



An  
Bord  
Pleanála

**Board Direction**  
**BD-014677-23**  
**ABP-315194-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/11/2023.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

**Amend Condition number 7(a)(i) as follows:**

Within three months of the date of this Order revised plans showing the removal and relocation of the external fan coil unit out of the front garden area, to a less sensitive and inconspicuous location internally within the property or in the rear garden, shall be submitted to and approved in writing by the planning authority. The fan coil unit shall be relocated to its approved location within one month of receiving such written approval.

**Amend Condition number 7(a)(ii) as follows:**

Within three months of the date of this Order revised plans showing the removal and relocation of the meter and plant room structure out of the front garden area, to a less sensitive and inconspicuous location internally within the property or in the rear garden, shall be submitted to and approved in writing by the planning authority. The meter and plant room structure shall be relocated to its approved location within one month of receiving such written approval.

**Amend Condition number 7(a)(iii) as follows:**

Within three months of the date of this Order a scheme for the removal of the existing mineral wool insulation and a revised specification for replacement attic insulation shall be submitted to and approved in writing by the planning authority. Such specification shall include for a sheep wool or a cellulose insulation replacement only. The existing mineral wool insulation shall be removed and its approved replacement shall be installed within one month of receiving written approval of such scheme.

**Amend Condition number 7(b) as follows:**

Within three months of the date of this Order a scheme demonstrating the methodology for the removal of the Optima Internal Wall Insulation system and reinstatement of the walls shall be submitted to and approved in writing by the planning authority. Should a replacement wall insulation be required in these locations a calcium silicate board shall be used or such other material that has been previously approved in writing by the planning authority. The scheme shall indicate the methodology for installation of any such replacement wall insulation should this be required. The Optima Internal Wall Insulation shall be removed and walls reinstated or the approved alternative replacement wall insulation shall be implemented in accordance with the agreed scheme within one month of receiving written approval of such.

**Amend condition number 7(c) as follows:**

Within three months of the date of this Order a method statement shall be submitted to and approved in writing by the planning authority for the removal of the timber panelling from the principal historic rooms (reception rooms and bedrooms). This statement shall include a methodology for the restoration and repair of the historic plaster associated with the removal of the panelling. The timber panelling shall be removed and walls reinstated in accordance with the approved method statement within one month of receiving written approval of such.

Reason : To ensure that the integrity of the protected structure and historic streetscape is maintained and that the proposed repair works are carried out in

accordance with good conservation practice with no unauthorised or unnecessary damage or loss of building fabric

### Reasons and Considerations

Having regard to:

- The Protected Structure status of the building subject of this appeal located within the Georgian Conservation Area as designated in the current Dublin City Development Plan,
- The provisions of the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and the Dublin City Development Plan 2022-2028,
- the submissions lodged with the application and appeal and
- the conditions subject of this appeal

it is considered that subject to the amendment of the conditions subject of the appeal as set out below, the development would not detract from the character, appearance, integrity or setting of the protected structure or the historic streetscape in which it is located and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the recommendation of the Inspector in relation to Conditions numbers 7(a)(i) and & 7(a)(ii) the Board considered that the presence of the external fan coil unit and the meter and plant room structure to the front of the building would adversely affect the character and appearance of subject property, a Protected Structure, and the Georgian Conservation Area in which it is located. Accordingly, these elements of the development are to be relocated from the front garden area/area to the front of the building to elsewhere on the subject site.

Board Member:

  
Stewart Logan

Date: 24/11/2023