

The submissions on this file and the Inspector's report were considered at a meeting held on 28 September 2026.

The Commission decided to make a split decision and grant permission for the reinstatement of cast and wrought

iron decorative railings to the parapet of No. 60 Talbot Street and the refurbishment of the existing

railings over No.59 Talbot Street, the restoration including paint removal and repointing works to

the existing historic brickwork of both buildings based on the following reasons and considerations

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, including Policy BHA2 which seeks to ensure that works are carried out in accordance with best conservation practice, it is considered that the reinstatement of cast and wrought iron decorative railings to the parapet of No. 60 Talbot Street and the refurbishment of the existing

railings over No.59 Talbot Street, the restoration including paint removal and repointing works to

the existing historic brickwork of both buildings, subject to compliance with the conditions set out below, would enhance and retain the historic and architectural integrity of the protected structure and visual amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 authority prior to commencement of development and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The developer shall comply with the following requirements of the Conservation Section of

Dublin City Council:

a) A conservation expert with proven and appropriate expertise shall be employed to design,

manage, monitor and implement the works 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 fabric and the curtilage of the Protected Structure.

b) The proposed development shall be carried out in accordance with the following:

i. All works to the structure shall be carried out in accordance with best conservation practice and

the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series

issued by the Department of Housing, Local Government and Heritage. Any repair works shall

retain the maximum amount of surviving historic fabric in situ. Items to be removed for repair offsite shall be recorded prior to removal, catalogued and numbered to allow for authentic reinstatement.

ii. All existing original features, in the vicinity of the works shall be protected during the course of

the refurbishment works.

iii. All repair of original fabric shall be scheduled and carried out by appropriately experienced

conservators of historic fabric.

iv. The architectural detailing and materials in the new work shall be executed to the highest

standards so as to complement the setting of the protected structure and the historic area.

c) The new parapet railings shall match the existing on No. 59.

d) The proposed paint removal and repointing works shall be carried out by a specialist contractor

with proven expertise in repointing historic buildings.

e) Once scaffolding has been erected, the applicant shall identify by inspection of each elevation

for any remnants of original pointing and the presence or lack of a colour wash or raddle coat to

inform the appropriate re-pointing method for the building. The new joint shall match the original.

The building joint with the adjoining building will require special attention in the re-pointing works.

In advance of works commencing on site, the CO shall be given the opportunity to inspect the

brick façades in order to identify brick pointing defects at close quarters and to agree a preferred

solution to any brick pointing repairs required, which shall be led by best conservation principles.

Samples of brick cleaning, materials and site exemplars of site workmanship shall be provided for

inspection by and written approval of the CO.

Reason: In order to protect the original fabric, character and integrity of the Protected Structure at

No. 59 Talbot Street and the historic building at No. 60 Talbot Street, and the wider streetscape,

and to ensure that the proposed works are carried out in accordance with best conservation

practice.

3. (a) The site and building works required to implement the development shall only be carried out

between the hours of:

Mondays to Fridays - 7.00am to 6.00pm

Saturday - 8.00 a.m. to 2.00pm

Sundays and Public Holidays - No activity on site.

b) Deviation from these times will only be allowed where a written request with compelling

reasons for the proposed deviation has been submitted and approval has been issued by Dublin

City Council. Any such approval may be subject to conditions pertaining to the particular

circumstances being set by Dublin City Council.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

The Commission decided to Refuse Permission for the proposed retention of a flat roof extension to the rear and reinstatement of attic accommodation above No. 60 Talbot Street and connection to pre-existing attic historically dormered accommodation in No. 59 Talbot Street (protected structure) and the proposed construction of a hipped roof with a roof window on the street-facing slope to the front of No. 60 Talbot Street for the following Reasons and Considerations set out below:

Reasons and Considerations

1. The Commission is not satisfied based on the drawings submitted with the application, that the proposed new roof profile when juxtaposed against the existing roof-box profile of the existing roof extension would not represent an incongruous and awkward addition with the overall roof profile of number 60 Talbot Street and could result result in a seriously injurious impact on the special architectural character and legibility of the Protected Structure at No. 59 Talbot

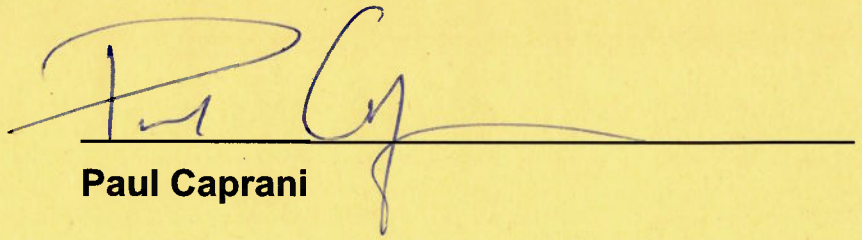
Street (RPS Ref. 7992) and its prominence at the junction of Amiens Street and Talbot Street. The proposed construction of a hipped roof with a roof window on the street-facing slope in conjunction with the box-shaped roof extension would not represent a reinstatement of the historic roof form and would have a seriously injurious impact on the special architectural character of the Protected Structure at No. 59 Talbot Street and the historic building at No. 60 Talbot Street. Therefore the alterations of the roof profile as proposed would give rise to a seriously and injurious adverse visual impact on the setting and architectural character of the subject Protected Structure contravening policies BHA2 (b), (d) and (e) of the City Development Plan 2022-2028 and would set an undesirable precedent

for similar developments and would therefore be contrary to the proper planning and sustainable

development of the area.

Note: In disagreeing with the inspectors recommendation to grant planning permission for the entirety of the development, the Commission had concerns regarding the alterations of the roof profile and considered that the alterations proposed, did not represent an appropriate intervention, and resulted in an incongruous roof profile when viewed in conjunction with the existing boxed roof extension. The Commissions concerns in terms of visual amenity were accentuated particularly in the context of the adjoining protected structure at No 59 Talbot Street and the prominent location of the buildings (No.59 and 60) at the corner of Talbot Street and Talbot Place.

Planning Commissioner:



Paul Caprani

Date:

30th day of September 2026