

# 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 569no. apartment units **(an uplift of 7no. units)**.

This will be achieved by the following proposals: Permitted 2no. 2-beds (total 6no.) to proposed 4no. studios (total 12no.), repeated across L07 – L09 (3 levels) in Blocks B1 & C; Permitted mezzanine residential amenity (151sqm) to proposed residential amenity (44sqm) and 1no. 3-bed (4-person) in Block B1; Alterations to elevation fenestration and internal floor plan reconfiguration of 2-bed (4-person) unit, to create 3-bed (4-person) unit, repeated across L00-L08 (9 levels) in Block C (total 9no.); Alterations to elevation fenestration and internal floor plan reconfiguration of 2-bed (4-person) unit, to create 3-bed (4-person) unit, repeated across L01-L11 (11 levels) in Block B1 (total 11no.); Internal floor plan reconfiguration of 2-bed (4-person) unit, to create 3-bed (4-person) unit, repeated across L01-L27 (27 levels) in Block A (total 27no.).

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.ParkgateStreetLRDRev2.com](http://www.ParkgateStreetLRDRev2.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  
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**Date of erection of Site Notice:** 27 March 2026