



An  
Bord  
Pleanála

**Board Order**  
**ABP-316242-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4847/22**

**Appeal** by John Monahan of 111 North Circular Road, Dublin against the decision made on the 16<sup>th</sup> day of March, 2023 by Dublin City Council to grant subject to conditions a permission to Pierce Madden care of EC Architecture Limited of 37 North Circular Road, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of existing gravel to front garden in lieu of soft landscaping and permission for the following: rewiring throughout including new external lights; renewal of existing heating system including new combi boiler; new electricity and gas meters to gable wall of front granite steps; repair of natural slate roof including re-slating on battens and breathable roofing membrane with replacement natural slate to match existing where required; new code 5 lead valleys; new rooflight to front roof; repair and renewal of damaged plasterwork; create three number new ensuite and one number new bathroom connecting into existing drainage; lower cill of existing rear return window and create new door opening with new steel balcony and steps to upper portion of rear garden; remove and store existing timber stairs to lower ground floor in attic and fill in space with new store rooms; fill in external section of door opening to upper ground floor near return and fit

new opaque glazing window; repair sections of rotten timber to lower ground floor; fit new plasterboard ceiling to lower ground floor; fit new damp proofing system to lower ground floor walls; fit new vapour permeable drylining with lime finish to lower ground floor walls; fit new timber joinery to lower ground floor; fit new kitchen units and services; replace existing damaged front and rear external doors to lower ground floor with new; replace non-original steel window to rear return with new; fit new timber guarding between upper and lower sections of rear garden; remove non-original awning framework from rear garden; redecoration throughout and all associated site works at 113 North Circular Road, Dublin (a Protected Structure).

## **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.**

## **Reasons and Considerations**

The application site is in an area zoned 'to protect and/or improve the amenities of residential conservation areas' in the Dublin City Development Plan 2022 - 2028 and the proposed development comprises works to a Protected Structure. Having regard to the nature of the proposed works as largely repair and refurbishment works to the house and the return of the house to single occupancy residential use, and subject to compliance with the conditions set out below, it is considered that, the proposed development would contribute positively to the conservation of a protected structure and to the residential amenity of the area, would be in accordance with the provisions of the current Dublin City Development Plan 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 as amended by the further plans and particulars submitted on the 17<sup>th</sup> day of February 2023 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 external door and glazed overlight at the rear ground floor level accessing the yard shall be replaced with a new door.

**Reason:** In the interests of sustainable thermal insulation of the refurbished house and residential amenity.

3. The landing at the top of the new stairs from the rear return kitchen to garden level shall be fitted with an opaque screen 1.7 metres high.

**Reason:** To limit overlooking in the interest of residential amenity.

4. Prior to commencement of development a schedule of all proposed works of replacement, repair and refurbishment to the Protected Structure shall be submitted to, and agreed in writing with, the planning authority and following agreement these works shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

**Reason:** To secure the authentic preservation of this protected structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

5. The house shall be occupied as a single residential unit only.

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

6. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

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

7. Site development and building works shall be carried only out 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 and 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 residential amenities of property in the vicinity.



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**Mick Long**

**Member of An Bord Pleanála**

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

Dated this 15 day of August 2023.