



An
Bord
Pleanála

Board Direction
BD-007314-21
ABP-308189-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/01/2021.

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 established use and condition of the property; the design, nature and scale of the proposed development and the pattern and character of development in the vicinity; and to the policies of the Dublin City Development Plan 2016 – 2022, as well as national guidance including the '*Architectural Heritage Protection Guidelines for Planning Authorities*' (2011), and '*Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities*' (2018); it is considered that, subject to compliance with the conditions set out below, the proposed development would not have a significant adverse effect on the character of this protected structure, would not detract from the character of the area, would provide an acceptable level of residential amenity for the future occupants and would not seriously injure the amenities of adjacent residential property, would not be prejudicial to public and environmental health and would be acceptable in terms of traffic safety and convenience. 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, 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. This permission does not authorise a material change of use of the property. No material change of use, including use as emergency homeless accommodation, shall be effected unless otherwise authorised by a prior grant of permission.

Reason: In the interest of clarity.

3. Water supply and drainage requirements, including surface water collection and disposal, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

5. 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 the 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.

6. (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 must 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;
- (d) The installation of alarms, as well as any other security or communication devices, shall be designed to protect the architectural integrity of the building;
- (e) Prior to the commencement of development, details of the procedures to be followed in respect of the above, including proposals with respect to work

methodologies, services installation, doors, floors, ceilings and windows shall be submitted to, and agreed in writing with, the planning authority.

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

Board Member

Date: 18/01/2021

Michelle Fagan