



An  
Bord  
Pleanála

**Board Direction**  
**BD-003264-19**  
**ABP-303903-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/06/2019.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the relevant provisions in the Dublin City Development Plan 2016-2022, the Z5 zoning objective and the protected status of the structure (RPS No. 7569) which is situated within a Conservation Area, it is considered that, subject to compliance with the conditions set out below, the proposed alterations to the public entrance to provide for enhanced security arrangements within the existing lobby area would not seriously injure the architectural character and not result in a significant loss of historic fabric within the protected structure and would not set an undesirable precedent for similar such works. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the modifications to the internal layout of the building would be broadly in keeping with the current materials, would not injure the external appearance of the protected structure, and would provide the enhanced security arrangements necessary for the future use of the structure, in line with similar financial and public service buildings in 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. Samples of all materials, including wood, fittings and glazing where appropriate, to be used in the internal modifications of the development shall be submitted to and agreed in writing with, the Planning Authority prior to commencement of development.

**Reason:** To ensure an appropriate standard of development and conservation.

3. All works to the protected structure shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

**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.

4. The developer shall pay to the planning authority a financial contribution in respect of Luas Cross-City Development Contribution Scheme made 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.

**Board Member**

**Date:** 11/06/2019

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Dave Walsh