



Board Direction

Ref: PL29S.245939

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th May 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

REASONS AND CONSIDERATIONS

Having regard to the design and scale of the PD including the overall approach taken to architectural conservation, to the Zone Z2 'Residential Neighborhoods (Conservation Areas)' land use zoning objective for the area in the current Dublin City Development Plan and having regard in particular to the Protected Structure status of No. 19 and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 11th November 2015, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to the commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Revised plans and elevations showing the following modifications shall be submitted to the planning authority for written approval prior to the commencement of development:

- (a) The western side of the terrace to Unit 6 shall be screened and access to same shall be confined to the area south of the window to Unit 4.

Reason: In the interest of proper planning and sustainable development.

3. CMP1 excl hours

4. Site development and building works shall be carried out only between the hours of 0800 hrs to 1800 hrs Monday to Fridays inclusive, between 0900 hrs on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

5. The development shall comply with the following requirements:

- (a) All works shall be carried out in accordance with best Conservation Practice and the Architectural Heritage Protection Guidelines and Advice Series issued by the Department of Arts, Heritage and the Gaeltacht in 2004. Any repair works shall retain the maximum amount of surviving historic fabric in situ including structural elements.

- (b) A Conservation Architect shall be employed to manage, monitor and implement the works on site and to ensure adequate protection of the historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the building structure and/or fabric and shall be carried out as per the submitted Conservation Methodology.

- (c) (i) The developer shall confirm the scope and specification for the proposed conservation works to the interior accommodation including the repair using appropriate materials of the plan and decorative lime plasters on foot of the proposed demolitions/stripping out works.

- (ii) Details of any proposed damp treatment/upgrading works to be confirmed as necessary with the Conservation Section on site and the developer is to submit the approved detail in writing for agreement for approval of the planning authority.

- (iii) The developer shall confirm the scope and specification of the proposed conservation works to the rear exterior including render and masonry repairs and alterations based on the site findings – a

strategy for the conservation of the render to be informed by historic details surviving. Site exemplars shall be provided on site to indicate the character of the proposed render and to re-establish an overall coherent scheme to the rear.

- (d) All repair of remaining original fabric and/or reinstatement of lost features shall be carried out by suitably experienced conservators of historic fabric, heritage contractors and/or skilled craftsmen. Materials and details shall be informed by appropriate extant examples in-situ or in similar/adjacent properties.

Reason: To ensure that the integrity of the Protected Structure No. 2 Belgrave Villas is maintained and that all works are carried out in accordance with best conservation practice.

6. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

7. All site development works and services shall be carried out in accordance with the Department of the Environment Publication "Recommendations for Site Developments Works for Housing Areas".

Reason: In the interest of clarity and orderly development.

8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Note: The Board considered that the amalgamation of Units 4 and 7 was unnecessary in view of the overall high standard of the proposed development including public open space provided and to the city centre location.

Board Member: _____ Date: 10th May 2016
G.J. Dennison