



An
Bord
Pleanála

Inspector's Report PL29S.248944.

Development

Demolition of 12 Dame Court with replacement 7 storey building, refurbishment of 11, 14 and 16 Georges St Great South with a change of use from retail to hotel and all site development works.

Location

Central Hotel, 1-5 Exchequer St, 11,14,16 Georges St Great South and 12 Dame Court, D2.

Planning Authority

Dublin City Council.

Planning Authority Reg. Ref.

2151/17.

Applicant(s)

Emco Hotels Ltd.

Type of Application

Permission.

Planning Authority Decision

Grant.

Type of Appeal

Third Party

Appellant(s)

1. Philip O Reilly
2. Dr Colin Galligan t/a Medipharm.

Observer(s)

None.

Date of Site Inspection

05th of October 2017 and 19th of
October 2017.

Inspector

Karen Hamilton.

1.0 Site Location and Description

- 1.1. The subject site comprises of a number of buildings along South Great Georges Street, Exchequer St and Dame Court, located to the south of Dame Street, within Dublin's City Centre. It mostly relates to the Central Hotel, a four storey protected structure, accessed from Exchequer Street, which encompasses most of the upper floors along the named streets, the remainder of the site includes No 14 (Aungier Danger) and No 16 (Medipharm) South Great Georges Street and No 12 Dame Court. The site also includes a basement nightclub "The Globe".
- 1.2. The South City Markets are located south, on the opposite side of Exchequer St and run along the front of South Great Georges Street. The surrounding area are principle shopping streets characterised by a vibrant mix of retail, restaurant café and public houses.

2.0 Proposed Development

- 2.1. The proposed development includes the refurbishment / reconfiguration, demolition and expansion of the Central Hotel and may be summarised as follows:

Demolition of the following:

- No 12 Dame Court (2 storey and c. 245m²)
- Top floor of the hotel along the Dame Court side and replacing with new top floor and concealed plant at roof level,
- Bridge connection at third floor.

Additional accommodation in the following locations:

- A rooftop extension over the east wing of the building (Dame Court),
- An additional four bedrooms in the new roof extension on the west wing,
- Two dormers facing onto Exchequer Street,
- New lightweight bridge structure on the northern boundary of the building,
- New 7 storey building at No 12 Dame Court.

Change of Use:

- Basement of Dame Court from nightclub to restaurant,
- No 14 South Great Georges St basement from storage to restaurant and ground floor from retail to café,
- No 16 South Great Georges St basement from storage to staff accommodation for the hotel and ground floor from retail to bar.

Alterations:

- New shopfront for No 14 and No 16 South Great Georges Street,
- New dormer roof lights to rooms on fourth floor facing Exchequer St,
- Addition of rooms to 1-5 Exchequer St from first to fifth floor,
- Construction of three new lifts, one to replace an existing lift,
- Two new escape stairs in position of 2 existing stairs,
- New deck planting for an urban garden in the courtyard of Hotel,
- New windows to light basement in Dame Court,
- Sundry partition adjustments/ demolitions,
- Sundry opes to be formed in existing walls and chimneys,
- New service access to Dame Court,
- New lighting to the exterior of the building,
- New canopy to the main entrance on Exchequer St,
- New signage to all elevations.

3.0 Planning Authority Decision

3.1. Decision

Decision to grant permission subject to 14 no conditions of which the following are of note:

C 3- Inclusion of an amended design in relation to the conservation of the site including:

- A suitable set back off the ridge line/ new build junction in order to preserve the C19th front rood profile and fabric, including the weathering to the extant historic chimneystacks
- revised shopfronts to No 14 South Great Georges Street
- Use of Conservation Architect, best practice approach, methodology, use of original materials etc.

C 5- Submission of shopfront details.

C 8- Archaeological Monitoring.

3.2. **Planning Authority Reports**

3.2.1. Planning Reports

The report of the area planner reflects the decision to grant permission and refers to the appropriateness of the overall design and scale following the submission of further information relating to the following:

- Additional illustrations and proposed photomontages for the reduction in height of the roof extension by 1.6m.
- Justification for the additional floor space along the Exchequer St elevation to house the plant and reduction of height by 2.1m.
- Reduction in height of the proposed new building along Dame Court by one floor, to 6 storeys.
- Reduction in the use of the Corteen steel mesh at prominent locations and replacement with natural stone.
- Justification for the loss of a retail unit to licensed premises for public access to the Library Bar, and the submission of a retail survey indicating a 20% retention of retail in the block around the subject site.
- Issues relating to the reduction of privacy/ access and light to adjoining premises were addressed by use of obscure glazing to the rear of No 12

Dame Court (new build) and reduction in part of the proposed courtyard to allow greater light through.

- Additional information on the conservation gain included the use of original partitions, removal of any 1980 additional internally and replacement with solid sympathetic materials, inclusion of a new shopfront at the corner all of which respect the protected structure.

The final planning report reflects the report of the conservation officer including requirements for conditions in relation to further amendments of the roof design, dormers to Exchequer Street and a revised design for the new shopfront for No 14 South Georges Street.

3.2.2. Other Technical Reports

Roads and Traffic- No objection subject to conditions.

City Archaeologist Report- No objection subject to conditions.

Environmental Health- No objection subject to conditions.

3.3. Prescribed Bodies

An Taisce- Recommend revised proposal to reduce the scale and impact of the additions on the buildings and streets.

3.4. Third Party Observations

Five submissions were received in relation to the proposed development. Those relating to the grounds of appeal have been addressed in the assessment and other issues included:

- Removal of privacy and amenity from the new courtyard on the rear of the adjoining commercial premises
- The airspace to the rear of No 13 Great Georges Street is not within the ownership of the applicant.
- The inclusion of bedrooms above an entertainment premises should require sound insulation
- There is unauthorised street furniture on the pavement.

4.0 Planning History

29S.212097 (Reg Ref 5655/04)

Split decision: Permission granted for the demolition of No 12 Dame Court and replacement with a five storey building. Permission refused for the removal of the roof structure along No 11-16 South Great Georges Street and part Exchequer Street and the construction of a fourth floor mansard roof for reasons of inappropriate precedent for development in the vicinity.

5.0 Policy Context

5.1. **Architectural Heritage Guidelines for Planning Authorities, 2004.** Development guidelines for Protected Structures and Areas of Architectural Conservation.

5.2. **Dublin City Development Plan 2016-2022.**

The site is zoned as Z5 City Centre where is it an objective *“To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity”*

Mix of Uses in Z5

- Hotel, café, public house are all permissible uses.

While a general mix of uses e.g. retail, commercial, residential etc. will be desirable throughout the area, retail will be the predominant use at ground floor on the principal shopping streets.

Category 2: Shopping street

- In order to maintain and strengthen the retail character of the city centre retail core, which can be adversely affected by dead frontage and lower-order retail uses, the premier shopping streets in the city centre retail core are designated category 1 and category 2 shopping streets.
- **Object RD17:** To promote active uses at street level on the principal shopping streets in the city centre retail core and in Z4 district centres and having regard to the criteria for category 1 and category 2 streets and special planning control areas.

Plot Ratio: Section 16.5- Indicative plot ratio 2.5-3.0, with a higher allowance in certain circumstances.

Site Coverage: Section 16.6- Site Coverage- 90%, with a higher allowance in certain circumstances, the same as the plot ratio.

A higher plot ratio/ site coverage may be permitted in certain circumstances such as:

Building Height: Section 16.7.2: Assessment criteria for Building Heights:

Inner city: maximum height for commercial developments is 28m.

28 m equates to 9 storeys residential or 7 storeys office generally, but may be different for specific uses such as hospitals (see section 4.5.4.1).

Economy and Enterprise

CEE5: (i) To recognise that cities are crucibles of innovation and that the city centre Z5 zoned area and inner city area including the Docklands is the crucial metropolitan and national resource for innovation, promoting the proximity and diversity of uses that foster innovation.

Archaeology

The site is located within the **Zone of Archaeological Constraint** for the Recorded Monument DU018-020 (Dublin City) c.150 from Dublin Castle and also the Zone of Archaeological Interest in the plan, therefore the following policy apply:

- 11.1.5.13 Preservation of Zones of Archaeological Interest and Industrial Heritage
- CHC9: To protect and preserve National Monuments.

ACA and Protected Structure

The subject site contains a **protected structure**, The Central Hotel, and is within an **Architectural Conservation Area**, South City Retail ACA, therefore the following polices apply:

CHC2: To ensure that the special interest of protected structures is protected.

Section 11.1.5.8: Demolition of Protected Structures and Buildings in Architectural Conservation Areas. The demolition of structures which make a

positive contribution to protection structure or conservation area will be restricted. The acceptability of demolition will be considered having regard to the impact on the character of the ACA.

Appendix 24: Protected Structures and Buildings in Conservation Areas.

CHC4: To protect the special interest and character of all Dublin's Conservation Areas. Development within or affecting a conservation area must contribute positively to its character and distinctiveness, and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible.

Enhancement opportunities may include replacement and improvement which is in harmony with the Conservation Area.

Development will not be visually or dominant or have a negative impact on the setting of the conservation area.

Appendix 24: Protected Structures and Buildings in Conservation Areas.

South City Retail Architectural Conservation Area (ACA) Change of Use to Complementary Non-Retail Uses- Due to the growing concern of certain non-retail uses of streets such South Great George's Street, the following policy applies:

Policy 3.2 refers to the strict controls on all proposals for a change of use from retail to non-retail in order to ensure non-retail uses do not dominate key shopping streets. The proposed development will not lead to two adjacent non retail uses with the non-retail use being over dominant by virtue of size or location. The provision of retail in the vicinity shall be considered along with the impact on the architectural conservation area or the protected structure.

5.3. Natural Heritage Designations

The subject site is located c 3.5km from the South Dublin Bay SAC and c.5.8km from the North Dublin Bay SAC.

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of appeal are submitted by the occupier of an existing retail unit within the subject site (Medicare) and the occupier of No 9/10 South Georges St concerned with impact of the proposed development on the protected structure and ACA and the issues raised may be summarised as follows:

Loss of Retail

- The site is located within a Category 2 shopping street (Objective RD17 of the development plan) and the removal of an existing retail use and replacement with a bar/lounge will be a material contravention of the development plan.
- The Retail Strategy in the development plan states that “Category 2 shopping streets relate to the premier shopping street within the City Centre Retail Core”. It is considered the non-retail uses such as cafes and restaurants are not acceptable and the loss of this retail unit would cause degradation of the areas.
- Item 4 of the further information, requested the applicant address the impact of the loss of retail within the unit on the corner of South Great Georges Street/ Exchequer Street, this was not addressed in the applicant’s response.
- There is a proliferation of bars and clubs in the area and 75% of those grounds floor units within the vicinity are non-retail use and the submitted response to the further information request found that of the 40 commercial units on South Great Georges Street only 9 of these were retail.
- It is acknowledged that the shopfront amendments are in keeping with the conservation policy although this does not take away from the loss of retail unit.

Impact on the ACA and protected structure.

- The proposed windows on the Exchequer St elevation have no regard to the protected structure and would destroy the character.

- The gazebo type structure on the Dame Court St side of Exchequer Street is a visual obstruction.
- The roof treatment onto Dame Court is uncharacteristic.
- To permit the proposal would set a precedent for more undesirable development which includes additional unrequired floor space and changes to the roof profiles in a historic and attractive area.
- The proposal for demolition and rebuild of No 12 Dame Street has no respect for the surrounding area.
- The plant area will be finished in low quality materials and will have detrimental on the currently attractive streetscape.
- The proposal constitutes overdevelopment on the site and there is no requirement for an additional hotel in the area.
- There is a recent refusal on a site close by (2860/17) for an additional storey and change to roofline as it was contrary to policy CH5 of the development plan and the need to protect the historic streetscape.
- Section 3.7 of the Architectural Conservation guidelines and Section 3.10.2 (demolition) is not complied with as it is not demonstrated that the proposed replacement is not of a lesser quality or interest than the existing one.

6.2. Applicant Response

A submission was received from both an architect and an agent on behalf of the applicant, both have been summarised as follows:

Architect

- The existing building has been conversed and restored.
- The historic shopfront has been restored on the ground floor corner.
- The changes to the overall building are positive and include internal works to open up the building and link to an exciting urban courtyard, removal of an old mansard roof and replacement of a plain two storey building adjacent to the hotel.

- Following a further information request the roof structure on Dame Court was lowered and pulled back from the edge of Exchequer Street and material changes to be natural slate instead of Corteen Steel, the end gable window re-designed and the new building along Dame Court reduced in height.
- Condition No 3 requires the presence of a conservation architect on site.
- The building to be demolished is of limited architectural merit and the new building will provide the street with a greater sense of enclosure.
- The proposal is in keeping with the policy CH2, CH4 and CH5 of the development plan and the conservation officer is satisfied with the proposal.

Agent

- The proposed loss of retail will not result in harm of the retail provision of the area and does not materially contravene the development plan and examples of previous decisions are submitted (29S.242141, 29S.2417850 and 29S.242410).
- The proposed bar (90m²) will be linked to the hotel use, allows patrons to use the Library Bar without entering the hotel and will not lead to the overprovision of bar uses in the area.
- Section 7.6.1 of the development plan notes the designation of Category 2 streets and allows for complementary uses to the main shopping focus and Policy 3.2 (South City Quarter ACA), does not support two adjacent non-retail uses. The proposed bar area is located adjacent to a bookshop.
- There is sufficient provision of pharmacies in the vicinity (6 with 400m).
- A retail survey was carried out on 23rd of May 2017 which indicated 25 % of ground floor units in this subject site block as retail and the removal of an additional would leave the remainder at 19%, which is not considered a significant reduction.

6.3. Planning Authority Response

No response received.

6.4. **Observations**

None received.

6.5. **Further Responses**

A further response was received by an appellant (P. O Reilly) in relation to another appellant's submission (Dr Colin Galligan t/a Medipharm) which may be summarised as follows:

- It is not accepted that the redevelopment works would not have an impact on the setting of the ACA or protected structure.
- Any loss of retail in this area, particularly based on the prominence of the street would have a negative effect on the footfall of the area and expansions of non-retail uses should not be allowed.
- There should be adherence to the designation of the area as a Category 2 shopping centre and it is accepted the corner site between Exchequer Street and Georges Street should be retained as retail.
- Section 5.2 and 16.32 of the development plan refers to the proliferation of eating places in the area and it is argued that there is already 72% of the ground floor in the area as non-retail.

7.0 **Assessment**

7.1. The main issues of the appeal can be dealt with under the following headings:

- Development Plan compliance
- Impact on the Built Heritage
- Archaeology
- Appropriate Assessment

Development Plan compliance

7.2. The proposed development is for the refurbishment of a hotel, demolition of a 2 storey building and rebuilt as a 6 storey hotel extension, and change of use of a unit from retail to licensed premises. The site is located in the city centre on lands zoned

Z5, City Centre, and the grounds of appeal submit the loss of the retail component of the proposal, is contrary to the policies and objective within the development plan, which I have assessed below.

- 7.3. Plot ratio/ site coverage: The proposed amalgamated hotel is 6,374m² and includes 900m² of demolition for No 12 Dame Court and roof terrace, and change of use from retail to bar use (125m²). The plot ratio is 4.8 and site coverage is 96% on the ground floor and 83% on the first floor. The development plan standards for Z5 include 2.5-3.0 and 90% respectively. Whilst the proposed development exceeds the development plan standards I consider the extent of the existing building has relevance where the ground floor coverage has not been altered by the proposed development, therefore the higher site coverage is acceptable. Section 16.5 of the development plan allows a higher plot ratio where the site already has the benefit of a higher plot ratio which I consider reason to justify the inclusion of a higher plot ratio. In addition, the current design and layout of the buildings surrounding the site support the circumstances which would allow a higher plot ratio and site coverage at this location.
- 7.4. Building height: The proposed development is for a 5 storey, c. 21m high, hotel building. The proposal includes the removal of the roof shaft, which currently sits 3m above the ridge line of the hotel. Section 16.7.2 includes a maximum height for commercial developments for 28m (9storeys residential or 7 storeys office). Following the submission of further information, the new build at No 12 Dame Court was reduced from 7 storeys to 6 storeys (21 m in height) and the roof frontage along the front Exchequer Street, set back by 2m which I consider complies with the development plans standards for height of a building within an inner city location.
- 7.5. Change of use: The proposed development includes a change of use from pharmacy to restaurant/ café at No 16 South Great Georges Street and café to hotel use at No 14 South Great Georges Street. The site is located along a Category 2 street, which has been identified in the Retail Strategy as a premier shopping street for the City Centre Retail Core. Objective RD17 of the development plan promotes active uses along these principle shopping streets. The grounds of appeal submit the loss of retail will have a significant negative impact on the surrounding area and cause a proliferation of licensed premises.

- 7.6. The impact of the proposed development on the built heritage is discussed below, although of particular relevance for the limitations on use detailed Policy 3.2 of the South City Retail Architectural Conservation Area, refers to the restrictions on two adjacent on retail uses and the dominance of the non-retail use on other uses in the vicinity. I note the mix of uses along Great Georges Street including café, bakery, nightclub and the shop adjacent the existing pharmacy which is currently in use as a bookshop/ reading room. Following a further information request, the applicant submitted an analysis of the retail provision within the immediate block of the subject site and justification for the loss of retail which concluded that there would be a drop of retail provision from 25% to 19%, there remains 6 pharmacies within a 400m radius and the new bar would allow connectivity for the current Library Bar within the Central Hotel. Upon site inspection I noted a diverse range of services in the immediate vicinity of the site and a high foot fall along the street. I consider the change of use complies with Policy 3.2 for the ACA, does not represent a significant loss of retail in the immediate area and the inclusion of the bar/café at this location would add to the vibrancy of the existing Central Hotel and in turn the surrounding area.
- 7.7. The development plan includes guidance for proposals in inner city locations and those within conservation areas, which I have dealt with separately below. Therefore, based on the zoning on the site and the existing hotel use and subject to complying with other policies and objectives of the development plan, detailed below, I consider the principle of development at this location acceptable.

Impact on the Built Heritage

- 7.8. The Central Hotel is a protected structure and the remainder of the site is included within the South City Retail Architectural Conservation Area, apart from No 12 Dame Court, which site just outside the boundary. The proposed development includes the demolition and rebuild of No 12 Dame Court, a new shopfront for the ground floor unit at the corner of Great South Georges Street (No 16) and Exchequer Street and No 14 Great South Georges Street, additional floor space on the upper floors of the Central Hotel along Exchequer Street and Dame Court and interior refurbishment and alterations of the hotel. A conservation report submitted by Mc Cullough Mulvin Architects details the impact to the protected structure under four separate headings:

1. Works within the hotel,
2. External changes-courtyard,
3. External Changes- urban,
4. Addition of new building to Dame Court.

7.9. The grounds of appeal argue the overall height and scale of the building will have a negative impact on the protected structure and conservation area. I have addressed in the impact of the separate proposals below similar to those addressed in the conservation report.

7.10. Work within the hotel: The conservation report details the internal alterations, where the main works include the relocation of part of the Library bar on the first floor and extension into adjoining rooms. Other internal alterations throughout the building include opening up of windows and the creation of new lobbies associated within the inclusion of staircases and lifts and connectivity to the urban garden and new build along Dame Court. The existing bridge connection will be replaced with a similar lightweight structure. The conservation report concludes that all original timber work will be retained where feasible and all works will be undertaken in line with best conservation guidance. I note the report of the conservation officer has no objection to these internal alterations and condition No 2 includes a requirement for an experienced conservator to assist during the works to ensure the reinstatement of historic finishes and upgrade where appropriate, which I consider reasonable for the sympathetic alterations of a protected structure.

7.11. External Changes- Courtyard: The proposed development includes an urban garden within the interior with access to the garden is via a new opening from the hotel on the ground floor and first floor beside the Library Bar. The conservation report refers to the careful selection of these opening as a minimal intervention and as per above the report of the Conservation Section has no objection subject to the inclusion of conditions relating to best conservation practice, which I consider reasonable.

7.12. External Changes-Urban: Aside from the major changes to No 12 Dame Court and the roof extension other external changes include two new shop fronts at No 14 and No 16 South Great Georges Street, elevational changes along Dame Court and changes to the main entrance door and canopy at Exchequer Street, detailed below.

7.12.1. Shopfront: The new shopfront unit and façade on the corner of Georges Street/ Exchequer Street (No 16) is to return to a close match of the Victorian original with steel and timber inset screens between restored piers and finials, which the report of the conservation officer states is a positive addition. The proposed works to the shopfront of No 14 South Great Georges Street are of a contemporary nature with coated steel framed doors and windows and I note condition no 3 requested the a redesign of the shopfront at No 14 South Great Georges Street to include historic details such as the former clerestory lights, plinths and window portion (drwg No CH-P-165), which I consider reasonable to compliment the adjoining historic (No13 and 15) shopfronts. Policy CH2 of the development plan requires the restoration of features of interest for protected structure and I consider based on the quality and design of the new shopfront the proposed works will complement the special character of the protected structure.

7.12.2. Canopy: The proposal includes the removal of an existing canopy at the main entrance of Central Hotel, Exchequer Street and replacement with a corteen steel and glass canopy, internally lit. The canopy will project out from the front of the building by 3m and is 7m in length (21m²), which is slightly larger than the existing canopy (19.5m²). The submitted conservation assessment states the existing canopy is not an original and I consider the increase in size is in keeping with the proposed increase in width of the hotel entrance and will not detract from the overall character of the protected structure.

7.13. Additional new building at Dame Court and Roof Extension: The main exterior changes include a new 6 storey building to replace the two storey building at No 12 Dame Court and the new rooftop extension to replace the existing mansard roof.

7.13.1. Demolition: The 2 storey structure at No 12 Dame Court, to be demolished is not included as a protected structure although is located directly adjoining to the Central Hotel and just outside the boundary of the ACA. The appellant questions the appropriateness of the new building along Dame Court and the impact on the adjoining protects structure and ACA. Guidance is provided in Section 3.10.2 of the Architectural Heritage Guidelines for Planning Authorities for demolition of structures and buildings in Architectural Conservation Areas and protected structures. Where it is proposed to demolish a structure, the features of special interest must be assessed and the impact of the replacement on the character of the area. With this

in mind, I have assessed the features of interest of the current 2 storey modern building along Dame Court which I do not consider has any architectural merit and does not contain any of the features of interest which contribute to the character of the surrounding area. Therefore, I consider it is justifiable to demolish the structure where the replacement is of a high architectural quality and does not affect the character and setting of the adjoining protected structure and ACA.

7.13.2. Extensions

- **New Build at No 12 Dame Court:** The new building was reduced to 6 storey in height following the submission of further information, the gables are constructed in brick work and the façade has a contemporary design with a folded Corteen steel and glass finish, to the south and 5 storey commercial building to the north. The site is set just outside the ACA and adjoins the 4 storey Central Hotel protected structure. Internal links into the existing Central Hotel are provided on each floor. The report of the conservation section refers to the views and vistas along the narrow street of Dame Court, the photomontages and the “*dramatic urban juxtaposition*” of the proposal with sharp angles.
- **Roofspace:** The existing mansard roof, including dormer windows along Exchequer Street (384m²) are to be removed and replaced with a new fourth floor (707m²) predominantly visible along Dame Court, with new dormers along Exchequer Street. On foot of a further information, the roof along Exchequer Street was set back by c 0.7m from the front building line, there was a reduction in the ridge height by 2m along Dame Court and the external material on the roof were changed from Corteen Mesh to natural slate. Condition No 3 requests the applicant to investigate a further set back off the ridge line/ new build junction in order to preserve the C19th front roof profile and fabric and modify if possible the roof dormers along Exchequer Street so they are set down from the historic ridge. I note the conservation officer is satisfied, in the most part, and the proposed development subject to investigation on the above alterations.

7.13.3. The design and use of materials on the proposed additions are contemporary in nature and provide a clear distinction between the new build and the historic fabric.

In relation to the impact of the new extensions on the character and setting of the protected structures, Section 6.8.3 of the Architectural Heritage Guidelines for Planning Authorities states that *“attempts should not be made to disguise new additions or extensions and make them appear to belong to the historic fabric”*. In addition, Section 11.1.5.3 of the development plan seeks to ensure that the design, form, scale, height, proportions, siting and materials of the new development should complement the special character of the protected structure. I note the report of the Conservation Section has no objection to the proposed development subject to the use of a conservation architect during the construction and investigation on the possible modifications detailed above, which I consider appropriate to ensure the proposal respects the historic context of the site. I have assessed the design of the extensions on the roof and No 12 Dame Court and the amended photomontage illustrations in context to the character and setting of the protected structure and the ACA, and based on the location of both and the careful consideration of design, set back of the roof structure from the front building line and the modern palate of materials and I consider the proposed alterations would not have a detrimental impact on either the character of the protected structure or those adjacent protected structures.

Archaeology

- 7.14. The subject site is located within the zone of archaeological significance for Dublin City (DU- 0180020). A Desktop Archaeological Report and Historical Appraisal Report was submitted with the proposed development which references the historical context and planning history of the site and includes a recommendation that monitoring of any excavation is undertaken by a licence archaeologist. The Report from the City Archaeological had no objection subject to conditions requiring monitoring and recording of any archaeology which I consider reasonable.

Appropriate Assessment

- 7.15. The subject site is located c 3.5km from the South Dublin Bay SAC and c.5.8km from the North Dublin Bay SAC. An Appropriate Assessment screening report was submitted which concludes that it is possible to rule out any significant effects on any European sites, which I consider reasonable. Having regard to the nature and scale of the proposed development within a serviced urban area and separation distance

to the nearest European site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on the conservation objectives of any European site.

8.0 Recommendation

- 8.1. I recommend that planning permission should be granted, subject to conditions, as set out below.

9.0 Reasons and Considerations

Having regard to the Z5 City Centre zoning in the Dublin City Development Plan and the policies and objectives, the location of the site and the pattern of development in the vicinity it is considered that the proposed development would not seriously injure the visual amenity of the area and would not detract from the character or setting of the adjacent Protected Structure or the Architectural Conservation Area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1. The development shall be 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2.
 - a) Prior to commencement of development the applicant shall submit detailed drawing of the proposed roof design indicating, where possible and practical a suitable set back off the ridge line/ new build junction in order to preserve the C19th front roof profile and fabric, including the weathering to the extant historic chimney stacks. The Applicant to modify, if possible and where practical, the proposed roof dormers to Exchequer Street so they are set down from the historic ridge and are less prominent in the historic roof space.
 - b) The Applicant shall submit a revised design for the new shopfront to No. 14 South Great Georges Street. The new shopfront shall incorporate the historically known detail of the former clerestory lights, plinths and window portions. In this regard Figures 4, 5 and 6 of drawing CH-P-165 should be closely used as a reference to the new design.

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

3. Details of all external shopfronts and signage, including materials and proposed letter signage, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. (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 retained structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

5. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity

6. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the developer shall:

(a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation relating to the proposed development, and

(b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works.

The assessment shall address the following issues:

(i) the nature and location of archaeological material on the site, and

(ii) the impact of the proposed development on such archaeological material.

A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements including, if necessary, archaeological excavation, prior to commencement of construction works.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site

7. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

8. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 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

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Karen Hamilton
Planning Inspector

25th of October 2017