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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4115/17**

**Appeal** by Elaine Dooley of 33 Crinan Strand, North Wall, Dublin against the decision made on the 14th day of December, 2017 by Dublin City Council to grant subject to conditions a permission to Robert Colclough care of Peter Cassidy Architects of 6 Clarinda Park North, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of 97 square metres single storey extension to the rear of the existing parochial house and community building, which is a protected structure located on the corner of Seville Place and St. Laurence Place East, together with some minor internal alterations including the removal of non-original partition walls & doors, removal and blocking up of two door openings, the introduction of new fire doors and screens, subdivision of one room, alterations to toilet room layouts and associated works, together with ancillary site works including alterations to the side entrance gates on St. Laurence Place East, all to facilitate the accommodation of an Information and Advocacy Service run by the Diocesan Charity Crosscare.  
49 Seville Place (a protected structure), North Wall, 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 condition(s) 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 location of the proposed development, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of property in the vicinity, would comply with the zoning objective pertaining to the site, Z2 'To protect and/or improve the amenities of residential conservation areas' and the other provisions of the Dublin City Development Plan 2016-2022 and would 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, 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 the commencement of development, the applicant shall submit to, and agree in writing with, the planning authority revised design drawings showing the westernmost proposed roof terrace, at upper ground floor level of the proposed extension, amended to increase the height of the terrace wall at the boundary with number 48 Seville Place to 1800 millimetres above finished terrace.

**Reason:** To prevent undue overlooking/intrusion and to protect the amenities of the neighbouring residential property to the west in accordance with the zoning objective.

3. The proposed entrance gates to St Laurence Place East shall be set flush with the site boundary wall and the said gates shall be amended to be open inward, opening only onto the application property only and shall not open out onto the public road.

**Reason:** In the interest of the visual amenities of the Protected Structure and the area and to protect pedestrian amenities of the area.

4. 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.

5. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 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 amenities of property in the vicinity.

6. (a) 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 issued by the Department of Arts, Heritage and the Gaeltacht in 2011. The repair/restoration works shall retain the maximum amount possible of surviving historic fabric in-situ including structural elements, plasterwork and joinery and shall be designed to cause minimum interference to the building structure and/or fabric.
- (b) Prior to the commencement of development, the developer shall submit for the written agreement with the planning authority detailed proposals for the existing door (and associated features) to principal reception room at upper ground floor level, which shall be retained in situ if it is an original feature to the protected structure.

**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.

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

**Dated this            day of            2018.**