



An  
Bord  
Pleanála

**Board Direction**  
**PL29S.248447**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4<sup>th</sup> October 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 inclusion of the existing building and adjoining buildings in the terrace fronting on to Palmerston Road on the record of protected structures;
- The Dublin City Development Plan, 2016-2022 according to which the site location is within an area subject to the zoning objective Z2: *"to protect and /or improve the amenities of conservation areas"*;
- The proposed reinstatement of the existing building and nature and extent of the proposed intervention to the existing historic fabric and the footprint, design, form, height and scale, of the proposed extension.

It is considered that subject to compliance with the conditions set out below, the proposed development would be not seriously injurious to the historic fabric, integrity, character of the existing building, the visual amenities and setting of the existing building and adjoining buildings within the terrace on Palmerston Road which are included on the record of protected structures, would not be seriously

injurious to the architectural character, visual amenities and residential amenities of the residential conservation area and would not be seriously injurious to the residential amenities of adjoining properties and by overshadowing, would be acceptable in terms of traffic and public safety and convenience and would 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 lodged with the application as amended by the further plans and lodged with the planning authority on 10<sup>th</sup> March 2017 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.

**Reason:** In the interest of clarity.

2. (a) The front vehicular entrance off the Palmerston road frontage and internal parking provision within the front curtilage shall be omitted and the front boundary shall remain unaltered.  
(b) Details of the proposed rear entrance shall be submitted and agreed 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.

**Reason.** In the interest of the protection and preservation of the cast iron railings, plinth and front curtilage, the visual amenities of the area, the

retention of the supply of on street parking facilities for the benefit of all road users and in the interest of clarity.

3. The proposed development shall be carried out under the direction of an architect with specialist expertise in historic building conservation and 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:** To ensure appropriate building conservation practice the interest of the protection of the integrity of the structure.

4. Water supply and drainage arrangements, including the 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.

5. Details of materials, colours and textures of all external finishes shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of visual amenity.

6. 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 and not at all on Sundays or 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 the interest of the residential amenities of the area.

## **7. Standard Development Contribution Condition**

**Board Member**

**Date:** 04/10/2017

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Terry O'Niadh