



An
Bord
Pleanála

Inspector's Report ABP 311453-21.

Development	Demolition of existing buildings (21 square metres) Construction of a three-storey extension incorporating existing coach house with frontage onto Clyde Lane, associated works and internal modifications.
Location	St Conleth's College, 28 Clyde Road and 28 Clyde Lane. Dublin 4 (Protected Structure.)
Planning Authority	Dublin City Council
P. A. Reg. Ref.	3081/21.
Applicant	St Conleth's College, Ltd.
Type of Application	Permission
Decision	Refuse Permission.
Type of Appeal	First Party X Refusal
Appellant	St Conleth's College, Ltd.
Observers	<ol style="list-style-type: none">1. Caitriona Ni Chuiv2. Eugene and Joan Swaine3. Olive Moran and Philip Dunne.
Inspector	Jane Dennehy.
Date of Inspection	22 nd November, 2021.

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1.0 Site Location and Description

- 1.1. The application site has a stated area of 3,787 square metres is that of St Conleth's College and it is located on the south side of Clyde Road to the east of the junction with Pembroke Park and west of Clyde Lane within the area of the original Pembroke estate. The original building is a detached mid nineteenth century, three bay, two-storey over lower ground floor house with a granite staircase to the front and with a red clay brick finished façade facing towards Clyde Road. Modern school buildings are located to the west and rear overlooking Clyde Lane.
- 1.2. The former coach house is a simple structure understood to have constructed as in conjunction with and integrated with the house when the site was developed in the mid nineteenth century, with an entrance and small garden space to the south side. The footprint is perpendicular to Clyde Lane with its east facing gable end directly on the frontage. The coach house and its space to its south side were subsequently transferred to and incorporated into grounds of St. Mary's which was constructed in the late nineteenth century. It was substantially altered internally and externally with major interventions providing for conversion for use as a two-storey residence. The coach house is now severed from its a small garden area (outside the red line boundary) on the south side which has remained in the ownership of St. Mary's the adjoining property which has a stated area of 3500 square metres.
- 1.3. St Mary's, which has access from Pembroke Park and pedestrian routing to Clyde Lane to the side of the former coach house adjoins the southwest boundary. The nursing home has relocated to Merrion Road. Permission has been granted for alterations to and change of use of the buildings at St Mary's from nursing home to residential use and for additional development providing for a total of twenty-four apartments, parking and associated development. The permitted development which is to be a three-storey block has frontage onto Clyde Lane and is adjacent to application site boundary and south façade of the coach house. (P. A. Reg. Ref. 2424/19 /PL 305005 refers.) There is also an undetermined, current application before the planning authority for permission for a Build to Rent scheme on the site providing for sixty-four apartments in total. of St Mary's providing for change of use of the main building to twenty-three apartments, a new three and four storey building to the north providing for twenty-two units, a new three storey building to the east

providing for sixteen units vehicular access from Pembroke Park and pedestrian accesses off Clyde Lane and Pembroke Park and three two storey duplex units to the south. (P. A. Reg. Ref. 2704/21 refers.)

- 1.4. Ardoyne House comprising duplex apartments on the south side of Clyde Lane but accessed of Pembroke Park is located southeast.

2.0 Proposed Development

- 2.1. The application lodged with the planning authority indicates proposals for demolition of existing buildings and construction of a three-storey extension fronting onto Clyde Road. This extension is to incorporate the former coach house along with and associated works and internal modifications. The total stated floor area is 660 square metres, and the proposed site coverage is 41%. The application is accompanied by a conservation report prepared by the applicant's architects.

3.0 Planning Authority Decision

3.1. Decision

By order dated, 26th August, 2021, the planning authority decided to refuse permission based on the two reasons reproduced below.

1. *"The coach house at 28A Clyde Lane - considered to be of national importance under Section 16.10.16(b) of the Dublin City Council Development Plan 2016 - makes a positive contribution to the character and identity of the streetscape and the special character of the area zoned Z2 - a residential conservation area. The proposal, which would involve the demolition of the roof and two façades and the construction of a three-storey structure of limited architectural quality above and to the side is contrary to Policy 16.10.17 of the Dublin City Council Development Plan 2016- 2022, which encourages the sustainable reuse of existing building stock and would seriously injure the amenity of the Z2 residential conservation area. The historic mews is within the curtilage and forms part of the protected structure as set out in Section 13.1 of the*

Architectural Heritage Protection Guidelines 2011, and therefore the proposed development would also seriously injure the architectural character of the protected structure. The proposed development would therefore contravene the policies and objectives set out in Section 16.10.16(b), 16.10.17 and 11.1.5.4, of the Dublin City Council Development Plan 2016-2022.”

2. *“Having regard to the design of the new three storey extension directly onto Clyde Lane retaining elements of the existing coach house in a crude and unarticulated fashion, is considered to seriously impact on the existing character of the laneway given the height and the design of the proposal. The site is zoned Z2 a residential conservation area and as stated in the zoning objective ‘the overall quality of the area in design and layout terms is such it requires special care when dealing with development proposals which affect structures in such areas. The proposal is therefore considered to seriously injure the amenity of property in the vicinity and is considered contrary to the zoning Z2 objective of the site which is ‘to protect, provide and improve residential amenities’ and is therefore contrary to the proper planning and sustainable development of the area.”*

3.2. Planning Authority Reports

- 3.2.1. The report of the **Conservation Officer** indicates a recommendation for refusal of permission in that the proposed development would be in direct material contravention of section 16. 10. 16 (b), section 16.10.17 and 11.1.5. 4 of the CDP. It is stated that the coach house was a significant element in the historic curtilage of the main building, based on review of the OS map of 1847 and that since its purchase by the school it is reincorporated into the original curtilage. It notes significance of arched window opes on the north elevation revealed during investigative works for the Architectural Heritage impact statement and similar in articulation to other historic coach houses.
- 3.2.2. It is stated in the conservation officer’s report, the degree of fabric removal and interventions to facilitate the development is of concern and the application

submission is insufficient in detail. The coach house would be fully subsumed into the proposed three storey building, whereas amongst other concerns as to loss of fabric and character, the historic opes on the north façade should be retained and incorporated as an enhancement to the special architectural character and understanding.

3.2.3. Given that the school requires additional accommodation, according to the report, a revised proposal with retention and reuse of fabric, the form, materials articulation and special character as part of an adaptive reuse strategy could be considered and preparation of a more modest scale proposal is recommended for consideration. This proposal could be located at a distance from the coach house or incorporated with it so that the quality of the coach house is not affected. Demolition of the roof structure and north and south elevations are not supported.

3.3. The report of the **Transportation Planning Division** indicates concerns as to lack of a school travel plan, information on pupil and teacher numbers and cycle parking provision which it is stated could be addressed by condition and submission of a construction management plan is recommended.

3.4. The report of the **Drainage Division** indicates no objection subject to standard requirements.

3.5. The report of the **Planning Officer** in which the conservation officer's comments and recommendations are reviewed, indicates a recommendation for refusal of permission based on the reason attached to the planning authority's decision. It is also remarked that the information submitted on plans and written submission is insufficient but that it is clear that the degree of adverse impact that would be attributable to the proposal is considerable.

3.6. **Third Party Observations**

3.6.1. Submissions were lodged by eight parties and the main issues of concern indicate are as to excessive height and scale and insensitivity to the historic architectural character of the existing building and surrounding area and as to, incompatibility with and disregard for the historic significance of the coach house, its garden and setting.

4.0 Planning History

P. A. Reg. Ref. 2524/20 – Permission was refused for demolition of existing buildings and construction of new school buildings, to include a three-storey element fronting onto Clyde Lane (and a single storey element within internal courtyard (and associated works and internal modifications based on the following reason.

“The coach house at 28A Clyde Lane, located in the curtilage of a protected structure, is considered to be of historic importance under Section 16.10.16(b) of the Dublin City Council Development Plan 2016-2022. In addition, the historic boundary walls make a positive contribution to the character and identity of the streetscape and the special character of the area zoned Z2 as a residential conservation area. The proposed demolition of this historic coach house and stone boundary walls has not been justified and the proposed development would seriously injure the amenity of the residential conservation area and property in the vicinity and would harm the setting of the protected structure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.”

P. A. Reg. Ref. 2818/19- Permission was granted for change of use of 28A Clyde Lane (the former coach house) from residential to ancillary educational use along with associated alterations to the building, including the closing up of windows and doorway in the southern facade, the provision of a doorway and windows to the western facade, and the provision of a window to the eastern facade. landscaping, and all associated ancillary works.

P. A. Reg. Ref. 3253/16: - Permission was granted for a multi-purpose room (with toilets and changing areas at second floor level over existing general purpose hall, Remodelling at the west end of the general purpose hall and an extension to the west to include a glazed staircase enclosure to serve new second floor, additional rooms at first and second floors levels over part of the kitchen with an external staircase, existing kitchen on rear elevation (with single storey external stairs), Removal of first floor classroom are which overhangs the general purpose area. Erection of an enclosure screen to existing recessed entrance lobby to front and installation of three oriel windows for first floor corridor over central enclosed

courtyard. Additions and modifications were subsequently permitted under P. A. Reg. Ref. 3253/16.

P. A. Reg. Ref. 3234/08: -Permission was granted for a third floor over school buildings and other modifications and a new pedestrian entrance to Clyde Lane. Amendments and modifications were subsequently permitted under P.A. Reg. Ref. 2550/09.

5.0 Policy Context

5.1. Development Plan

The operative development plan is the Dublin City Development Plan 2016-2022 according to which site is within an area subject to the zoning objective Z2: “To *protect and/or improve the amenities of residential conservation areas.*”

St. Conleth’s College is included on the record of protected structures. The statutory protection includes the former coach house which is within the curtilage

According to Policy Objective CHC2 it is the policy of the planning authority to ensure that the special interest of protected structures is protected, and that development will conserve and enhance Protected Structures and their curtilage. Guidance and standards on works and additions, internally and externally, to protected structures are set out in section 11.1.5.3.

Policy CHC4 provides for the protection of the special interest and character of Dublin’s Conservation Areas. The policies and objectives are elaborated on in detail in section 11.1.5.4 However, it is of note that the site location is within an area subject to the ‘Z2’ zoning objective which provides for residential conservation areas as distinct from statutory architectural conservation areas or areas designated as ‘conservation areas’ in the CDP.

According to section 16.10.17 it is the policy of the planning authority to seek retention and reuse of older buildings of significance.

According to section 16.10. 16 (b) stone and brick coach houses are of national importance and increasing in rarity and it is the policy of the planning authority to see to retain and conserve all surviving examples with proposals for demolition generally not being accepted.

Policy objectives SN03 SN 10, 11, and SN 12 include provisions for facilitation of educational facilities to include of expansion and extensions to existing schools.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. An appeal submission was lodged by Doyle Kent Partnership on behalf of the applicant on 22nd September, 2021. Attached are:

A set of revised drawings indicating modifications to the original proposal which was lodged with the planning application for consideration.

A statement by the applicant's architects including images for the adaption to the internal space within the coach house,

A statement by the CEO of St Conleth's College, and,

A 3D image of the development as viewed from Clyde Lane.

6.1.2. According to the submission by the applicant's agent, Doyle Kent Partnership: -

- The coach house and its adjoining yard were transferred to St Mary's and at some subsequent stage was converted into a dwelling. St Conleth's has purchased the coach house, but not the adjoining yard, back from St Marys with a view to incorporating it into future for expansion of the college.
- The full enrolment at the school (primary and secondary level) is 450 pupils. Current facilities for STEM studies are inadequate and the ambitious three storey extension at the rear of the original house, incorporating the coach house is required for lecture and laboratory space and for teaching areas. St Conleth's is on a restricted site, but the college does not wish to relocate or to increase its enrolment numbers.
- The coach house will be linked to the new build at the northern end by formation of a mezzanine floor and adaption of its first floor. The three opes to be formed in the north elevation would be achieved by reinstatement of the original arched head opes and their extension down to the ground level with retention of the surviving historic fabric in the external walls. The space

overhead which sits over the roof of the former coach house with the gable end at Clyde Lane is also to be retained and used as lecture space.

6.1.3. The appeal grounds are outlined below:

- The proposed development accords with national and local policy in providing contemporary facilities and standards.
- The coach house has never been included in its own right on the record of protected structures, but it has been brought back into the curtilage of St Conleth's, so the planning authority brought into to the scope of statutory protection. The coach house a relatively plain structure lacking in architectural detail of significance. The remaining special interest is confined to the north façade, the four walls and the gabled presence on Clyde Lane. It has lost a lot of its architectural form and internal and external fabric and it was substantially altered and remodelled when it was converted for residential use.
- There may have been a lack of clarity in the application having regard to the references to demolition of roof and two facades in the reason for refusal of permission attached to the planning authority decision. The coach house is to be incorporated in the proposed development with its remaining nineteenth century fabric, namely the external walls and the modern roof structure retained. The internal interventions would be pared back to open up the space for education and to link the ground level school space via the arched openings in the northern façade with first floor forming a mezzanine floor. The current finishes are to be removed from the walls and brickwork exposed.
- A modification to the original proposal included for consideration in the appeal provides for a reduction in the extent of the new element over the coach house. As a result, the coach house would be more exposed and it clearly visible from the public realm in its presence on Clyde Lane. The permitted development at St Mary's will affect the context of the coach house's presence on the laneway. The context of the coach house's presence on the lane and the setting of the development will be compromised by the permitted development at St Mary's, if constructed. (P. A. Reg. Ref. 2424/19 /PL 305005 refers).

- The proposed development is a reasonable compromise in meeting the vital needs of the school and in paying respect to remaining significance of the coach house building. It would comply with section 16.10.17 of the CDP.

6.1.4. In the statement by the applicant's architects, O'Dea and Moore, in which there is some overlap with the appeal it is claimed that -

- There is no surviving historic fabric in the remodelled interior and the exterior was altered and its brick façade replaced with cement plaster. The discovery of the three original concealed arched windows on the north façade took place after the lodgement of the application. The only other original window is in the east elevation which is asymmetrical overlooking the laneway. It is likely that there was an original mezzanine level.
- The non-original openings, which are insensitive are on the southern façade and it is evident that the first-floor spine wall is non original
- The external walls and front and back gables are to be retained. The roof and two facades will not be demolished but alterations to the modern roof timber are proposed. However, the applicant is willing to accept a condition to retain the full roof profile.
- The importance scale, form and character of surviving examples of coach houses is appreciated. The context for the existing coach house should be taken into consideration in that the footprint of the permitted three storey building for St Mary's is adjacent to the south side of the coach house. (P. A. Reg. Ref. 2424/19 /PL 305005 refers). A setback for the upper levels of the proposed development would maintain the identity of the coach house to the extent that the permitted development would allow. The setback also addresses articulation of the element above the coach house.
- The original north facing bias is to be reinstated with the arched openings being reinstated and extended downwards providing for linkage to modern learning space. Removal of plaster to relevant brick work with damage is to be tested first.
- There is vertical glazed buffer to the right before introduction of two horizontal elements, one in brick and one in slate. The proportions of the brick panel

reflect height, scale and the parapet line of the school buildings adjoining Clyde Lane. The slate panel above is consistent with the aesthetic of other parts of the school buildings. The Mayson Hotel and 3 Arena developments are examples of relevant established precedent.

- The proposed development provides for preservation and enhancement of the residual architectural character of the existing building:
- The college is under pressure to enhance its facilities which are not of a commercial nature and to ensure the continuation of the school on the restricted site and avoid relocation to remoter suburban location.

6.2. According to the accompanying written statement by the CEO of St Conleth's College: -

- St Conleth's founded in 1939 and has enjoyed an excellent relationship in the local community and the proposed development will facilitate continuation of this mutually positive relationship. It is not intended to increase pupil numbers but rather to remain and continue to operate the school at the site and avoid relocation to suburban areas.
- The coach house which was purchased enabling original footprint for the school to be reinstated and so that the coach house which has fallen into disrepair could be sensitivity transformed into a Science, technology, engineering, maths (STEM) facility for the school.

6.3. **Planning Authority Response**

6.3.1. There is no submission from the planning authority on file.

6.4. **Observations**

6.4.1. Submissions were lodged by the following three parties, and outline of each of them follows: -.

Caitriona Ni Chuiv
Eugene and Joan Swaine
Olive Moran and Philip Dunne.

Caitriona Ni Chuiv, 9 Pembroke Park. According to the submission which includes and account of the planning application process, the background and the context: -

- Demolition is not acceptable A respectful restoration of the coach house is the only option. Prioritisation for insensitive reuse over conservation is not justified notwithstanding CDP policies supporting schools' development. The college should reassess its capacity.
- The modification shown in the revised proposal included with the appeal fails to provide for preservation the coach house and its historic context. It amounts to a token reduction in bulk in which the height is retained and most of the roof would remain hidden.
- The modern extension will introduce between the coach house and main house in an overbearing and utilitarian way and is not subordinate to the main house. The relationship with the main house would be severed.
- Only one selected image for views form Clyde Lane was provided and views from the gate for St Mary's on the lane and elsewhere should have been included.
- Connectivity with between the original house and No 27 on the opposite side of the lane would be eroded. This property and the those at Ardoyne mews would be overlooked. The proposal contravenes the Z2 zoning objective.

6.4.2. **Eugene and Joan Swaine,15 Pembroke Park:** According to the submission the proposed development is equally unacceptable as the prior proposal under P. A. Reg. Ref.2534/20 It demolishes the coach house. It is stated that a grant of permission might encourage the developers at St. Mary's Home to seek permission for a fourth floor at the adjoining development given that the new build has a height of nineteen metres.

6.4.3. **Olive Moran and Philip Dunne. 3 Pembroke Park:** According to the submission the proposed development would erode the existing relationship with existing buildings and would result in loss of integrity of the coach house, excessive height for the new building relative to adjoining development

7.0 Assessment

- 7.1. The opportunity to provide for viable new use for the coach house as learning space within the college campus is welcome. Based on review of the information available in connection with the application and the appeal, the coach house's historic footprint and form, (to eaves) level is to remain substantively unaltered in the proposed development. These include the retention of the surviving walls including the eastern gable end wall within the Clyde Lane frontage is significant in providing for recognition of the or architectural characteristics of Dublin's historic coach houses.
- 7.2. The planned removal of the plaster to reveal the historic brickwork and reinstatement of the arched opes on the northern, original front façade which were blocked up, would provide for further recognition and enhancement of historic fabric and its incorporation within a contemporary development. The proposed lengthening of the arched openings on the northern facade to the ground level are justifiable in providing for adaptation for an open internal layout at ground and first floor mezzanine levels from the perspective of good conservation practice and in maximising the in delivering additional meaningful and integrated contemporary learning space for the college. The likelihood, of a mezzanine level in the original coach house, to which reference is made in the applicant's submissions with regard to asymmetry in gable wall construction, is very credible given that loft/storage spaces at a partial upper level are features of historic coach houses.
- 7.3. With regard to the roof profile for the coach house there is no dispute as to the replacement of the original timber trusses and roof slates which took place some time ago. The roof profile is the most visible element of the coach house from the public realm outside of the site, primarily, along Clyde Lane on approach from in both directions and directly opposite the frontage. As such it is desirable for it to remain unaltered in conjunction with the original form and footprint and as such recognition of external envelope is achieved in the revised proposal.
- 7.4. It is agreed with the observer parties that the proposed development overall which provides for additional learning space at 660 square metres in floor area at its height, form and footprint does interferes with and changes the context and setting of the coach house in its relationship with the original house particularly with regard to a hierarchy in height and scale. The setting and context of the coach house, has

already been altered is by way of the severance of the yard/garden area and entrance to the southside of the coach house which has been retained within the property at St Mary's at which there is an extant grant of permission for a three-storey development abutting the boundary at the south side of the coach house.¹

- 7.5. It is agreed that a backdrop or enclosure of historic structure on one or two sides and incorporation into contemporary groups of larger scale high structures, not only in areas of urban renewal, on a 'case by case' basis can be accepted as good urban design and conservation practice and in the interest of efficiency and benefiting sustainable development. The assertion to this effect in the appeal is accepted and it is considered that the modified proposal in increasing the upper-level setbacks shown in the appeal submission is more sensitive to profile and visibility of the coach house.
- 7.6. There is considerable emphasis in both the application and appeal submissions on the overall carrying capacity of the school campus and the consequent very limited options for expansion and improvements to provide for facilities to contemporary standards. There is no objection in principle to expansion to the extent and range facilities on the campus whereby significant increases in intensity of use would not arise in that the total enrolment is to remain unchanged. In this regard the proposal would not be incompatible with the zoning objective. Enhancement and consolidation of the college facilities on its campus in this way is consistent with national and local policy objectives to this end and the interests of the proper planning and sustainable development of the area. However, intensification and consolidation of development at the site location has been accepted having regard to the planning history for the application site and St Marys.
- 7.7. In this regard, it is considered that the current proposal provides for the modern extension in conjunction with an adaptation for re- use for the coach house, whereby its profile and envelope and surviving historic fabric are clearly identifiable and recognisable within the setting and evolving context in the immediate environs can be achieved.

¹. (P. A. Reg. Ref. 2424/19 /PL 305005 refers.) See para 1.3 above. At the time of writing, a further underdetermined application is before the planning authority for sixty-four Build to Rent apartments involving change of use of the original building and construction of new blocks and duplexes at St. Mary's under P. A. Reg. Ref. 2704/21 before the planning authority

- 7.8. However, it is agreed with the planning officer that the proposed new extension, given its footprint on the frontage of Clyde Lane would be overbearing, over scaled and visually intrusive having regard to the height, scale and block form. In this regard it is of note that the height of the adjoining permitted development at St Mary's on the Clyde Lane frontage is lower than the proposed building, a floor having been omitted by an attached condition. Omission of the top floor of the proposed development (laboratory and teaching space) would comprehensively and effectively overcome and eliminate this concern in considerably lowering the height resulting in a more modest and compatible profile. While this matter can be addressed by condition, should permission be granted, it is acknowledged that this involves a significant reduction in the facilities and modification to the development as proposed in the application.
- 7.9. Potential for undue overlooking towards the east across Clyde Lane is relatively limited. A condition can be attached with a requirement for obscure glazing or other suitable alternative such as installation of louvres or similar ameliorative measure can be included if permission is granted.
- 7.10. **Environmental Impact Assessment Screening.** Having regard to the minor nature of the proposed development and its location in a serviced inner urban area, removed from any sensitive locations or features, there is no real likelihood of significant effects on the environment. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.
- 7.11. **Appropriate Assessment.** Having regard to the scale and nature of the proposed development and to the serviced inner urban location, no Appropriate Assessment issues arise. The proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

8.0 Recommendation

- 8.1. It is concluded that the proposed development achieves successful adaption and viable re-use of a much-altered historic coach house for learning space on the college campus within its original building envelope and with maximised retention and exposure of the surviving historic fabric and features. The proposed new extension, subject to omission of the top floor in conjunction with the incorporation of the coach house (as proposed in the submission lodged with the appeal), achieves a well-balanced development facilitating expansion and enhancement of the learning facilities to contemporary standards on the college's confined campus incorporating and facilitating the re-use of the coach house, which is to be appropriately adapted in accordance with good building conservation practice. Subject to attachment of conditions for omission of the top floor of the extension and, requirements for the purposes of clarity and good building conservation practice, it is recommended that the planning authority decision be overturned, and that permission be granted, based on the reasons and considerations and subject to the conditions which follow: -

9.0 Reasons and Considerations

Having regard to planning history and nature of use of the existing development and configuration and size of the site, and to the established pattern and layout of existing development and permitted development in the area it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the integrity and special architectural character of the historic coach house having regard to the inclusion, in conjunction with the original house within the site curtilage on the record of protected structures, would not seriously injure the visual amenities and architectural character of the area and would be in accordance the zoning objective "Z2" *To protect and/or improve the amenities of residential conservation areas* of the Dublin City Development Plan, 2016-2022. 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, as amended by the further plans and particulars lodged with An Bord Pleanála on 22nd September, 2021 or 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. The top floor of the proposed new extension (laboratory and teaching area) shall be omitted in entirety from the development. Prior to the commencement of the development the applicant shall submit and agree in writing with the planning authority, revised plan, section and elevation drawings.

Reason: To ameliorate excess in proportion in height, scale and form in the in the interest of visual amenity.

3. The following requirements shall be provided for and adhered to in the development:
 - All conservation works to the historic fabric of the coach house and, mechanical and electrical servicing shall be in accordance with the recommendations in: *Architectural Heritage Protection: Guidelines for Planning Authorities* issued by The Department of the Environment, Heritage and Local Government in 2005 and shall be implemented and completed under the direction of an architect with specialist expertise in historic building conservation in accordance with best conservation practice.
 - Prior to the commencement of the development the applicant shall submit and agree with the planning authority in writing a fully detailed survey and

condition study accompanied by photographs of the existing coach house and boundary walls in conjunction with a conservation method statement incorporating schedules for all investigative works, interventions, repairs and maintenance in accordance with a conservation method statement prepared by a person with specialist expertise in historic building conservation. Repairs to fabric shall be carried out by specialist historic fabric conservators and craftsmen.

Reason: In the interest of clarity, and to ensure the protection and special interest and adaptive re-use of the coach house without unnecessary damage or loss of historic fabric and the established architectural character of the area.

4. Hours of work shall be confined to 0700 to 1900 Mondays to Fridays inclusive, excluding bank holidays and 0800 to 1400 hours on Saturdays. Deviation from these times will only be allowed in exceptional circumstances subject to the prior written agreement of the planning authority.

Reason: In the interest of residential amenity.

5. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with, "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interests of sustainable waste management.

6. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including construction traffic routing and management,

construction parking, materials storage, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity

7. Throughout construction and demolition stages, the development shall be carried out in accordance with the standards set out in BS 5228: *Noise Control on Construction and Open Sites Part 1: Code of Practice for basic information and procedure for noise control*. Throughout operational stages, the rated noise levels emanating from the development shall not constitute reasonable grounds for complaint as provided for in BS 4142, *Method for rating industrial noise affecting mixed residential and industrial areas*.

Reason: In the interest of clarity and residential amenities.

8. All necessary measures shall be taken to prevent spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the site works.

Reason: In the interest of public amenity orderly development and traffic safety.

9. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 hours 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.

10. Prior to the commencement of the development, the applicant shall submit and agree with the planning authority, a fully detailed landscaping scheme to include full details of size, species and location for all trees to be planted and full details of the proposed arrangements for hard and soft landscaping and boundary treatment. The planting shall be carried out in accordance with the agreed scheme and shall be completed within the first planting season following the substantial completion of external construction works. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenities.

11. Details of the materials, colours and textures of all the external finishes to the proposed development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Sample panels shall be erected on site for inspection by the planning authority in this regard.

Reason: In the interest of visual amenity

12. Notwithstanding the provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no additional development shall take place at roof level, including any lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorized by a further grant of planning permission.

Reason: To protect the visual amenities of the area, and to permit the planning authority to assess any such development through the statutory planning process.

13. 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.

14. The applicant shall obtain water and wastewater connection agreements with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

Jane Dennehy
Senior Planning Inspector
23rd December, 2021.