



An
Bord
Pleanála

Board Direction
BD-005032-20
ABP-305575-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/01/2020.

The Board decided to make a split decision, to

- grant permission, for the following reasons and considerations and subject to the following conditions for the replacement of boundary treatment to No. 10. Elgin Road,

and

- refuse permission for the provision of 3 no. new vehicular off-street entrance points to serve Nos. 4, 6 and 8 Elgin Road,

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

1.0 Reasons and Considerations (1)

Having regard to the nature and scale of the proposed works to No 10 Elgin Road, it is considered that subject to compliance with the conditions below, the proposed works to the existing entrance would not be out of character with existing development within the area, would be acceptable in terms of visual impact and traffic safety, and would not seriously injure the residential amenities of the area or of property in the vicinity.

The proposed extensions would, therefore, be in accordance with the proper planning and sustainable development of the area.

2.0 Conditions

1. The proposed replacement of boundary treatment to No. 10. Elgin Road 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 works to the boundary of the protected structure shall be carried out under the direction of specialist expertise in the form of a conservation architect, using material salvaged from elsewhere other than the existing boundary piers and walls to Nos 4,6 and 8 Elgin Road, shall be carried out in accordance with the requirements of the Architectural Heritage Protection Guidelines and any other advice issued by the Department of Arts, Heritage and the Gaeltacht.

Reason: To safeguard the special architectural interest of the protected structure

3.0 Reasons and Considerations

The proposed works to provide three vehicular entrances to No. 4, No. 6 and No. 8 Elgin Road would seriously injure the architectural character of both the historic streetscape and the setting of the Protected Structures and would give rise to the loss of original historic fabric and character. The proposed works would be contrary to Section 16.10.18 of the Dublin City Development Plan 2016- 2022 and Policy CHC1, CHC2 and 13.4.3 of the Architectural Heritage Protection Guidelines for

Planning Authorities, 2011 and would be contrary to the proper planning and sustainable development of the area

Board Member:

Date: 27/01/2020

Terry Prendergast