



An
Bord
Pleanála

Board Order ABP-318354-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council.

Planning Register Reference Number: D23A/0523.

Appeal by Áine Mannion and Brian Gavin care of Ceardean Architects of D8 Studios, 9 Dolphin's Barn, Dublin against the decision made on the 2nd day of October, 2023 by Dun Laoghaire-Rathdown County Council in relation to the application for permission for development comprising works as part of external and internal conservation works, renovation and alterations of existing four-storey terrace house to include: at ground floor, amendment to existing bay window to rear to create connecting access from kitchen to rear garden to include new door and revised fenestration detail replacing non-original window, a new steel deck and steps linking the ground floor to garden level with amendments to existing railings. At first floor, the removal of kitchen in the rear room, the intermediate height partitioning to form ensuite and walk in wardrobe and include partial reopening of archway between reception rooms, with associate services. This building is a protected structure (No.809) and is in an Architectural Conservation Area; all at 14 Vesey Place, Dun Laoghaire, County Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for first floor works consisting of the removal of kitchen in the rear room, the intermediate height partitioning to form ensuite and walk in wardrobe and include partial reopening of archway between reception rooms, with associate services and to refuse permission for works at ground floor consisting of amendment to existing

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bay window to rear to create connecting access from kitchen to rear garden to include new door and revised fenestration detail replacing non-original window, a new steel deck and steps linking the ground floor to garden level with amendments to existing railings).

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 zoning objective for the site, as set out in the Dun Laoghaire Rathdown County Development Plan 2022-2028, to provide for residential development and to protect residential amenity, to the location of the development within the Vesey Place, De Vesce Terrace and Willow Bank Architectural Conservation Area and its designation as a Protected Structure, and to 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 proposed development, subject to compliance with the conditions set out below, would not adversely affect architectural heritage, would not seriously injure residential amenity 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 received by An Bord Pleanála on the 31st day of October, 2023 with the appeal, 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. (a) A conservation expert 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 facades structure and/or fabric.
- (b) All repair 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. The 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 that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.
- (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.

Reason: To ensure that the integrity of the historic structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0900 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 where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Patricia Calleary



Patricia Calleary
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this *4* day of *July* 2024