



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3169/23

Appeal by Iona and District Residents' Association care of Carol Lynch of 28 Iona Crescent, Glasnevin, Dublin against the decision made on the 8th day of June, 2023 by Dublin City Council to grant subject to conditions a permission to Peter McVerry Trust care of Crean Salley Architects of 8 Bridge Court, City Gate, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Material change of the existing building from bed and breakfast use into residential use providing for four number new apartments, one per floor, within the existing floor area of the building as follows: unit 1 - 44.8 square metres at basement (lower ground floor) level; unit 2 - 35.5 square metres at ground floor (entry) level; unit 3 - 45.1 square metres at first floor level; unit 4 - 45.3 square metres at second floor level. Replacement of all non-original windows with new timber-framed six over six sash windows to the front and rear at ground, first and second floor levels, and two number timber-framed windows at basement level, all to existing opes. Structural repairs to redress water damage, including removal of the existing temporary roof and reinstatement with new natural slates; removal and replacement of the existing suspended timber floors and upgrading to new fire-rated suspended timber floors and ceilings throughout. Refurbishment of existing internal stair and reinstatement to match existing. Internal alterations to remove non-original internal partitions at all levels. Provision of new internal partitions to new unit layouts

at all levels. Fire safety upgrade works include new alarm system, firestopping at attic level and at compartments below new internal fire doors at all levels, and new fire-rated partitions and ceilings as required. New AOV rooflight to existing roof valley. Weatherproofing and remedial works to the existing front entrance steps. Refurbishment of existing historic fabric, including two number original arched windows to the rear, original external ironwork throughout, plasterwork to entrance hall, localised repairs and patching to original brickwork to the front and to the original render to the rear. Existing drainage to be refurbished, including new pipework and new cast iron rainwater goods as required. Landscaping works to the front and rear, including new localised reduction in external ground level to the rear to form new two-square-metre lower area; new permeable paving; planting; refuse store; bicycle parking; and a new boundary treatment subdividing the subject site from the rear section opening onto St. Joseph's Avenue. New mechanical and electrical services throughout. Four number new bathrooms and kitchenettes, one each per proposed apartment. Remedial works to address dampness in the existing external walls and lower ground floor. Remedial works to the existing rear return, including provision of new tenant storage areas and repairs to the existing non-original roof. Temporary use of the rear (western) portion of the existing site fronting on to St. Joseph's Avenue for a temporary construction compound, access and deliveries for the duration of the proposed works only. All ancillary works necessary to facilitate the development, all at 88 Drumcondra Road Lower, 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

Having regard to the pattern of development in the area and the design and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable standard of residential development, would provide for ongoing sustainable use of a structure on the record of protected structures, would have no adverse impact on the historic fabric or features of architectural heritage/conservation value, would not seriously injure the residential or visual amenities of the area and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 the planning authority on the 15th day of May, 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, or as otherwise stipulated by conditions hereunder, and the proposed development shall be carried out and completed in accordance with the agreed particulars. In default of agreement, the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of clarity.



2. The developer shall comply with the following conservation requirements of the planning authority:
- (a) A professionally qualified and accredited conservation architect shall be employed to manage, monitor and implement the works on the site and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and façades structure and/or fabric. The final scope of structural works shall be confirmed in the context of surviving primary fabric by detailed submission to the planning authority, the proposed detail of all new elements (glazed roof, recessed areas, ramps, balconies shall be confirmed in writing prior to construction.

 - (b) All works to the protected structure shall be carried out in accordance with best conservation practice as detailed in the application and the “Architectural Heritage Protection Guidelines for Planning Authorities” issued by the Department of Arts, Heritage and the Gaeltacht in 2011. Any repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork (plain and decorative) and joinery and shall be designed to cause minimum interference to the building structure and/or fabric. Items which have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement/presentation. New services shall be of minimal intervention (wireless type guided) and shall be installed to avoid adverse impact on surviving significance. New paint finishes shall reference heritage palette and shall be appropriate to the character of the primary spaces and breathable. Previous historical finishes shall be recorded where they are discovered and used to inform interior schemes where possible.



- (c) All existing original features, including interior and exterior fittings/features, joinery, plasterwork, features (including cornices and ceiling mouldings), staircases, including balusters, handrail and skirting boards, shall be protected during the course of refurbishment. The location and installation of all new services shall respond/be considered in the context of the surviving fabric.
- (d) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric, and reference shall be made in particular to the replacement windows. Full repair and reinstatement schedules (condition surveys, specifications and methodologies) shall be reviewed with the planning authority and shall be submitted for written agreement prior to commencement to avoid loss or damage to original fabric and to ensure that the character of this protected structure is not altered.
- (e) Samples of materials and site exemplars of site workmanship with respect to repairs and restoration to the interior/exterior to be carried out shall be submitted where deemed necessary by the planning authority. Works in relation to fire upgrading of joinery shall be agreed in the context of surviving significance-managed solutions and building control waivers to be sought/provided to safeguard the architectural heritage. Where doors are to be upgraded for fire, the detail shall be agreed in writing with the planning authority.
- (f) Confirmation of the basement works to remedy damp ingress shall be confirmed prior to implementation. Thermal upgrading works that specifically remove or alter the ability to regulate moisture or removes/overlays original historic features shall be specifically omitted.

- (g) The restoration of historically detailed windows and joinery throughout shall be confirmed by written submission to the planning authority.
- (h) Exemplars for conservation works to the exterior shall be provided on site and agreed with the planning authority, in particular railings, guards to basement areas, entrance steps, brick and stone cleaning/repairs.

Reason: To ensure that the integrity of the protected structure is maintained and that all works are carried out in accordance with best conservation practice.

- 3. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Any relocation of utility infrastructure shall be agreed with the relevant utility provider. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of visual and residential amenity.

- 4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Saturdays, inclusive, and not at all on Sundays or public holidays. Deviation from these times shall 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.



Stewart Logan

Stewart Logan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *14* day of *November* 2023.