



An
Bord
Pleanála

Board Direction
BD-002846-19
ABP-303449-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/04/2019.

The Board decided to make a split decision, to

grant permission, for the following reasons and considerations set out below under Section 1. and subject to the following conditions, for works to external repairs/remedial work to comprise essential repair and refurbishment to external wall finishes.

1. Reasons and Considerations

Having regard to the submitted conservation method statement and to the Protected Structure Status of No. 42 Morehampton Road in the Dublin City Development Plan, 2016-2022, the board considered that the works for the purposes of essential repair and refurbishment to external finishes were acceptable and would ensure the conservation of the Protected Structure, and were therefore in accordance with the proper planning and the 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 17th day of October 2018

and by the further plans and particulars received by An Bord Pleanála on the 15th day of January, 2019, 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. Site development and building works shall be carried out only between the hours of 0800 to 1900 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 [residential] amenities of property in the vicinity.

3. (a) A conservation expert shall be employed to manage, monitor and implement the works on the site and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric.

(b) All repair works to the protected structure shall be carried out in accordance with best conservation practice as detailed in the application and the Architectural Heritage Protection Guidelines for Planning Authorities

issued by the Department of Arts, Heritage and the Gaeltacht in 2011. The repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork (plain and decorative) and joinery and shall be designed to cause minimum interference to the building structure and/or fabric. Items that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.

(c) All existing original features, including interior and exterior fittings/features, joinery, plasterwork, features (including cornices and ceiling mouldings) staircases including balusters, handrail and skirting boards, shall be protected during the course of refurbishment.

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

and

Refuse retention permission for an existing vehicular entrance (approximately 3.6m wide) with off-street parking to the front of the existing house generally, in accordance with the Inspector's recommendation, for the reasons and considerations set out at Section 2 below.

2. Reasons and Considerations

1. It is the policy of the planning authority to retain on street parking facilities as far as is practicable, with scope for some loss to facilitate public transportation, public realm and new development requirements according to Policy MT 14 of the Dublin City Development Plan, 2016-2022. Removal of on-street parking spaces available for use by all residents and other road users to construct a vehicular entrance for a private dwelling to facilitate an

owner/occupiers' requirements for private parking in the front garden is contrary to this policy objective and would set undesirable precedent for further similar development. The proposed development is therefore contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development has resulted in significant loss of historic fabric and interferes with the carefully designed relationship between site frontage and entrance and the main building which adversely affects the integrity and character of the protected structure and the streetscape. It is therefore contrary to sections 13.4.3 and 13.4.4 of *Architectural Heritage Protection: Guidelines for Planning Authorities*, (DOEHLG, 2005); to sections 16.2.2.4 and section 16 10.18 the Dublin City Development Plan, 2016-2022 and, to the proper planning and sustainable development of the area.

Board Member:

Date: 17/04/2019

Maria FitzGerald