

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dún Laoghaire-Rathdown County**

**Planning Register Reference Number: D16A/0028**

An Bord Pleanála Reference Number: PL 06D.246428

**APPEAL** by David Long care of Laurence and Long of 23 Mespil Road, Dublin against the decision made on the 14<sup>th</sup> day of March, 2016 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Denise Morrin care of James Drew and Associates of Carrigans Lower, Ballymote, County Sligo in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Retrospective planning permission for removal of the front façade of numbers 7 and 8 Tivoli Terrace East that was to be retained under planning register reference number D13A/0390 and planning permission for construction of new front façades to numbers 7 and 8 Tivoli Terrace East to match original. All at Ashford House Nursing Home, 6, 7 and 8 Tivoli Terrace East, Dún Laoghaire, County 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 nature and scale of the proposed development and the development proposed to be retained, the pattern of development in the area, the character of the streetscape, and the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an acceptable response to the demolition of the façades of the buildings concerned, and would not detract from the streetscape. The proposed development and the development proposed to be retained would not, therefore, be contrary to the proper planning and sustainable development of the area.

## **CONDITIONS**

1. The development shall be carried out, completed and retained 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, completed and retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall be retained and completed in accordance with the terms and conditions of planning register reference number D13A/0390.

**Reason:** In the interest of clarity and of orderly development, and to ensure compliance with the permitted development.

3. Prior to commencement of development, a detailed conservation report and design proposal shall be prepared by a Conservation Architect qualified to Grade 1 RIAI or equivalent, and shall be submitted to, and agreed in writing with, the planning authority. This shall incorporate the following:-

- (a) a detailed conservation report setting out the particulars of the façades of the buildings that are to be replicated, including their form, proportions, materials, height, finishes and detailing,
- (b) detailed design proposals and drawings for the replacement façades, including specifications, materials, finishes, roofing proposals and chimney details, and
- (c) procedures for the monitoring of construction by the conservation architect and for reporting to the planning authority.

The reconstruction of the front façades shall be supervised by the Conservation Architect. The development shall be carried out and completed in accordance with the agreed particulars to the written satisfaction of the planning authority.

**Reason:** To ensure that the proposed reconstruction of the façades is undertaken to a high standard, to mitigate against the loss of the original fabric, and, in the interest of the character of this historic streetscape.

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

**Dated this            day of            2016.**