



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2772/20

Appeal by MKN Property Group care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 18th day of December, 2020 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development comprises the removal of the existing non-original roof and mezzanine upper floor of the existing building and the construction of a replacement 4th storey and addition of five number storeys of office accommodation in a new steel frame glazed extension. The development will consist of: 1. Removal of the roof and upper mezzanine floor (circa 79 square metres) of the existing building (a protected structure) with total existing floor area of circa 1,027 square metres. 2. Replacement 4th storey and addition of five number storeys to provide a nine number storey (over basement) office development comprising a total of circa 2,390 square metres of floor area. 3. External terraces will be provided at ground, setback fourth and ninth storeys levels, providing 92 square metres of amenity with upper terraces secured by glazed balustrades. 4. Works to the protected structure including removal of the existing non-original roof, mezzanine and external modern stairs to rear façade, non-original internal floor levels,

staircases and part boundary walls, to facilitate the core structure of the proposed development. 5. Conservation and preservation work and treatment of existing elevations, internal structure and floors, with improvement works to windows and provision of a secondary entrance at ground floor level to Sir John Rogerson's Quay. 6. A total of 21.7 square metres of signage at north (13.5 square metres) east (4.1 square metres) and west (4.1 square metres) elevations. 7. Provision of 27 number bicycle parking spaces, changing facilities and wcs at basement level. 8. All associated plant, ancillary infrastructure, green roof and site works. All on a circa 0.029 hectare site at Columbia Mills, 14-15 Sir John Rogerson's Quay, Dublin (a protected structure – number 7546).

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 4 and the reason therefor.

Reasons and Considerations

Having regard to the design and scale of the proposal as per the plans submitted on the 24th day of November, 2020, the proposed development has adequate regard to the visual amenities of the area, the character and status of the existing Protected Structure on site and provides for sufficient retention of historic fabric. The proposed development would be in accordance with Development Plan Policy, national policy including the Urban Development and Building Heights - Guidelines for Planning Authorities (December, 2018) and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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.



Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 2nd day of June 2021.