



An  
Bord  
Pleanála

**Board Direction**  
**BD-008340-21**  
**ABP-309248-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2021.

The Board decided to issue a split permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

It is considered that, subject to compliance with the condition set out below, the proposed development would be not seriously injure the integrity, architectural character and special interest of the existing building at No 65 Fitzwilliam Square, a protected structure and would be in accordance with the proper planning and sustainable development of the area.

### **Conditions.**

1. The development shall be carried out 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 points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

**Reason:** In the interest of clarity.



2. 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 and 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 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.

**Reason:** To ensure that the integrity of the retained structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

3. The Developer shall comply with the following conservation requirements full details of which shall be submitted and agreed in writing with the Planning Authority prior to commencement of development: -
  - a) A detailed window condition study and details of provenance for ground floor front elevation window to include description and photographs of the existing timber window and detail of any surviving historic glazing which shall



be repaired in accordance with a conservation method statement. If the window is shown to be a modern replacement Victorian sash window, the proposed multi-pane replacement must be a historically correct timber sash window, which is accurately based on originals and shown in a 1:10 drawing.

b) a 1:10 drawing and detailed specification for the proposed reinstatement of a lead fanlight and side light windows to the front entrance.

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

4. Prior to commencement of the development, the developer shall submit and agree in writing with the planning authority details for the proposed repointing of the brickwork. The details shall provide for the inspection of the masonry and extant pointing on the front façade, the recording of the existing condition of the brickwork and any repairs required and a detailed specification and conservation methodology for the repointing and repair,

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

## **Refuse Permission**

For the installation of an external lift structure in recess to rear return.

## **Reasons and Considerations**

Having regard to the Z8 zoning objective to protect the existing architectural and civic design character of the area, and to the Protected Structure status of the No. 65 Fitzwilliam Square, the Board considered that the loss of historic fabric that was required to accommodate the lift to the rear of the building was not acceptable in the context of the relatively limited accessibility benefits that would be delivered by the proposed lift. The Board considered that the proposed development would have an adverse impact on the setting and character of this Protected Structure contrary to the Z8 zoning objective and to policy CHC2 of the Dublin City Development Plan

2016-2022. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area

**Board Member**

Maria FitzGerald  
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**Date:** 28/05/2021