

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3692/15

An Bord Pleanála Reference Number: PL 29S.246362

APPEAL by Pembroke Road Association care of Susan McCarrick of 57 Pembroke Lane, Dublin against the decision made on the 26th day of February, 2016 by Dublin City Council to grant subject to conditions a permission to School of Philosophy and Economic Science care of MVK Architects of 19 Fitzwilliam Square, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The installation of a noticeboard in the front garden. Noticeboard cabinet dimensions 740 by 1,110 by 60 millimetres fixed to legs with overall height 2,200 millimetres and overall width 890 millimetres above ground level and located 600 millimetres behind railing at 47/49 Northumberland Road, Dublin, both protected structures.

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 limited nature, extent and design of the proposed notice board which is in support of an educational use, the provisions of the current Dublin City Development Plan, the planning history of the site and the location of the proposed development within the curtilage of a protected structure, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the character of the Residential Conservation Area, would not be out of character with the protected structure and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed notice board was modest and understated in relation to the protected structure and would be acceptable in this instance. The Board generally concurred with the report of the planning authority's Conservation Officer that the proposed development would be unlikely to have a negative visual impact on the setting of the protected structure or on the streetscape.

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 submitted on the 1st day of February, 2016, 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 works hereby approved shall be carried out under the professional supervision on-site of an architect or expert with specialised conservation expertise, in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011 and in accordance with Best Conservation Practice.

Reason: To ensure that the integrity of this protected structure is maintained and that all works are carried out in accordance with best conservation practice.

3. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the building or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

4. The proposed notice board shall not be internally or externally illuminated save with a prior grant of planning permission.

Reason: In the interests of clarity and amenity.

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

Dated this day of 2016.