



An
Bord
Pleanála

Board Direction
BD-000589-18
ABP-300721-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/06/2018.

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 nature, scale and location of the proposed development, it is considered that the proposed development would not seriously injure the amenities of property in the vicinity, would be consistent with the zoning objective pertaining to the site, Z2 'To protect and/or improve amenities of residential conservation areas' and to the other provisions of the Dublin City Development Plan 2016-2022 and would be in accordance with the proper planning and sustainable development of the area, subject to compliance with conditions set out below.

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. Prior to the commencement of development, the applicant shall submit for the written agreement of the planning authority, revised design drawings showing the westernmost proposed roof terrace, at upper ground floor level of the proposed extension, amended to increase the height of the terrace wall at the boundary with No. 48 Seville Place to 1800mm above finished terrace.

Reason: To prevent undue overlooking / intrusion and protect the amenities of the neighbouring residential property to the west in accordance with the zoning objective.

3. The proposed entrance gates to St Laurence Place East shall be set flush with the site boundary wall and the said gates shall be amended to be open inward opening only onto the application property only and shall not open out onto the public road.

Reason: In the interest of visual amenities of the Protected Structure and the area and to protect pedestrian amenities of the area.

4. 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.

5. 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.

6. (a) All repair / restoration works shall be carried out in accordance with best conservation practice as detailed in the application and the “Architectural Heritage Protection Guidelines for Planning Authorities” (Department of Arts, Heritage and the Gaeltacht, 2011). The repair/restoration works shall retain the maximum amount possible of surviving historic fabric in-situ including structural elements, plasterwork and joinery and shall be designed to cause minimum interference to the building structure and/or fabric.

(b) Prior to the commencement of development, the developer shall submit for the written agreement with the planning authority detailed proposals for the existing door (and associated features) to principal reception room at upper ground floor level, which shall be retained in situ if it is an original feature to the protected structure.

Reason: To ensure that the integrity of the historic structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

Board Member

Date: 29/06/2018

Michelle Fagan