



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2936/19

Appeal by Pembroke Road Association care of Susan McCarrick of 57 Pembroke Lane, Ballsbridge, Dublin against the decision made on the 2nd day of July, 2019 by Dublin City Council to grant subject to conditions a permission to Strand Trust Limited care of G.F. Irvine Architect of Robin Hill, Saint Patrick's Road, Dalkey, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: For internal and external refurbishment works; demolition of rear return outbuildings and toilets; and the construction of rear flat-roofed extensions to each of Numbers 7 and 8 Pembroke Gardens, both 'Protected Structures', all at 7 and 8 Pembroke Gardens, rear of Pembroke Road, 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

It is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the integrity and special architectural character of the existing cottages which are included on the record of protected structures or their context in the historic streetscape within the Pembroke Estate which is designated as a Conservation Area. As a result, the proposed development would be in accordance with Policy CHC 2 of the Dublin City Development Plan, 2016-2022, which provides for ensuring the protection of the special character and integrity of protected structures and 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, 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 proposed development shall be carried out under the direction of an architect with specialist expertise in historic building conservation and in accordance with the recommendations, as set out in the “Architectural Heritage Protection Guidelines for Planning Authorities” issued by the Department of Arts, Heritage and the Gaeltacht in October, 2011 and who shall oversee and provide for the following requirements:
 - (a) Prior to commencement of the development, a conservation method statement appropriate for the works to the existing historic fabric shall be submitted to, and agreed in writing with, the planning authority.
 - (b) Prior to commencement of the development the applicant shall provide, at a scale of 1:10, detailed survey drawings and a photographic survey of the internal kitchen at Number 8 Pembroke Gardens to the planning authority. The kitchen shall be disassembled in accordance with good conservation practice and made available for future re-use.
 - (c) All removal, repair, reinstatement and replacement works, the existing structure, fixtures and features including interventions to facilitate installation of replacement windows, new floor slabs and all services shall be carried out under the direction of the appointed architect with specialist expertise in historic building conservation.

Reason: In the interests of clarity, good conservation practice and to ensure the protection of the historic fabric, integrity and special interest of the cottages and the architectural character of the Pembroke Gardens streetscape.

3. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between the hours of 0800 and 1400 on Saturdays and not at all on Sundays or 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.

4. Details of the materials, colours and textures of all the external finishes for the proposed extensions including doors and windows, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. 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.

6. The applicant shall enter into water and/or waste water connection agreement(s) with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

7. All necessary measures shall be taken to prevent spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the site works.

Reason: In the interests of public amenity, orderly development and traffic safety.

Terry Ó Niadh
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.