



An
Bord
Pleanála

Board Direction
BD-000312-18
ABP-300332-17

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

The Board decided, on a vote of 2 to 1, 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 zoning objective for the site and the policies of the current Dublin City Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be detrimental to the integrity of the Protected Structure, would not detract from the character or setting of any nearby Protected Structures, and would represent an appropriate use within this city centre location. The proposed development 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, 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. All works to the interior and exterior of the subject building shall be carried out under the supervision of an accredited Grade 1 or Grade 2 Conservation Architect, and shall ensure that all existing historic fabric is retained, and that all new works are carried out in accordance with best conservation practice, in compliance with the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011.

Reason: To secure the authentic preservation of the Protected Structure and to ensure that the proposed works are carried out in accordance with best conservation practice

3. The change of use hereby permitted is for a café / restaurant use only, and the premises shall not be used for the sale of hot food for consumption off the premises (that is, as a takeaway).

Reason: In order to delimit the extent and nature of the proposed use, having regard to the character of the Protected Structure, and in the interests of visual and residential amenity.

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, as amended, or any statutory provision amending or replacing them, no advertising signs of any kind whatsoever shall be erected on the exterior of the subject building, nor be located within the interior of the building, without a separate grant of planning permission.

Reason: It is considered that, as insufficient details have been provided in the current planning application regarding the nature and extent of any signage, and having regard to the necessity of ensuring that any signage that may be proposed, to replace existing signage or otherwise, does not detract from the character of the Protected Structure, all signage shall be the subject of a separate planning permission,

5. No external seating, tables, or enclosures, whether temporary or permanent, and no storage of goods, and no advertising hoardings, structure or devices, shall be erected forward of the existing front wall/glazing of the building, whether or not within the site ownership, without prior planning permission or a licence under the appropriate legislation.

Reason: In the interest of visual amenity, and to allow the planning authority to control the extent of such structures (if any), having regard to the need to retain the character and historic appearance of this protected structure.

6. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours 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 amenities of property in the vicinity, and in the interest of pedestrian safety.

Board Member

Date: 14th May 2018

Philip Jones