

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 4168/15

An Bord Pleanála Reference Number: PL 29S.246244

APPEAL by William Doran of 7 Saint Mary's Road, Ballsbridge, Dublin against the decision made on the 2nd day of February, 2016 by Dublin City Council to grant subject to conditions a permission to The Landmark Investment Company Limited care of Kavanagh Tuite of 9 Terminus Mills, Clonskeagh, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Alterations to previously granted planning permission planning register reference number 3086/13, which incorporates earlier planning register reference numbers 2123/09 and 3732/10. This application relates to rear external elevational changes to the scheme as granted permission, internal plan changes including amalgamation of hotel suites, adjusted rear balconies, increased size of rear garden service enclosure to rear of 23 Upper Merrion Street, internal fire safety alterations to the Protected Structure at 11A Lower Baggot Street and related sundry works. This application relates to Protected Structures at 21-24 Upper Merrion Street (The Merrion Hotel) and 11A Lower Baggot Street, Dublin, on a site bounded by Upper Merrion Street, Fitzwilliam Lane, Baggot Rath Place and Lower Baggot Street, 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 planning history of the site, to the nature of use and to the location within the central city area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the fabric, character and setting of protected structures, would not be prejudicial to public health, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

- 1 The development shall be carried out in accordance with conditions numbers 1 to 8 attached to the permission granted under appeal reference number PL 29S 246257, planning register reference number 3087/13 on the 18th day of March, 2014, except as amended to conform with the provisions indicated on the plans and particulars lodged with the current application and with the following condition.

Reason: In the interest of clarity.

2. The following requirements of the Conservation Section of the planning authority shall be strictly adhered to:
 - (a) A Conservation Architect shall be employed to manage, monitor and implement the works on site and to ensure adequate protection of the historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the building structure and/or fabric.

- (b) All works shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines and Advice Series issued by the Department of the Environment, Heritage and Local Government. Any repair/upgrading works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, historic linings and finishes and the original footprint.
- (c) The developer shall confirm the overall conservation works to the main façade, the brickwork repairs, the window openings and stone cills – site exemplars shall be agreed on site and submitted to the planning authority for approval.
- (d) The developer shall confirm the final proposed design for the shopfront and its relationship to the classically proportioned façade the details of which shall be to the planning authority for approval.
- (e) The developer shall ensure works at roof level to restore lost character and to repair the integrity of the original roof with the retention of known historic features.
- (f) A detailed section shall be provided indicating the original /historical roof profile where known and the proposed terrace intervention in terms of the materials, and finishes and junction detail with the protected structure the details of which shall be submitted to the planning authority for approval.
- (g) The schedule of repairs for all historic windows and in particular those with historic glass. The restoration of historic character shall be based on known profiles and a site exemplar shall be provided to the planning authority for agreement. The developer is advised to note that the installation of double glazing is not supported in historically sound windows.
- (h) The developer shall provide a conservation strategy for repairing damaged interiors (prior to any further stripping out) with regard to the surviving evidence of original detail, making good bad repairs and with regard to restoring historic character and breathability.

- (i) The developer shall provide clarification of the scale of works to the interior in terms of redecoration and upgrading of floor, wall and services that may impact on historic joinery and plain and decorative plasterwork, the details of any such works shall be submitted to the planning authority for approval.

Reason: In the interest of the protected structure status of the building and proper planning and sustainable development of the area.

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

Dated this day of 2016.