

An  
Bord  
Pleanála

Board Order  
ABP-311453-21

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3081/21.**

**Appeal** by St. Conleth's College Limited care of Doyle Kent Planning Partnership Limited of 71 Carysfort Avenue, Blackrock, County Dublin against the decision made on the 26<sup>th</sup> day of August, 2021 by Dublin City Council South to refuse a permission for the proposed development.

**Proposed Development:** Permission for the following development at existing school premises comprising demolition of 21 square metres of existing buildings; new 660 square metres extension to the school buildings; a three-storey element fronting onto Clyde Lane (and incorporating existing two-storey coach house at 28A Clyde Lane); associated works and internal modifications; all at St. Conleth's College, 28 Clyde Road (a Protected Structure) and 28a Clyde Lane, 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**

Having regard to planning history and nature of use of the existing development and configuration and size of the site, and to the established pattern and layout of existing development and permitted development in the area, 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 historic coach house having regard to the inclusion, in conjunction with the original house within the site curtilage, on the record of protected structures, would not seriously injure the visual amenities and architectural character of the area and would be in accordance the zoning objective "Z2" To protect and/or improve the amenities of residential conservation areas" as set out in the Dublin City Development Plan, 2016-2022. 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 lodged with An Bord Pleanála on 22nd September, 2021 or 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 following requirements shall be provided for and adhered to in the development:
  - (a) All conservation works to the historic fabric of the coach house and mechanical and electrical servicing shall be in accordance with the recommendations in the Architectural Heritage Protection Guidelines for Planning Authorities, issued by the Department of Arts, Heritage and the Gaeltacht in 2011, and shall be implemented and completed under the direction of an architect with specialist expertise in historic building conservation in accordance with best conservation practice.
  - (b) Prior to the commencement of development, the applicant shall submit to, and agree in writing with, the planning authority a fully detailed survey and condition study accompanied by photographs of the existing coach house and boundary walls in conjunction with a conservation method statement, incorporating schedules for all investigative works, interventions, repairs and maintenance in

accordance with a conservation method statement prepared by a person with specialist expertise in historic building conservation. Repairs to fabric shall be carried out by specialist historic fabric conservators and craftsmen.

**Reason:** In the interest of clarity, and to ensure the protection and special interest and adaptive re-use of the coach house without unnecessary damage or loss of historic fabric and of the established architectural character of the area.

3. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, 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, subject to the prior written agreement of the planning authority.

**Reason:** In the interest of residential amenity.

4. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with, "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006.

**Reason:** In the interest of sustainable waste management.

5. 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 construction traffic routing and management, construction parking, materials storage, noise management measures and off-site disposal of construction/demolition waste.

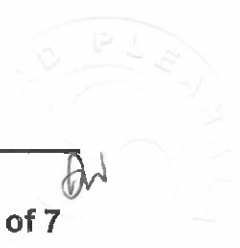
**Reason:** In the interests of public safety and residential amenity

6. Throughout construction and demolition stages, the development shall be carried out in accordance with the standards set out in BS 5228: Noise Control on Construction and Open Sites Part 1: Code of Practice for basic information and procedure for noise control. Throughout operational stages, the rated noise levels emanating from the development shall not constitute reasonable grounds for complaint as provided for in BS 4142, Method for rating industrial noise affecting mixed residential and industrial areas.

**Reason:** In the interest of clarity and residential amenities.

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 interest of public amenity orderly development and traffic safety.



8. Prior to the commencement of the development, the applicant shall submit to, and agree in writing with, the planning authority a fully detailed landscaping scheme to include full details of size, species and location for all trees to be planted and full details of the proposed arrangements for hard and soft landscaping and boundary treatment. The planting shall be carried out in accordance with the agreed scheme and shall be completed within the first planting season following the substantial completion of external construction works. Any plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of residential and visual amenities.

9. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Sample panels shall be erected on site for inspection by the planning authority in this regard.

**Reason:** In the interest of visual amenity.

10. Notwithstanding the provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no additional development shall take place at roof level, including any lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorized by a further grant of planning permission.

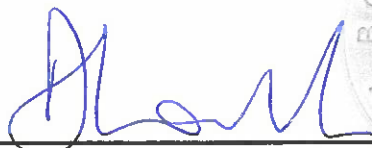
**Reason:** To protect the visual amenities of the area, and to permit the planning authority to assess any such development through the statutory planning process.

11. 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.

12. The applicant shall obtain water and wastewater connection agreements with Irish Water, prior to commencement of development.

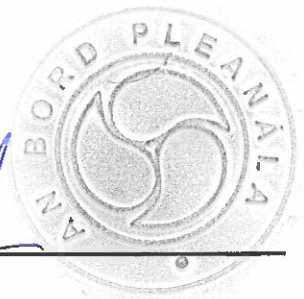
**Reason:** In the interest of public health.



**Dave Walsh**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this *25<sup>th</sup>* day of *February* 2022.