



An
Bord
Pleanála

Board Direction
BD-011672-23
ABP-311748-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/01/2023.

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 Z12 zoning objective for Institutional Land (Future Development Potential) that applies to the site in the Dublin City Development Plan 2022-2028, the recent planning history pertaining to the site, under which a change of use of the Protected Structure from a liturgical to a non-liturgical use has been granted, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact on the character or setting of the Protected Structure. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 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 |
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	<p>authority prior to the commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>(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 façade structure and fabric.</p> <p>(b) All works to the protected structure will 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.</p> <p>(c) All existing original features in the vicinity of the works shall be protected during the course of the refurbishment works.</p> <p>(d) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.</p> <p>Reason: To ensure that the integrity of the Protected Structure is maintained and protected from unnecessary damage or loss of fabric.</p>

Board Member

Maria FitzGerald
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Date: 23/01/2023