

DUBLIN CITY COUNCIL

SITE NOTICE

Ruirside Developments Limited

intends to apply for **Permission** with a life of **8 years** for **Large-Scale Residential Development**, at this site (c. 0.82 ha), at

No. 42A Parkgate Street, Dublin 8.

Brownfield site of former Parkgate Printing Works, now known as Parkgate House. There are **Protected Structures** on site, including (a) riverside stone wall; (b) turret; (c) square tower; and (d) stone arch. The 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 application 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, subject of proposed associated public realm enhancement and drainage works. The proposed development adjoins consented development within the same application site boundary, including LRD6042/23 (Block B2 – 40no. apartments, café/restaurant unit (236 sq m) and community/cultural space (c. 52 sq m)) and SHD-310567-21 (Block A – 198no. apartments and restaurant/café (c.187 sq m)).

The proposed development comprises mixed use residential, community and commercial redevelopment (c. 25,777 sq m gross floor area), accommodated in 2no. blocks (Block B1 and Block C) ranging in height from 8 to 13 storeys with basement and undercroft, and including: 316no. apartments (178no. 1-bed units and 138no. 2-bed units), with associated private balconies on north, south, east and west building elevations and communal roof terraces at Levels 07, 08, 09 and 12; ancillary internal residents' amenity facilities (c.226 sq m); multi-functional space accommodating co-working/cultural/community/exhibition uses available for public hire (c.496 sq m); ground level retail (c.147 sq m). And all associated and ancillary demolition, conservation, landscaping and site development works, including Public open space (c.1,430 sq. m), including a plaza and riverside walkway. Residents' communal open space courtyard at ground level between Blocks B1 and C. Conservation, refurbishment, repair and adaption of existing protected structures, including Entrance stone archway (protected structure) to be conserved, refurbished, repaired and adapted for use as pedestrian access to proposed residents' communal open space, entrance foyers to Block B1 and Blocks C1, C2 and C3 and ancillary amenities; Riverside stone wall (protected structure) to be conserved, refurbished, repaired and adapted, including partial demolition comprising the enlargement of existing opes and creation of new opes and lintel treatments for incorporation within the riverside stone wall, as part of the proposed riverside amenity walkway; Turret (protected structure) at the eastern end of the riverside stone wall to be conserved, refurbished, repaired and adapted as an integrated part of riverside stone wall and proposed amenity walkway; Square Tower on riverfront (protected structure) to be conserved, refurbished, repaired and adapted as an integrated part of riverside stone wall proposed and amenity walkway. Conservation, refurbishment, repair and adaption of the larger of the two riverfront gabled building ('River Building') for use as part of the multi-functional space accommodating cultural/community uses and gym, accessible from Block C1 undercroft and residents' courtyard at ground level, and incorporation of building as integrated part of riverside stone wall and proposed riverside amenity walkway. Conservation, refurbishment, repair and adaption of the southern façade of the smaller riverfront gabled building as part of riverside wall and incorporated with the amenity walkway. Demolition of the remainder of the building fabric. Demolition of all other structures within the former Hickey's Fabrics site, including the large single storey warehouse building with curved wall to Parkgate Street and all warehouse internal walls and partitions including the southern brick wall running parallel to the interior of the riverside stone wall, a small two storey building adjacent to the entrance stone archway and the former 2-storey detached house (Parkgate House, partially collapsed) at the north west corner of the site, and other miscellaneous structures. 2no. new pedestrian site entrances at Parkgate Street, connecting to proposed public plaza and the proposed riverside amenity walkway. 1no. new vehicular access via Parkgate Street to surface areas at western edge of the site. 24no. car parking spaces (total) at surface. 742no. bicycle parking spaces (total) at surface, undercroft and basement levels. Ancillary plant, bin storage and remote storage at ground and basement levels. Ancillary plant and telecommunications antennae at roof level. Solar panels on the roof of proposed Blocks B and C. Ancillary works along the southern footpath on Parkgate Street and in the public roadway, including new loading bay, removal of recycling bins and Dublin Bikes Station No. 92 and surface water drainage works including new sections of pipework.

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.ParkgateStreetBlocksB1andC.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: 

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Date of erection of Site Notice: 06 December 2024