



**REVISION 2 • TO PERMITTED DEVELOPMENT
AT 42A PARKGATE STREET, DUBLIN 8
ADDENDUM LANDSCAPE & VISUAL IMPACT ASSESSMENT**

MARCH 2026



This short Addendum Landscape and Visual Impact Assessment (LVIA) has been prepared by ARC Consultants in relation to proposed Revision 2 to permitted development at No. 42A Parkgate Street, Dublin 8.

Short Description of the Proposed Development

REVISION 2

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, on their own, will result in an increased overall total of 569no. apartment units (an uplift of 7no. 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.

The permitted development will remain relatively unchanged facing the street and amendments to the approved are mostly confined parts of the buildings facing away from the street. It is unlikely the observers in the public realm will notice change resulting from the modifications proposed as part of the subject application. This particularly so since the buildings have not yet been constructed and the public will have no opportunity to compare the physical existence and character of the permitted development with how the development will appear following the amendments now sought. In terms of the scale, mass and bulk of the development, and its potential to give rise to visual effects on the surroundings, there is unlikely to be any material change perceived by observers.

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.

W. H. Hastings FRIAI • March 2026

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