

**An
Bord
Pleanála**

**Board Direction
BD-013263-23
ABP-316242-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/08/2023.

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

The application site is in an area zoned to 'to protect and/or improve the amenities of residential conservation areas' in the Dublin City Development Plan 2022-2028 and the proposed development comprises works to a protected structure. Having regard to the nature of the proposed works as largely repair and refurbishment works to the house and the return of the house to single occupancy residential use and subject to compliance with the conditions set out below, it is considered that, the proposed development would contribute positively to the conservation of a protected structure and to the residential amenity of the area, would accord with the provisions of the Dublin City Development Plan and would, therefore, be in accordance 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 received on the 17th day of February 2023 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 external door and glazed overlight at the rear ground floor level accessing the yard shall be replaced with a new door.

Reason: In the interests of sustainable thermal insulation of the refurbished house and residential amenity.

3. The landing at the top of the new stairs from the rear return kitchen to garden level shall be fitted with an opaque screen 1.7 metres high.

Reason: To limit overlooking in the interest of residential amenity.

4. Prior to commencement of development a schedule of all proposed works of replacement, repair and refurbishment to the protected structure shall be submitted to and agreed in writing with the planning authority and following agreement these works shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

Reason: To secure the authentic preservation of this protected structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

5. The house shall be occupied as a single residential unit only.

Reason: In the interest of residential amenity.

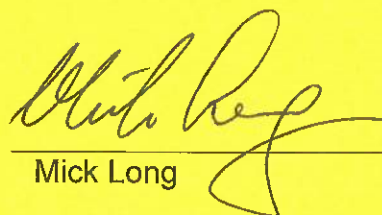
6. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

7. Site development and building works shall be carried only out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Board Member



Mick Long

Date: 15/08/2023

