

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3585/15

An Bord Pleanála Reference Number: PL 29S.245808

APPEAL by Mike Ryan care of 3 D Architects of Shamrock Chambers, 1-2 Eustace Street, Temple Bar, Dublin and by Terence Corish care of Donal Hickey Architects of 1 Nuns' Lane, Killester, Dublin against the decision made on the 3rd day of November, 2015 by Dublin City Council to grant subject to conditions a permission to the said Terence Corish in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Alterations and additions at a protected structure, to previously granted permissions, planning register reference numbers 3546/13 and 3619/13. Works are for a new south facing window at third floor level. All at numbers 9 and 10 Eustace Street, Temple Bar, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the location of the site within the Temple Bar District in which there is a mix of land uses including night time entertainment and leisure activities, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would not adversely affect the character of the protected structure. The proposed development 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, 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 glazing to the floor to ceiling window hereby approved shall be fixed and incorporate no openable panes/parts.

Reason: In the interest of clarity and to protect the amenities of adjoining properties.

3. The proposed development shall be carried out in accordance with best conservation practice. In this regard:
- (a) Details of the works to previously concealed historic masonry shall be submitted to, and agreed in writing with, the planning authority on foot of the opening up works. Where previously unknown details appear, these shall be preserved in-situ or incorporated into the proposed design.
 - (b) Exemplars shall be provided for the repair, cleaning and making good of existing masonry.
 - (c) Works to surviving façade such as flashings, cills and windows (removal of wires and defunct lighting) as necessary shall be agreed on site with the Conservation Section and details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In order to preserve historic fabric in the interest of amenity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.