

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 3612/16

An Bord Pleanála Reference Number: PL 29S.247536

APPEAL by Philip O'Reilly of 18 Grosvenor Place, Rathmines, Dublin and by Shrewsbury Property Services Limited care of Diarmuid Ó Gráda of 16 Louvain, Roebuck Road, Dublin against the decision made on the 24th day of October, 2016 by Dublin City Council to grant subject to conditions a permission to Lorcan O'Brien care of Deaton Lysaght Architects of 44 South Richmond Street, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of a Parish Pastoral Centre which comprises; change of use of the basement of the two parochial houses and construction of a two-storey extension with basement plant room to the rear with demolition of the existing parish offices building (former national school). The upper floors to the parochial houses to remain as residential (a one-bedroom and a two-bedroom priest's apartment). Extension of the parish car park to provide parking for 63 number cars with new vehicular entrance from Ailesbury Close and alteration of existing entrance to provide an in-out arrangement with automatic barriers, associated landscaping and site works at the grounds of the Church of the Sacred Heart, Stillorgan Road, Donnybrook, Dublin, which is a protected structure.

DECISION

GRANT permission 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, scale and design of the proposed development, to the sensitivity of its setting adjacent to a Protected Structure and to the established use of the site as a centre for religious and associated activities it is considered that the proposed development would, subject to compliance with the conditions set out below, be acceptable in terms of its effects on the residential amenities of the area and of property in the vicinity, would not injure the heritage amenities of the area and would be acceptable in terms of traffic safety and convenience. The proposed development, 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 loss of the schoolhouse, although regrettable, was acceptable on the basis that it is not a Protected Structure, it had experienced extensive unsympathetic alteration and intervention over a prolonged period and that adaptation to the desired uses was not viable. In addition, the Board considered that the conversion of the two parochial houses was acceptable as they would both still contain a residential element and took into account the context of the houses in terms of their urban location and the mix of buildings and open space on the site. The Board did not consider that the proposed parish building would be unacceptably insubordinate to the original houses.

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. Prior to commencement of works, the developer shall make a record of the existing former school building and the two parochial houses. This record shall include
 - (a) a full set of survey drawings to a scale not less than 1:50 to include elevations, plans and sections of the structure, and
 - (b) a detailed, labelled, photographic survey of all internal rooms (including important fixtures and fittings), the exterior and the curtilage of the building.

This record shall be submitted to the planning authority prior to commencement of development and one copy of this record shall be submitted to the Irish Architectural Archive.

Reason: In order to establish a record of the structures to be demolished and/or modified.

3.
 - (a) The eight number car parking spaces situated adjacent to the south-east wall of the church shall be omitted and replaced with a mixture of hard and soft landscaping.
 - (b) A minimum of 12 number cycle parking spaces shall be provided on site to the requirements of the planning authority.

Revised drawings incorporating these changes shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and sustainable transport.

4. The proposed car parking layout shall be modified so that at least six spaces are provided for persons with impaired mobility. These spaces shall be located as close as possible to the building entrance. The layout, dimensions and markings for these spaces shall be in accordance with the guidance set out in the document “Building for Everyone - a Universal Design Approach” (National Disability Authority). Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure a satisfactory parking provision for the proposed development that is accessible to all users.

5. Details of the materials, colours and textures of all the external finishes to the proposed development, including samples, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of orderly development and the visual amenities of the area.

6. 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 noise management measures and off-site disposal of construction/demolition waste.

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

7. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 hours to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

8. All works hereby permitted, shall be carried out under the supervision on-site of an architect or expert with specialised conservation expertise,

in accordance with best conservation practice and the “Architectural Heritage Protection Guidelines for Planning Authorities” (Department of Arts, Heritage and the Gaeltacht, 2011).

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

9. Water supply and drainage arrangements, including the attenuation and 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.

10. The developer shall comply with the requirements of the planning authority with respect to on-site parking, the loss of on-street parking, site entrance details, signage and road markings, details of which shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of traffic safety.

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

Dated this day of 2017.