



An
Bord
Pleanála

Board Direction
ABP-312927-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2023.

The Board decided, as set out in the following Order, that

Board Order as follows:-

WHEREAS a question has arisen as to whether the proposed works of repair to the exterior of The Ambassador Theatre, a protected structure, set out below, are or are not development and are or are not exempted development:

Proposed works:

1. Thoroughly clean down/wash the parapets and plasterwork generally. Remove all vegetation, rake and repoint damaged sections of pointing. Also, hack off the defective sections/cracked sections of render and re-render to match existing.
2. Carry out masonry repairs to parapets to the perimeter and the external face of the parapet and reinstate the moulding details.
3. Carefully refurbish/reinstate the moulding throughout and leave in good condition.
4. Hack off the cracked damaged sections of render and redo to match existing including the ashlar effect throughout.
5. Make good all bell cast where damaged.

6. Carefully refurbish the upper level parapets and make all necessary stone repairs to corbels.
7. Clean down stone and render finishes including all intermediate and (sic) parapet corbels removing all sediment moss and debris throughout.
8. Cut out the damaged/cracked section to the render and make good including ashlar effect generally.
9. Carry out stone repairs to pillars and thoroughly clean.
10. Hack off defective plaster finishes and make good.

AND WHEREAS Millennium Theatre Company requested a declaration on this question from Dublin City Council and the Council issued a declaration on the 22nd day of February 2022 stating that the matter was development and was not exempted development:

WHEREAS Millennium Theatre Company referred this declaration for review to An Bord Pleanála on the 3rd day of March 2022:

WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) Section 2(1) of the Planning and Development Act, 2000, as amended,
- (b) Section 3(1) of the Planning and Development Act, 2000, as amended,
- (c) Section 57(1) of the Planning and Development Act, 2000, as amended,
- (d) The planning history of the site, and
- (e) The pattern of development in the area:

AND WHEREAS An Bord Pleanála has concluded that:

- (a) The proposed works of repair are development.
- (b) The proposed works would, potentially, materially affect the character of The Ambassador Theatre, a protected structure, and the character of features and fixtures attached to its exterior.
- (c) The referrer has not demonstrated by reason of the detail submitted with this application how it would consistently ensure that the proposed works would not materially affect the character of The Ambassador Theatre, a protected structure, and the character of features and fixtures attached to its exterior. Accordingly, the prospect of such material affect exists. In these circumstances, this development is not an exempted development.

THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) of the 2000 Act, hereby decides that the proposed works of repair to the exterior of The Ambassador Theatre, a protected structure, are development and are not exempted development.

Board Member:



Mary Henchy

Date: 09/10/2023

