



An  
Bord  
Pleanála

**Board Direction**  
**PL 29S.248230**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 23<sup>rd</sup> August 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the location of the site within an area subject to the zoning objective Z2: 'to protect the amenities of residential conservation areas', to the protected status of this and adjacent structures according to Dublin City Development Plan 2016-2022 and to the design of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not be seriously injurious to the residential amenities of adjoining property, would not detract from the established historical characteristics of the streetscape on the southern side of Charleston Road and would not adversely affect the integrity and character of the subject protected structure or adjacent protected structures. The proposed development would therefore be in accordance with the proper planning and 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 except as may otherwise be

required 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 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 The proposed development shall be carried out under the direction of an architect with specialist expertise in urban and building conservation in accordance with the recommendations within Architectural Heritage Protection, Guidelines for planning authorities issued by the Department of the Environment, Heritage and Local government in 2005.

Reason: In the interest of best building conservation practice in architectural heritage protection.

3 Details of

(a) colours and textures of all the external finishes, and

(b) proposed replacement glazing systems

shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and architectural heritage protection.

4 Hours of construction shall be confined to the hours of 0800 and 1900 Mondays to Fridays excluding bank holidays and 0800 hrs and 1400 hrs on Saturdays only. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In the interest of the residential amenities of the area and clarity.

Note: The Board was satisfied that the window design in the rear elevation was satisfactory in terms of architectural treatment and did not consider that any amendment was necessary in the interests of protecting residential amenity having regard to the existing pattern of fenestration and overall development in the area. Neither did the Board consider it necessary in the interests of architectural heritage, taking into consideration the reports on file, to omit the proposed double-glazing of windows, or the proposed pedestrian entrance.

**Board Member**

**Date:** 25<sup>th</sup> August 2017

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Conall Boland

Please issue a copy of the board direction with the Order.