



**An  
Bord  
Pleanála**

**Board Direction  
BD-008827-21  
ABP-309602-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/07/2021.

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 design, scale and configuration of the proposed development, the development for which retention is sought, and the existing pattern of development, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development for which retention is sought, would be in accordance with current Dublin City development plan policy, would not detract from the visual amenities of the area or the character and setting of the protected structure on site, the adjoining protected structures, and would be acceptable in the context of the amenities of adjoining properties. The proposed development and the development for which retention is sought, would, therefore, be in accordance with the proper planning and sustainable development of the area.

#### **Conditions**

1. The development shall be retained 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 retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The developer shall comply with the following conservation requirements:

(a) A Conservation Architect shall be employed to devise, manage, monitor and implement the works on site and to ensure adequate protection of the adjacent protected structures and their boundaries during the course of the works.

(b) All works hereby approved shall be carried out in accordance with best conservation practice and with the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in October, 2011.

Reason: To ensure that the integrity of the adjacent protected structure is maintained and that all works are carried out in accordance with best conservation practice.

3. Site development and building works shall be carried out only between the hours of 07.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays. Deviation 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 amenities of property in the vicinity.

**Board Member**

  
Michelle Fagan

**Date:** 30/07/2021