



An
Bord
Pleanála

Board Direction
BD-009705-21
ABP-309935-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/12/2021.

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 historic character of the protected structure at 1B Ormond Quay and its contribution to the architectural character of the Liffey Quays,
- the provisions of the Dublin City Development Plan 2016 to 2022 including the zoning of the site as part of the city centre under objective Z5, policy CHC 2 to protect the special interest of protected structures and policy CEE 13 (iii) to promote tourist accommodation,
- the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011, and
- the information submitted in the course of the application and appeal regarding the historic fabric of the protected structure and the manner in which the proposed development would be carried out,

it is considered that, subject to compliance with the conditions below, the proposed development would provide an appropriate and sustainable use for the protected structure that would support its conservation. It would make a positive contribution

to the character of the area without giving rise to excessive intervention or serious injury to the historic fabric of the protected structure. It would therefore be in keeping 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 16th day of February 2020, 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 guesthouse herein permitted shall be used for short-term occupation by tourists only.

Reason: To clarify the permitted use and to protect the character and amenities of the area

3. (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 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.

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

Reason: In the interest of public health

Conditions

Board Member



Maria FitzGerald

Date: 21/12/2021

