

An
Coimisiún
Pleanála

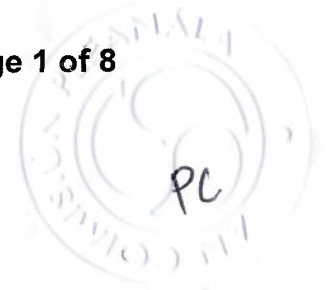
Commission Order
PL-501478-DN-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1608/26

Appeal by Ken Mulvaney against the decision made on the 7th day of May, 2026 by Dublin City Council in relation to an application for development comprising retention permission to reinstate attic accommodation above 60 Talbot Street (not protected) and connection to pre-existing attic historically dormered accommodation at 59 Talbot Street (a protected structure). Permission is also sought to reinstate the original hipped and pitched Welsh slate roof form over number 60 where it faces the street, to reinstate cast and wrought iron decorative railings to the parapet of number 60, refurbish the existing railings over number 59 and to carry out restoration, including paint removal and repointing works to the existing historic brickwork of both buildings all in accordance with conservation specifications, at Molloy's, number 59 (a protected structure) and adjoining number 60 Talbot Street, Dublin (which decision was to grant subject to conditions permission to reinstate cast and wrought iron decorative railings to the parapet of number



60, refurbish the existing railings over number 59 and to carry out restoration, including paint removal and repointing works to the existing historic brickwork of both buildings, and to refuse permission for retention of flat roof extension to the rear and to reinstate attic accommodation above 60 Talbot Street and connection to pre-existing attic historically dormered accommodation at 59 Talbot Street, and construction of a hipped roof with roof window on the street-facing slope to the front of number 60 Talbot Street) in accordance with plans and particulars lodged with the said Council.

Decision

GRANT permission to reinstate cast and wrought iron decorative railings to the parapet of number 60, to refurbish the existing railings over number 59 and to carry out restoration, including paint removal and repointing works to the existing historic brickwork of both buildings in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.

REFUSE permission to reinstate attic accommodation above 60 Talbot Street (not protected), for connection to pre-existing attic historically dormered accommodation at 59 Talbot Street (a protected structure) and to reinstate the original hipped and pitched Welsh slate roof form over number 60 where it faces the street for the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the provisions of the Dublin City Development Plan 2022 - 2028, including Policy BHA2 which seeks to ensure that works are carried out in accordance with best conservation practice, it is considered that the reinstatement of cast and wrought iron decorative railings to the parapet of Number 60 Talbot Street and the refurbishment of the existing railings over Number 59 Talbot Street, the restoration including paint removal and the repointing works to the existing historic brickwork of both buildings, subject to compliance with the conditions set out below, would enhance and retain the historic and architectural integrity of the protected structure and visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

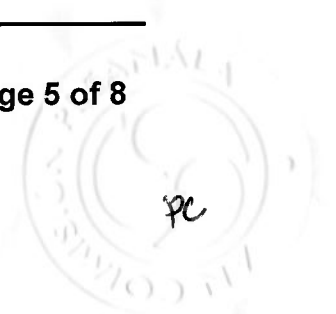
Conditions

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. The developer shall comply with the following requirements of the Conservation Section of Dublin City Council:
- (a) A conservation expert with proven and appropriate expertise shall be employed to design, manage, monitor and implement the works 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 fabric and the curtilage of the Protected Structure.
 - (b) The proposed development shall be carried out in accordance with the following:
 - (i) All works to the structure shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of Housing, Local Government and Heritage. Any repair works shall retain the maximum amount of surviving historic fabric in situ. Items to be removed for repair off site shall be recorded prior to removal, catalogued and numbered to allow for authentic reinstatement.
 - (ii) All existing original features in the vicinity of the works shall be protected during the course of the refurbishment works.

- (iii) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.
- (iv) 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.
- (c) The new parapet railings shall match the existing on Number 59.
- (d) The proposed paint removal and repointing works shall be carried out by a specialist contractor with proven expertise in repointing historic buildings.
- (e) Once scaffolding has been erected, the applicant shall identify by inspection of each elevation for any remnants of original pointing and the presence or lack of a colour wash or raddle coat to inform the appropriate re-pointing method for the building. The new joint shall match the original. The building joint with the adjoining building will require special attention in the repointing works. In advance of works commencing on site, the Conservation Officer shall be given the opportunity to inspect the brick façades in order to identify brick pointing defects at close quarters and to agree a preferred solution to any brick pointing repairs required, which shall be led by best conservation principles. Samples of brick cleaning materials and site exemplars of site workmanship shall be provided for inspection by and written approval of the Conservation Officer.



Reason: In order to protect the original fabric, character and integrity of the Protected Structure at Number 59 Talbot Street and the historic building at Number 60 Talbot Street, and the wider streetscape, and to ensure that the proposed works are carried out in accordance with best conservation practice.

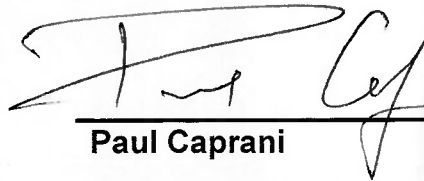
3. Site development and building works required to implement the development shall only be carried out between the hours of 0700 and 1800 from Mondays to Fridays inclusive, between the hours of 0800 and 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

Reasons and Considerations (2)

The Commission is not satisfied, based on the drawings submitted with the application, that the proposed new roof profile when juxtaposed against the existing roof-box profile of the existing roof extension, would not represent an incongruous and awkward addition with the overall roof profile of Number 60 Talbot Street and could result in a seriously injurious impact on the special architectural character and legibility of the Protected Structure at Number 59 Talbot Street (RPS Number 7992) and its prominence at the junction of Amiens Street and Talbot Street. The proposed construction of a hipped roof with a roof window on the street-facing slope in conjunction with the box-shaped roof extension would not represent a reinstatement of the historic roof form and would have a seriously injurious impact on the special architectural character of the Protected Structure at Number 59 Talbot Street and the historic building at Number 60 Talbot Street. Therefore, the alterations of the roof profile as proposed, would give rise to a seriously and injurious adverse visual impact on the setting and architectural character of the subject Protected Structure contravening policies BHA2(b), (d) and (e) of the Dublin City Development Plan 2022 – 2028, would set an undesirable precedent for similar developments, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant planning permission for the entirety of the development, the Commission had concerns regarding the alterations of the roof profile and considered that the alterations proposed did not represent an appropriate intervention and resulted in an incongruous roof profile when viewed in conjunction with the existing boxed roof extension. The Commission's concerns in terms of visual amenity were accentuated particularly in the context of the adjoining protected structure at Number 59 Talbot Street and the prominent location of the buildings (Number 59 and 60) at the corner of Talbot Street and Talbot Place.



Paul Caprani

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 6th day of October 2026.