



An
Bord
Pleanála

Board Direction
BD-004360-19
ABP-304967-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/10/2019.

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

It is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the integrity and special architectural character of the existing cottages which are included on the record of protected structures or their context in the historic streetscape within the Pembroke Estate which is designated as a Conservation Area. As a result, the proposed development would be in accordance with Policy CHC 2 of the Dublin City Development Plan, 2016-2022 which provides for ensuring the protection of the special character and integrity of protected structures 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 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. 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 shall oversee and provide for the following requirements:
 - (a) Prior to the commencement of the development, a conservation method statement appropriate for the works to the existing historic fabric shall be submitted and agreed in writing with the planning authority.
 - (b) Prior to the commencement of the development the applicant shall provide, at a scale of 1:10, detailed survey drawings and a photographic survey of the internal kitchen at No 8 Pembroke Gardens to the planning authority. The kitchen shall be disassembled in accordance with good conservation practice and made available for future re-use.
 - (c) All removal, repair, reinstatement and replacement works, the existing structure, fixtures and features including interventions to facilitate installation of replacement windows, new floor slabs and all services shall be carried out under the direction of the appointed architect with specialist expertise in historic building conservation.

Reason: In the interest of clarity, good conservation practice and to ensure the protection of the historic fabric, integrity and special interest of the cottages and the architectural character of the Pembroke Gardens streetscape.

3. Hours of work shall be confined to 0800 to 1900 Mondays to Fridays inclusive, excluding bank holidays and 0800 to 1400 hours on Saturdays. Deviation

from these times will only be allowed in exceptional circumstances subject to the prior written agreement of the planning authority.

Reason: In the interest of residential amenity.

4. Details of the materials, colours and textures of all the external finishes for the proposed extensions including doors and windows, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. 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.

6. The applicant shall enter into water and/or waste water connection agreement(s) with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

- 7 All necessary measures shall be taken to prevent spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the site works.

Reason: In the interest of public amenity orderly development and traffic safety.

Board Member

Date: 25/10/2019

Terry Ó Niadh