



An
Bord
Pleanála

Board Direction
BD-001493-18
ABP-301945-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/10/2018.

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 location of the site within the area zoned Z8 to protect the existing architectural and civic design character, and to allow only for limited expansion consistent with conservation objective and, to the location of the site within the area zoned Z1: to protect, provide and improve residential amenities, within the Dublin City Development Plan, 2016-2022 and, to the provisions of Section 14.5 which provide guidance on scope for relaxation of zoning objective provisions for development proposals affecting protected structures especially where the long-term viability of the structure is facilitated, and works are at the highest standard, it is considered that, subject to the conditions set out below, the proposed development, would not seriously injure the residential amenities of property in the vicinity on Herbert Street and Herbert Lane, would not seriously injure or adversely affect the historic fabric, integrity and character of No 8 Herbert Place, a protected structure, including features of special interest within the curtilage or, the adjoining protected structures, would not adversely affect the character of the Herbert Street Conservation Area 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 application as amended by the further plans and, lodged with the planning authority 8th May, 2018, 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 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 and who, prior to the commencement of the development, shall be submit and agree in writing with the planning authority the following requirements:
 - (a) (i) A detailed schedule of surviving historic glazing present is to be submitted for agreement in writing with the planning authority prior to commencement of the development. All existing plate glass shall be retained. Secondary glazing may be used. Use of 'Slimlite' glazing is not permitted in windows in which original glass survives. If 'Slimlite' glazing is used, it must be demonstrated that existing glazing bars can, without adverse impact on profile, accept putty glazed double glazing.
 - (ii) A detailed schedule of replacement windows to include an exemplar comprising one pane and frame demonstrating the use of 'Slimlite' glazing with the existing profile is to be submitted for agreement in writing with the planning authority prior to commencement of the development. Glazing bars shall match the original glazing bars.
- (b) The non-original double doors to the rear return shall be removed and replaced with painted timber double doors, to match the original, full

annotated details of which shall be submitted on 1:20 drawings to the planning authority for agreement prior to commencement of the development.

- (c) Full details of all ventilation and duct work, fire upgrading work and service runs with continuous routing being used as a means of prevention of leakage and damage to historic fabric in concealed areas. Details shall include associated necessary opening works to facilitate routes. The design and implementation of the servicing shall be carried out under the direction of a competent person with specialist expertise in servicing of historic buildings.
- (d) Methodology for repair and maintenance to the front door, surrounds, columns and fanlight, cleaning and repair of the flagstone floor, floorboard cleaning and repair, (Sanding is not permitted.) cleaning of all decorative plasterwork, repairs and maintenance works to rooflights and roof.
- (e) Methodology for removal of ivy and repair and maintenance of the boundary walls.
- (f) All existing original features, internal and external, shall be protected prior to and throughout the duration of the construction stage.
- (g) All works, shall be implemented and completed under the direction of the architect with specialist expertise in historic building conservation in accordance with best conservation practice. Repairs to fabric shall be carried out by specialist historic fabric conservators and craftsmen.

Reason: In the interest of clarity, and to ensure the protection of the historic fabric, character, integrity and special interest of the existing house at No 8 Herbert Street, a protected structure and the special interests within its curtilage.

3. The serviced short stay tourist accommodation suites and studios are to be used as commercial short-term accommodation with a maximum letting period of two months and shall not be used as residential dwelling units for permanent occupation without a prior grant of permission for change of use.

Reason: In the interest of clarity.

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. 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. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with, "*Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects*", published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interests of sustainable waste management.

8. A plan containing details for the management of within the development, including the provision of facilities for the storage, separation and collection of the waste and recyclable materials and for the ongoing operation of these facilities for each suite and studio 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 which shall provide for screened communal bin stores, the locations and designs of which shall be included in the details to be submitted.

Reason: In the interest of residential amenity, and to ensure the provision of adequate refuse storage

Board Member

Date: 31/10/2018

Paul Hyde