 23(e)**

- **Condition 30**

The document further seeks to clarify the below:

- **Climate Action Statement**

- **Resource Waste Management Plan**



## 2.0 Project Overview

The site is located at 42A Parkgate Street, Dublin in what has historically been an industrial quarter.

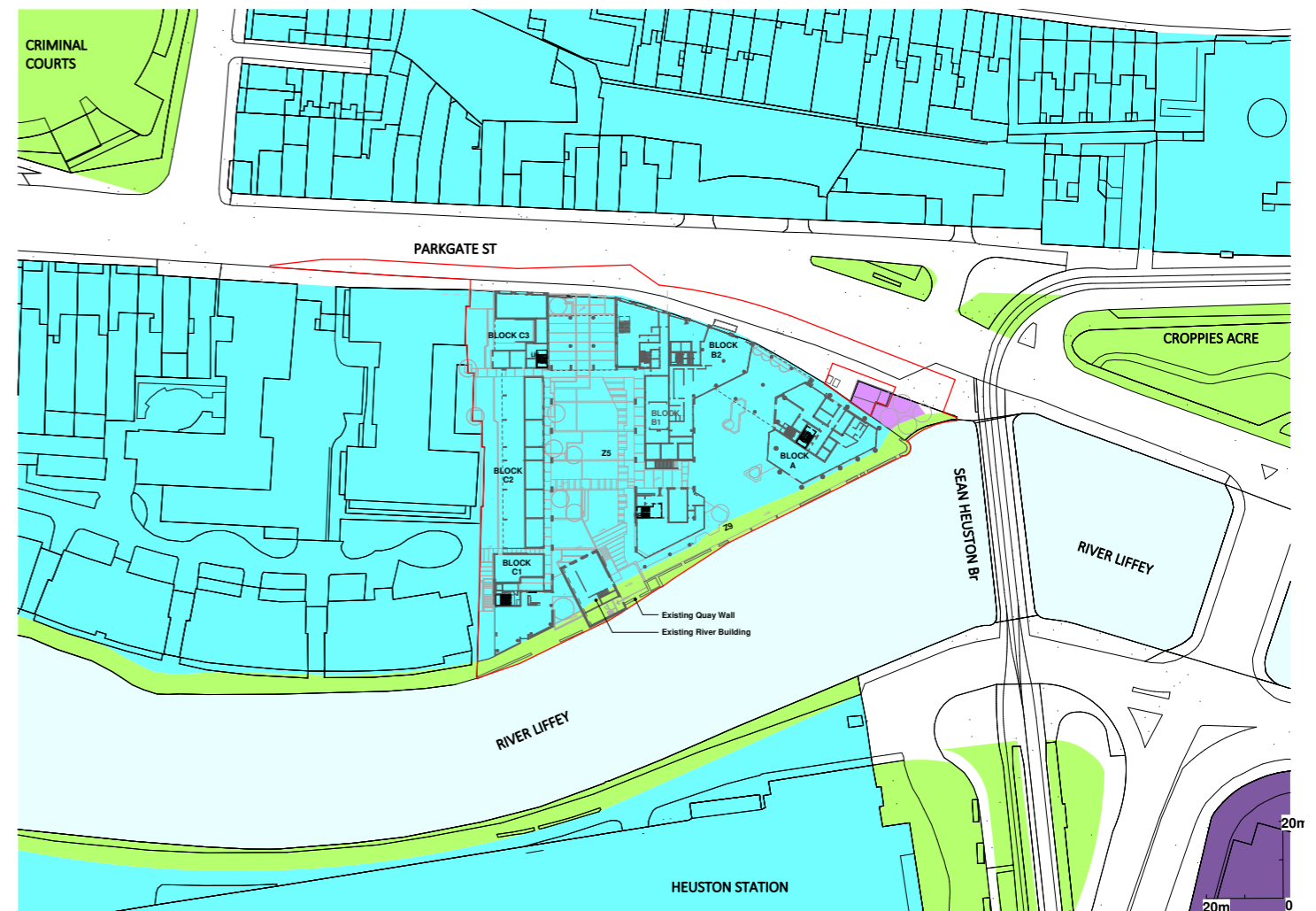
Under the Dublin City Development Plan 2022 - 2028, the site remains zoned to accommodate residential and mixed use development. Under the Development Plan, the majority of the site is zoned

“Z5 – City Centre”: “To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.”

The site lies within Strategic Development and Regeneration Zone No. 7: Heuston and Environs. The vision for this area is “To create a coherent and vibrant quarter of the city that captures the public imagination with high quality services, development, design and public spaces that consolidate and improve the existing strengths of the area.”

There are a number of existing structures on site some of which are protected, others which are of heritage interest and therefore being retained, and others which are going to be demolished:

- Main warehouse - to be demolished
- Parkgate House - to be demolished
- The River Building - to be maintained
- The Gate Lodge - to be demolished
- Parkgate St. Arch - to be maintained
- Tower - to be maintained
- Quay Wall - to be maintained
- Turret - to be maintained
- Sub-station - to be maintained



Site Layout Plan - Zoning Objectives  
1:500

Zone Z5 To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity



## 2.0 Project Overview

The proposed mixed-use development includes 316 residential units split over Blocks B1 and C, along with a public courtyard, food and beverage offering, cafe, retail and a range of amenity spaces available to residents. Blocks B2 and A are subject of separate stand alone planning consent under ABP-310567-21 and LRD6042-23 respectively.

The architectural expression at street level references the site's previous solid defensive pilastered wall. The framed rhythm gives a unity and continuity to the new street with a human scale and vibrant active façade.

A comprehensive assessment has been made of the existing buildings and is detailed in the Architectural Heritage Impact Assessment by ARC Conservation Architects. The drawings submitted differentiate between elements of fabric being retained and original/non-original fabric proposed to be removed as part of renewal and rejuvenation of the site. The design includes interventions within the retained fabric which combine elements of the site heritage, both original and contemporary, with the landscaping to activate the protected structures and integrate them into the overall development. We have also proposed to integrate other buildings of heritage interest but which are not listed on the RPS.

The elements being retained include:

River Building

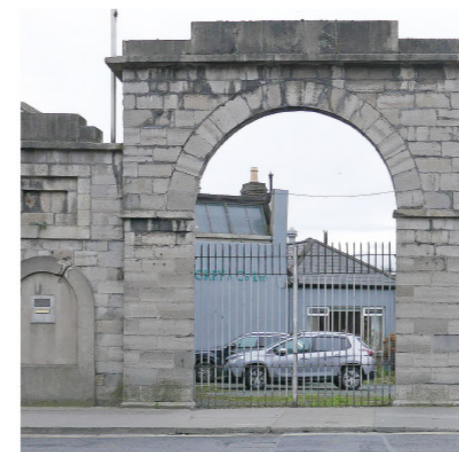
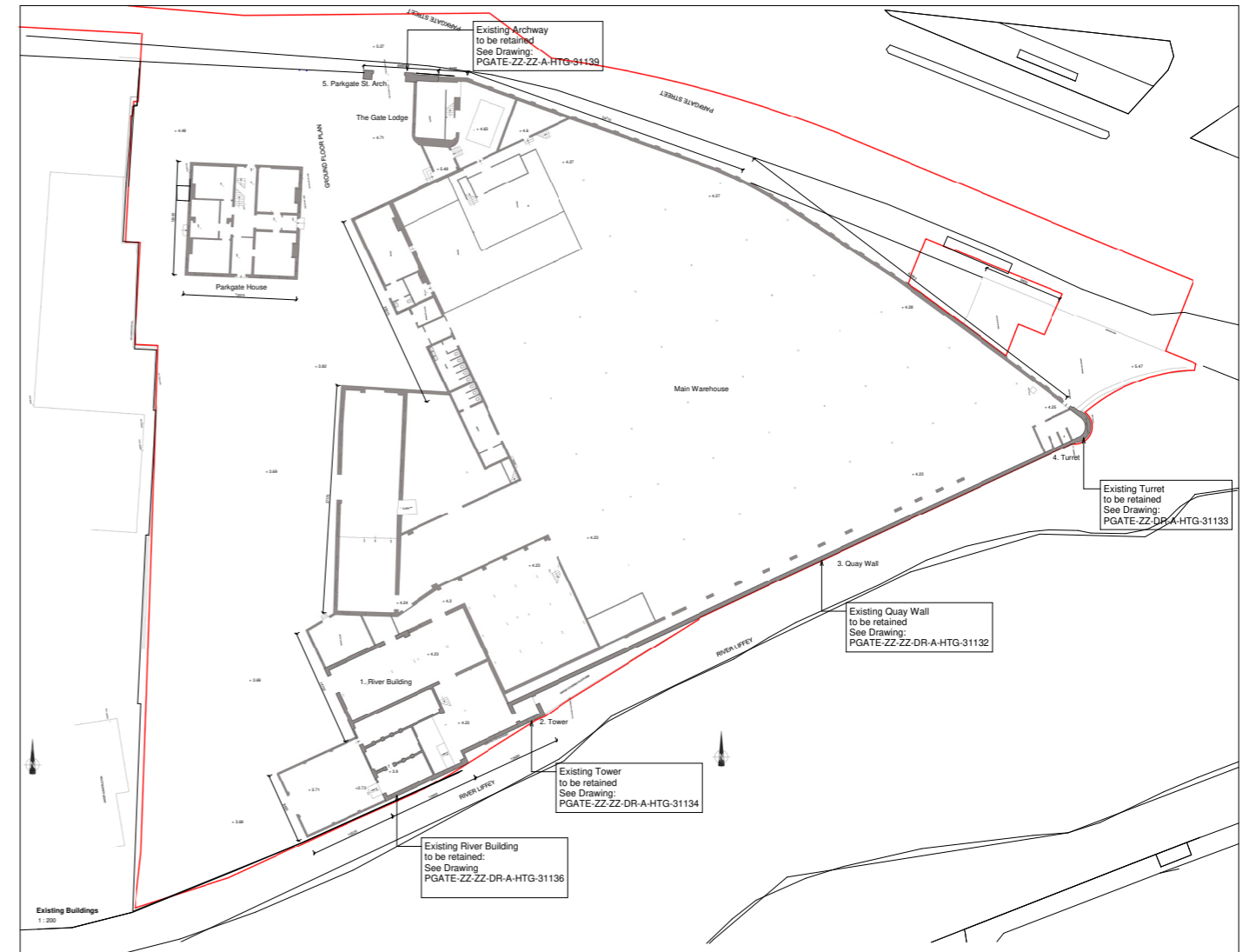
Tower

Quay Wall

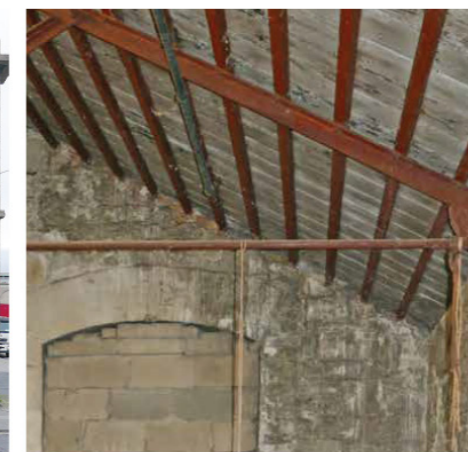
Turret

Archway at Parkgate Street

In addition to this, key structural elements such as columns, beams and gutter beams from the existing warehouse building are to be retained and repurposed into a pergola, as described later in this document.



Existing Stone Arch at Parkgate St.



Buildings at the West end of the River Wall (Interior)



Quay Wall and Turret

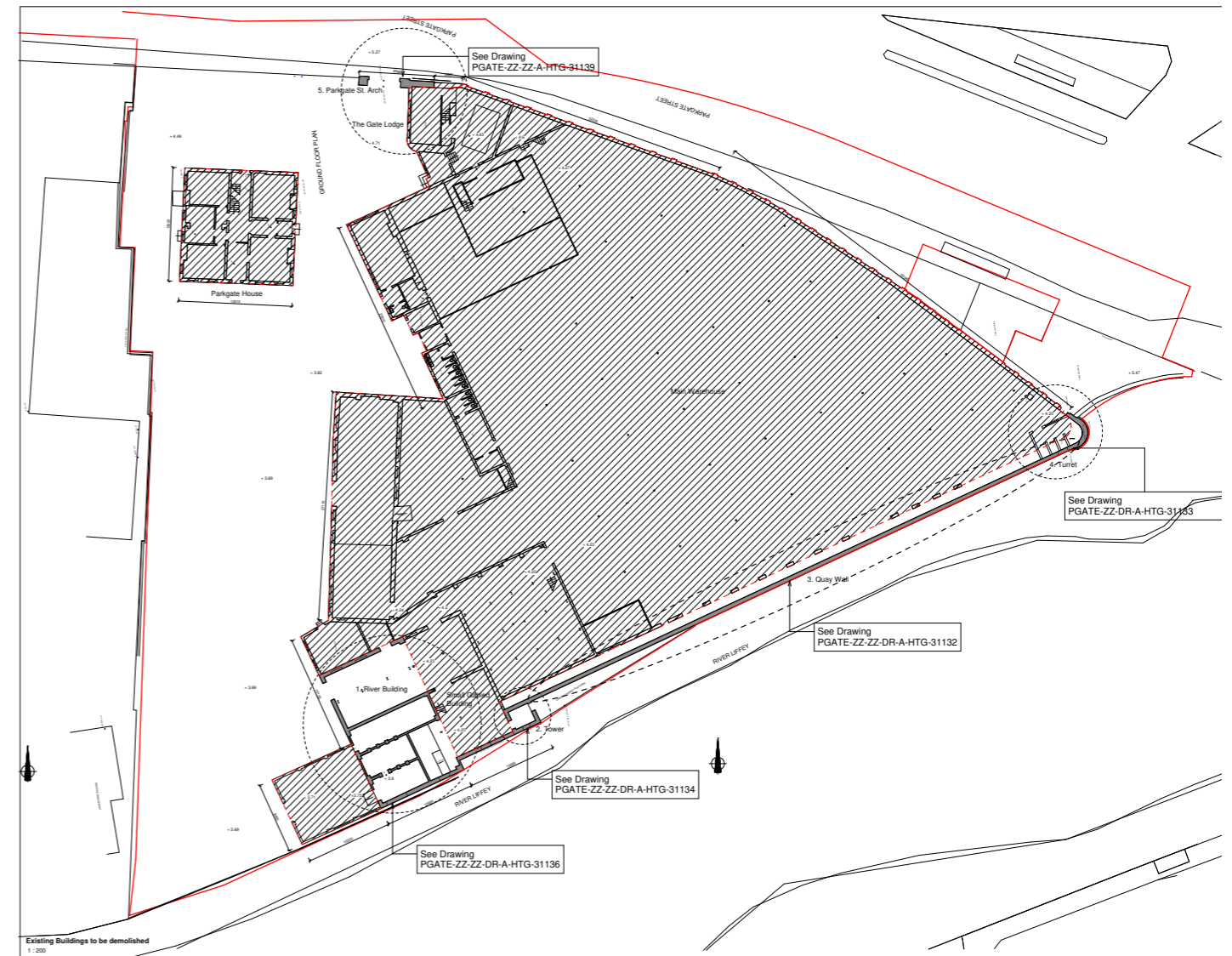
### 3.0 Rationale and Justification of Demolition

As outlined in the Dublin City Development Plan, the transformation of this industrial zone into a vibrant part of the city centre emphasizes the creation of quality public spaces, community amenities, and residential developments. The previously approved design, now along with the proposed revisions to unit mix and associated residential amenities, aligns with these objectives by proposing a high-quality mixed-use residential scheme.

The existing warehouse does not meet the stringent requirements for residential construction, including modern standards for airtightness, insulation, and fire safety. Its lightweight fabric, outdated structure, and impractical layout make it unsuitable for adaptive reuse within the proposed development.

Therefore, it is proposed to demolish this warehouse, along with Parkgate House, to facilitate the delivery of the scheme. Key heritage elements from the Main Warehouse, including cast iron columns, beams, and gutter beams, will be carefully salvaged and integrated into the new design to honour and celebrate the site's historical significance.

We refer to the enclosed details submitted for compliance agreement with the planning authority relating to conditions 4(v) salvage strategy; C23(e) survey of historic buildings to be demolished; and C30 Construction and Demolition Waste Management Plan which remain applicable to the proposed development being re-applied for.



## 4.0 CONDITION 4(v)

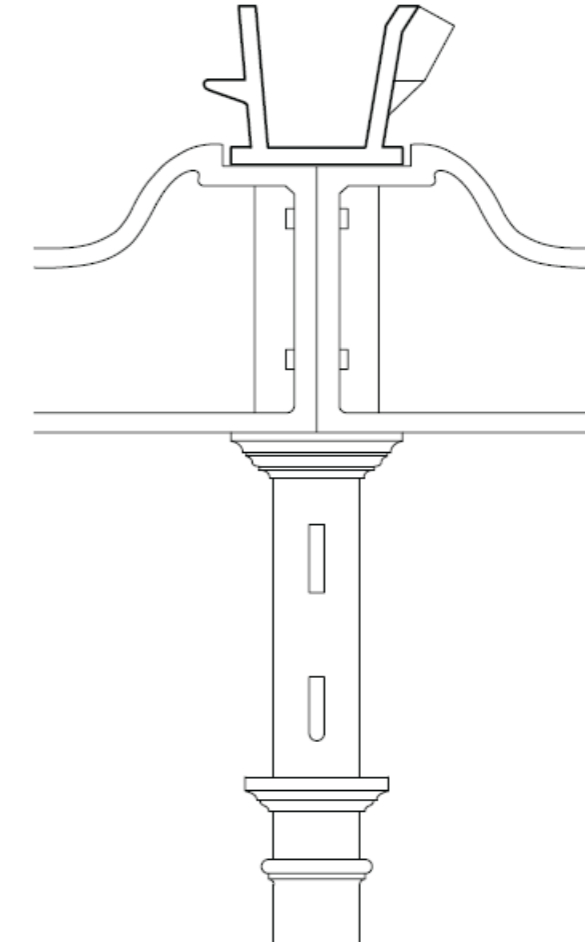
4. The following details shall be submitted to, and agreed in writing with, the planning authority within six months:

(v) Detailed drawings and schedule of salvaged cast iron elements from the large warehouse and how these will be incorporated into the proposed scheme;

Details provided by ARC in report titled *Description & Schedule of Salvaged Cast Iron Elements at 42A Parkgate Street, Dublin 8* dated October 2020. A full copy of this report can be viewed is appended to this document.

The salvage strategy outlined in this document was deemed satisfactory and in compliance with Condition 4 (v) and are acceptable to the Planning Authority as per the terms of the attached Planner's report dated 24-Nov-2020. Confirmation of this can be found in response letter dated 27 November 2020 from DCC. A copy of this letter has also been appended to this document.

The principles outlined in this report remain applicable to the current design proposal.



**Description & Schedule of Salvaged Cast Iron Elements  
at 42A Parkgate Street, Dublin 8**

Compliance with Condition 4 (v) of An Bord Pleanála Order ABP-306569-20

October 2020





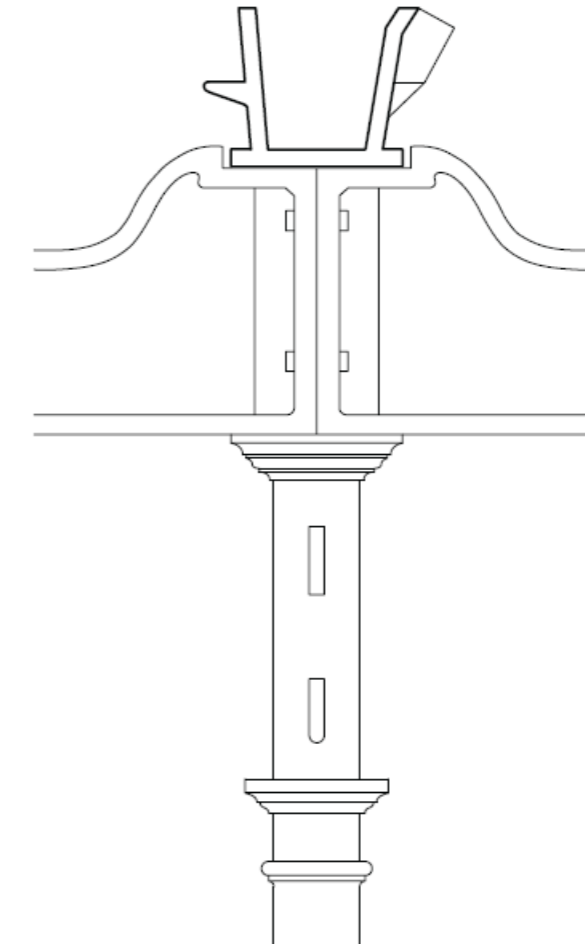
## 5.0 CONDITION 23(e)

23. All works to the protected structure, shall be carried out under the supervision and in accordance with the requirements of a qualified professional with specialised conservation expertise (RIAI Grade 2 or higher). The following shall also be complied with:

(e) Provide detailed survey drawings and photographs of all historic buildings and fragments of buildings to be demolished as part of the works to the planning authority prior to the commencement of development

ARC in report titled *Description & Schedule of Salvaged Cast Iron Elements at 42A Parkgate Street, Dublin 8* resubmitted to discharge Condition 23(e). A full copy of this report can be viewed is appended to this document.

The principles outlined in this report remain applicable to the current design proposal.



### Description & Schedule of Salvaged Cast Iron Elements at 42A Parkgate Street, Dublin 8

Compliance with Condition 4 (v) of An Bord Pleanála Order ABP-306569-20

October 2020



## 6.0 CONDITION 30

30. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of the development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the department of the Environment, Heritage and Local Government in July 2006.

Details provided by AWN consulting in report titled **DEMOLITION WASTE MANAGEMENT PLAN FOR A MIXED-USE DEVELOPMENT** dated 16 December 2020 (Reference CB/19/10606WMR03). A full copy of this report can be viewed is appended to this document.

The DWMP outlined in this document was deemed satisfactory and in compliance with Condition 30 and are acceptable to the Planning Authority as stated in response letter dated 24 March 2021. A copy of this letter has also been appended to this document.

The principles outlined in this report remain applicable to the current design proposal.



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### DEMOLITION WASTE MANAGEMENT PLAN FOR A MIXED-USE DEVELOPMENT

AT

42A PARKGATE STREET,  
DUBLIN 8

Report Prepared For

**Ruirside Development Limited**

Report Prepared By

**Chonail Bradley**, Senior Environmental  
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Our Reference

CB/19/10606WMR03

Date of Issue

16 December 2020

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## 7.0 Supporting Documents

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### **Climate Action & Energy Statement**

A new Climate Action and Energy Statement is provided in support of this application for blocks B & C at Parkgate Street and has been provided by IN2 Engineering.

### **Resource Waste Management Plan**

A new RWMP is also provided in support of this application for blocks B&C and is provided by AWN Consulting. Note. salvage material identified in this report is not deemed as waste.

## 8.0 Appendix

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- A. Description & Schedule of Salvaged Cast Iron Elements October 2020
- B. SHD0001-20Sub01 - Cond. 4 (i) (ii) (iii) (v) (vi) (vii) - Planners Report Compliance - 24-11-20
- C. SHD0001-20Sub01 - Cond. 4(i) (ii) (iii) (v) (vi) (vii) - Compliance Letter - 27-11-20
- D. Demolition Waste Management Plan For A Mixed Use Development
- E. SHD0001-20Sub08 - Condition 30 - Compliance Letter - 24-03-21