

An
Bord
Pleanála

Board Direction
BD-012690-23
ABP-314327-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/06/2023.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 3 so that it shall be as follows for the reason set out.

3. Prior to the commencement of development, the applicant shall submit the following details for the written agreement of the planning authority:
 - (i) A detailed methodology for the proposed structural works and interventions required to facilitate the formation of the opening in the north elevation shall be provided.
 - (ii) Details of proposed finishes and materials for use to the extension. These should be of high quality in order to enhance the setting of the Protected Structure.
 - (iii) 1:10 details of the flashing junctions for the proposed single-storey extension and the rear elevation, including the interface below the sills of the first floor windows to the north elevation of the return.

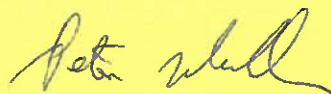
- (iv) Detailed schedules of any repair and reinstatement works required to the historic boundary wall with Number 6 Moyne Road, to include structural stabilisation as a result of the excavation of foundations for the new extension, including drawings of same. A method statement for any repair works and interface details associated with construction of the new extension shall be provided, in accordance with best conservation practice.
- (v) Historic fabric to be removed is to be carefully set aside and recorded or re-used where possible as part of the overall refurbishment.

Reason: In the interests of orderly development and visual amenity.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028 and to the nature, form, scale and design of the proposed development, it is considered that the proposed alterations to Condition Number 3 attached to the grant of permission under planning register reference number 4040/22 would not seriously injure visual amenities, established character or appearance of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:



Peter Mullan

Date: 30/06/2023