



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4813/23

Appeal by Keywell DAC care of Cathal O'Neill and Company of 33 Pembroke Road, Dublin against the decision made on the 24th day of January, 2024 by Dublin City Council in relation to the application for permission for development comprising (a) planning permission for (i) lowering of cills of four number square-headed and one number arch-headed window to the ground floor front (north) façade, and the extension of the original window and door frames to fit the new enlarged openings (incorporating redundant vent opening to the basement), (ii) reinstatement of five number brass railings from original cill to new cill positions; (b) retention permission for (i) recoating with paint of external surface of ground floor window and door frames, in lieu of previous clear coating, (ii) enlargement of existing opening, and formation of a new opening in oak panelled wall between front lounge and entrance hall, (iii) the removal of the lead comes to the ground floor windows and their re-glazing with safety glass; all at The Clarence Hotel (a Protected Structure), 6-8 Wellington Quay, and 6-8 East Essex Street, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for retention of (ii) enlargement of existing opening, and formation of a new opening in oak panelled wall between front lounge and entrance hall, and to refuse permission for (i) lowering of cills of four number square-headed and one number arch-headed

window to the ground floor front (north) façade, and the extension of the original window and door frames to fit the new enlarged openings (incorporating redundant vent opening to the basement), (ii) reinstatement of five number brass railings from original cill to new cill positions, and retention of (i) recoating with paint of external surface of ground floor window and door frames, in lieu of previous clear coating, and (iii) the removal of the lead comes to the ground floor windows and their re-glazing with safety glass).

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

In considering all matters, the Board engaged fully with the report and recommendations of the planning authority's conservation officer, the expert advice on file from two architectural conservation experts as submitted by the applicant as well as the report of its Inspector. On the balance of judgement, the Board was persuaded by the commentary of the applicant's experts that the removal of the comes and lowered cills would provide a more open and welcoming appearance to the front of the hotel, enhance views outward from the lounge area, contribute to passive surveillance of the street and would not detrimentally impact on the architectural character of the wider façade.

The Board also considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would be compatible with the 2022-2028 Dublin City Centre Development Plan Z5 (City Centre) Zoning and would be acceptable in terms of the Protected Structure status of the building and the visual amenity of the area. The proposed development and development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. All works to the protected structure shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

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



Joe Boland

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board**

Dated this *13TH* day of *September* 2024