

12 March 2026

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Civil, Structural & Transport Statement

Parkgate Street – Planning Amendment 2 Amendment Application

This note applies to the proposed planning amendments for the Parkgate Street development as outlined in the accompanying Planning Application Report & Statement of Consistency, prepared by Stephen Little & Associates, dated March 2026.

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).

The proposed planning amendments do not constitute material change or require modifications to the technical information provided for the scheme permitted under DCC Ref. LRD6074/24-S3, including the following technical reports:

- Basement Impact Assessment (PGATE-ARUP-ZZ-XX-RP-CG-0001 Issue 02, 3 Dec 2024)
- Transport Statement (PGATE-ARUP-ZZ-XX-EP-CH-0002 Issue 01, 22 Nov 2024)
- Drainage and Watermain Report (PGATE-ARUP-ZZ-XX-RP-CD-0002 Issue 2, 5 Dec 2024)
- Flood Risk Assessment (PGATE-ARUP-ZZ-XX-RP-CF-0002 Issue 02, 29 Nov 2024)
- Construction and Environmental Management Plan (265381/EIAR/1 Issue 01, 28 Jan 2020)

With specific regards to the Drainage and Watermain infrastructure for the proposed planning amendments of Blocks A, B and C for the Parkgate Street development, the following is noted:

- The proposed planning amendments will not require any modification to the surface water drainage design permitted under LRD6074/24-S3, LRD6042/23-S3A & SHD ABP-310567-21 as amended by LRD6080/25-S3A.
- A Confirmation of Feasibility Statement for the development has been confirmed by Uisce Eireann (application number CDS23006543). We confirm that the connection application

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stage (CDS2600182001) is ongoing and the final arrangements for the removal of storm water run-off from the combined sewer on Parkgate Street, in accordance with the permitted design, will be agreed with Dublin City Council and Uisce Éireann.

- There are minor increases to the water demand and wastewater loading, and this has been advised to Uisce Éireann.

Yours faithfully,



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