

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4077/22

Appeal by Vincent T. Griffin care of PMCA Architecture and Planning of 104 Francis Street, Dublin against the decision made on the 27th day of October, 2022 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: PROTECTED STRUCTURE: Change of use of an existing two-storey building, a Protected Structure, from office at ground level and a two-bed apartment at first floor level into one single three-bedroom dwelling. The works involve the removal of existing chimney stack, alterations to the front façade by restoring it back to original state, amendments to the internal layout to the existing building, and all associated ancillary site works, all on site of 0.015 hectares at 78 Aughrim Street, Stoneybatter, Dublin .

Decision

Having regard to the nature of the condition(s) 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 AMEND condition(s) number(s) 2(a)(i) and 2(a)(ii) so that they shall be as follows for the reason set out.

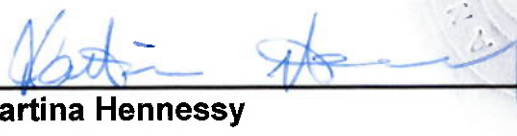
2(a)(i) The chimney above the ceiling at first floor level shall be retained and the grant of permission permits the removal of the internal chimney below this level. As part of its removal the internal works shall provide for traces of the previous existence of the internal chimney to be incorporated (e.g., dropped beams, supporting steelwork) and the applicant shall submit architectural conservation details which comply with these requirements for the written approval of the planning authority prior to commencement of development.

2(a)(ii) The shopfront shall be removed and the front elevation shall be constructed as indicated in the drawings submitted to the planning authority. The works shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities in 2011 and Advice Series issued by the Department of Housing, Local Government and Heritage and shall retain the maximum amount of surviving historic fabric in situ, and the architectural detailing and materials in the new work shall be executed to the highest standards so as to complement the setting of the protected structure and the historic area. Revised details showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In order to protect the character and integrity of the Protected Structure at 78 Aughtim Street and to ensure that the proposed works are carried out in accordance with best conservation practice.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the matters raised in the grounds of appeal, the history of the building including its planning history, the zoning provisions of the current Development Plan for the area, the provisions as stated in the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011, the proposal to restore the structure to its original use and external appearance and to maintain the structure, and also the desired practice to prolong the life of a protected structure so as to keep it in active use, ideally in its original use, it is considered that, subject to the amended conditions as set out, the proposed development would be in accordance with the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 29^R day of November 2023.