



An  
Bord  
Pleanála

**Board Direction**  
**BD-005076-20**  
**ABP-305660-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/02/2020.

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 relevant provisions of the Dublin City Development Plan 2016-2022, including the zoning objective Z2, 'to protect and improve the amenities of residential conservation areas', to the 'Architectural Heritage Protection, Guidelines for Planning Authorities' published in 2011 by the Department of Arts, Heritage and the Gaeltacht, to the protected structure on site, and to the nature, scale and design of the proposed extension and associated works, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area, or the amenities of property in the vicinity, would not be adversely affect the architectural heritage of the area, nor be out of character with the protected structure on site, and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, 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 as amended by the further plans and particulars submitted on the 26th day of August 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 the 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. Prior to the commencement of development, plans detailing the proposed bin store, shall be submitted to and agreed in writing with, the planning authority.

**Reason:** In order to protect the architectural character, legibility and setting of the protected structure.

3. The following requirements shall be strictly adhered to.

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

- (b) All works shall be carried out in accordance with best conservation practice and the Department of Environment Guidelines. The works shall retain the maximum amount of surviving historic fabric in situ including structural elements 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 reinstatement.

- (c) All existing original features shall be protected during the course of refurbishment.

(d) All repair of the original fabric shall be scheduled and carried out by an appropriately experienced conservation expert of the historic fabric.

**Reason:** In the interest of protecting architectural heritage.

4. Details of all external finishes to the proposed extension including samples of the proposed materials 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. Water supply and drainage arrangements including the attenuation and disposal of surface water shall comply with the requirements of the planning authority.

**Reason:** In the interest of public health.

6. Site development and building works shall be carried out only between the hours of 0800 to 1900 hours Mondays to Fridays inclusive and between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviations 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.

7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

**Board Member**

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Chris McGarry

**Date:** 04/02/2020

Decision Annulled