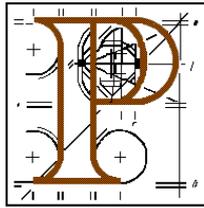


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 2720/16

An Bord Pleanála Reference Number: PL 29N.247231

APPEAL by Collins Square (Apartments) Management Company care of Brian O'Connor of 43 Collins Square, Benburb Street, Dublin against the decision made on the 12th day of August, 2016 by Dublin City Council to grant subject to conditions a permission to The Law Society of Ireland care of Howley Hayes Architects of 5 Main Street, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Permission for development consisting of a new sports pavilion along the boundary wall to Collins Barracks at Blackhall Place, Dublin, both protected structures. The proposed works include the removal of the following: one number tennis court and fencing, two number self-seeded trees, existing changing room container units, retaining wall and part of existing embankment. The proposed works include the following: new two-storey sports pavilion (230 square metres) consisting of locker rooms, toilets, storage and plant on ground floor together with an exercise space and balcony on first floor, relocation of floodlights, new fencing to relined multi-use court, new roadway, steps to high level walkway, repair to boundary walls and landscaping to existing green.

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 detailed design of the proposed development, in particular, as amended by the plans and particulars submitted to An Bord Pleanála on the 10th day of October, 2016 and to the established use of the appeal site, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential amenity of the adjoining residential development by virtue of overlooking, impact on security, privacy, noise or floodlighting and would not detract from the character or setting of Protected Structures. 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, as amended by the further plans and particulars submitted on the 18th day of July, 2016 and by the further plans and particulars received by An Bord Pleanála on the 10th day of October, 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. Prior to commencement of development, the following details shall be submitted to and agreed in writing with the planning authority:
 - (a) Screen at the first floor balcony return.
 - (b) Security fence, for the width of the proposed pavilion, at the boundary wall with Collins Square.
 - (c) Floodlighting to minimise light spill onto Collins Square apartment block.
 - (d) Provision of CCTV at the boundary wall with Collins Square (subject to agreement with the owners of the property).

Reason: In the interest of residential amenity.

3. The multi-use court and adjoining floodlights shall not be used after 2130 hours.

Reason: In the interest of residential amenity.

4. The pavilion shall only be used for changing and exercise purposes and shall not be used after 2200 hours.

Reason: In the interest of residential amenity.

5. Prior to commencement of development, the developer shall:
 - (a) Provide, for the written agreement of the planning authority, details of all works to be carried out to the boundary wall.
 - (b) Provide for the appointment of a conservation expert, who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works.

All repair/restoration works shall be carried out in accordance with best conservation practice as detailed in the application and the “Architectural Heritage Protection Guidelines for Planning Authorities” (Department of Arts, Heritage and the Gaeltacht, 2011).

Reason: To ensure that the integrity of the historic structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

6. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the developer shall:
- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development, and
 - (b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works.

The assessment shall address the following issues:

- (i) The nature and location of archaeological material on the site, and
- (ii) The impact of the proposed development on such archaeological material.

A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

8. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2017.