



An
Bord
Pleanála

Board Direction
PL29N.249379

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 10th 2018.

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 architectural, historical, cultural and social interest of the protected structure at Aldborough House and the need to protect it, to the city centre zoning of the site and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would contribute to the conservation of the built heritage of the city and would be in keeping with the urban character of the area and would not unduly detract from the character or setting of Aldborough House, a protected structure. The Board is satisfied that the demolition of parts of the protected structure, has been adequately justified such that the "exceptional circumstances" requirements of section 57(10)(b) of the Planning and Development Act, 2000, as amended have been met. As such it would comply with the provisions of the Guidelines for Planning Authorities on Architectural Heritage Protection issued in 2004 and those of the Dublin City Development Plan 2016-2022 including policies CHC1, CHC2 and SC7. The proposed development would not seriously injure the amenities of property in the vicinity and would not give rise to traffic hazard or the obstruction of road users, and would facilitate travel by sustainable modes. It would therefore be in keeping with the proper planning and sustainable development of the area.

Appropriate Assessment Screening:

The Board completed an Appropriate Assessment Screening exercise in relation to the potential effects of the proposed development on designated European Sites, taking into account the nature, scale and location of the proposed development within a zoned and serviced urban area, the Habitats Directive Screening Report submitted with the application and submissions on file. In completing the screening exercise, the Board noted that the proposed development is not directly connected with or necessary to the management of a European Site and concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the sites' conservation objectives, and that a Stage 2 Appropriate Assessment is not, therefore, required.

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 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 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 amended as follows;
- a) The mezzanines proposed in Aldborough House shall be omitted from the authorised development.
 - b) The top floor level of the two glazed links between the proposed new office buildings and Aldborough House shall be omitted.

Revised details showing compliance with these requirements, and any consequent alterations that may be necessary to the glazed links to the new office buildings,

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

Reason: To protect the layout and character of the protected structure.

3. No part of the development may be occupied unless and until the planning authority certifies that the restoration works to Aldborough House have been completed to its satisfaction. In the event of a dispute on this matter, it may be referred to An Bord Pleanála for determination.

Reason: To ensure the proper conservation of the protected structure

4. Prior to the commencement of development, details of the materials, colours and textures, durability and weathering capabilities of all the external finishes, shall be submitted to and agreed in writing by the Planning Authority. In particular, the glazing system to the stairs and lift core element shall be of a light and transparent material and design and Construction materials and detailing shall adhere to the principles of sustainability and energy efficiency and high maintenance detailing shall be avoided.

Reason: In the interest of orderly development and the visual amenities of the area.

5. The following conservation requirements of the Planning Authority shall be complied with in the development:

a) The proposed structural alteration and extension to the secondary staircase shall be revised in order to avoid loss of character and re design of this authentic structure within the protected structure.

b) The alteration of all basement openings shall be revised in order to retain the original room character, plan arrangement at basement level and opening details i.e. historic joinery linings and stone cills.

c) A site visit shall be scheduled with the Conservation Office and the Design Team prior to the commencement of development to review for approval in writing a comprehensive Conservation Methodology and Specification for all the proposed works in the context of the remaining original fabric, including the repair of original fabric. This should include in particular:

- Drawings of stripping out works/protection of primary fabric
- Structural interventions to have regard to retaining historic fabric in-situ
- Chimney, roof lantern, roof covering and flashings and rainwater goods in

accordance with the Advice Series on Traditional Roofs

- Brickwork and stone repair and re-pointing as necessary
- Historic render and decorative work
- Windows
- Internal joinery
- Internal plasterwork
- Repairs of original boundary walls and railings
- Damp-proofing/thermal upgrading measures where necessary
- Removal of redundant M&E elements, wiring and conduit –

Proposed new M&E elements and wiring which will re-use existing runs and opes

d) A Conservation Architect shall be employed to devise, 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.

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

f) During the course of the works the preparation of the Conservation Methodology and Specification requested above, the following detailed schedules are to be agreed on site with Conservation staff and further to the preparation of site exemplars as necessary:

- A methodology for making good the exterior stonework and masonry, including the extent of the repair and proposed repair specification to the protected structure and its flanking wings. A site visit to view exemplars may be necessary and will be confirmed by the Conservation Office on submission of this information.
- A schedule of condition and associated repairs of the original windows to the PS including glass type, frames, sashes and internal linings and details of replacement windows. Note: The repair rather than replacement of original windows is guided in all instances when dealing with historic properties. An experienced conservator of historic joinery / heritage contractor is recommended. The developer shall confirm an appropriate shuttering detail (or alternative screening) within the existing opening detail where possible.

- A methodology for making good the main entrance steps including the proposed mortar specification and joint detail. A site visit shall be coordinated with Conservation staff to view samples of the joint detail and replacement stone elements, if required.
- A schedule of the proposed stone replacement details to the main staircase stairwell and adjoining landings. - The advice of an experienced conservator should be sought regarding safeguarding the remnants of the historic finishes in particular the decorative ceilings, gesso work etc where revealed both in terms of the remnants to be retained in situ and the overall record to be made.
- A schedule of condition and associated repairs of the historic plasterwork (plain and decorative to be retained) and clarification of all restoration works, thermal and damp upgrading works (to avoid adverse impact on breathability and historic character) to be confirmed with the Conservation Office. Note: Dry-lining is not supported as a general conservation strategy for protected structures, however the fit-out of the basement to be confirmed using appropriate materials and retaining focal features on view.

Historic fabric to be removed to be carefully set aside and recorded or re-used where possible as part of the overall refurbishment. - A copy of the finalised report regarding the historic structure, its original plan form, character, historic arrangement and details to be placed with the Irish Architectural Archives and the Planning Authority for record purposes. - The proposed finishes and details to the main

forecourt to be of native materials and the final details to be agreed in writing with the Planning Authority.

Reason: To ensure that the integrity of the protected structure is maintained

6. Prior to commencement of development the method of removal and recording of the Guard House along with details of its proposed storage location and subsequent re-erection shall be submitted to and agreed in writing with the Planning Authority.

Reason: To ensure that the integrity of this structure is maintained and that all works are carried out in accordance with best conservation practice.

7. The detailed design of the stone paving and tree planting beyond the boundary railings along Portland Row, including its layout and configuration, hard and soft landscaping and selection of materials, planting, lighting, seating etc. shall be agreed in writing with the Planning Authority prior to the commencement of construction, notwithstanding any details submitted with the planning application.

Reason: In order to facilitate the creation of a unified public realm that builds on the specific urban qualities of the area and in the interests of amenity, ecology and sustainable development

8. No additional development shall take place above roof level, including lift motors, air handling equipment, storage tanks, ducts or other external plant other than those shown on the drawings hereby approved, unless authorised by a prior grant of Planning Permission.

Reason: To safeguard the amenities of surrounding occupiers and the visual amenities of the area in general.

9. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall

provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste. Save in exceptional circumstances when the prior written consent of the planning authority has been given, the hours of working shall be restricted to those between 0700 and 1900 Monday to Friday, 0800 to 1400 on Saturdays, with no work on Sundays or public holidays.

Reason: In the interests of public safety and residential amenity.

10. 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.

11. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

12. The developer shall pay to the planning authority a financial contribution in respect of the Luas C1 line in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to 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 An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.

13. 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, as amended. The contribution shall be paid prior to 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 An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, 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.

Board Member

Date: 10.05.18

Paul Hyde