



Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21A/0399

Appeal by Conor McCabe care of Mahoney Architecture Limited of 2 Denzile Lane, Dublin against the decision made on the 7th day of October, 2021 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Repair, restoration and painting of all facades including restoration of roman cement decorative features to all front windows surrounds, bands, entrance door, porch and parapet. Facade repair, fill and painting of non-historic cement render flat wall sections. Removal of paint from granite entrance steps, pillars, and stringers to the front and granite cills to the rear. Removal of modern intervention timber side panels to front door and restoration of roman cement detail to rear. Painting of windows, door and all joinery. Restoration and cleaning of historic ironmongery. General upgrade of roof including removal of cement fibre tiles and non-breathable membrane, re-roofing with natural slate, new membrane, insulation and attic lining. Replacement of existing damaged rooflight. Installation of solar panels to rear roof. Removal of bitumen weathering membrane throughout. Repair, flash and

re-line all parapets, gutters and eaves with traditional works approach of lead/copper as appropriate. General localised repair to roof areas where required. New painted cast iron/aluminium traditional profile gutters, rainwater goods and drainage goods throughout. Repair chimney stacks, pots and parapet where cracked, unstable and damaged. Install cowls where not in place. Repair, restoration and upgrade of front railings and gates including widening of vehicular entrance gates (previously adapted) an subsequent lift and replacement of pedestrian gate. Repair, restoration and upgrade of side railings and gate including re-location of the railings (previously relocated) to separate from the main house structure and to establish a clear and distinct boundary and side passage for 1 Corrig Avenue, separating it from Corrig Court. Construction of new painted render boundary wall to rear north side as part of boundary. Demolition of small outhouse (non-historic) to rear. New door to rear to replace (non-historic) door. All other associated site services and remedial works, all at Ventour (Protected Structure), 1 Corrig Avenue, Dún Laoghaire, County Dublin.

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 2(a) and the reason therefor.

Reasons and Considerations

Having regard to the information included with the planning application and appeal, in particular, the on-site examination and sampling of the rendering mortars on the exterior of the building, which has identified that the existing render is not original to the Protected Structure, and the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities, issued by the Department of Arts, Heritage and the Gaeltacht in 2011, it is considered that the requirements of the planning authority, in its imposition of condition number 2(a), are not warranted, and that the proposed development, with the omission of this condition, would not adversely affect the character and setting of the Protected Structure. The proposed painting of the building façades would, therefore, be in accordance with the proper planning and sustainable development of the area.

Dr. Maria FitzGerald

María FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 17th day of Aug. 2022.