

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

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THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE PLACED WITH YOUR TITLE DEEDS

Application No.	3443/15
Registration Date	18-Aug-2015
Decision Date	12-Oct-2015
Decision Order No	P3007
Date of Final Grant	23-Nov-2015
Grant Order No	P3523
Location	57, Pearse Square, Dublin 2
Proposal	PROTECTED STRUCTURE: The Congregation of the Christian Brothers intend to apply for permission for development at this site: 57, Pearse Square, Dublin 2, A Protected Structure (RPS 6490). The development will consist of: Change of use from Community Education Building to original use as private house. Alterations to layout of existing bathroom area, relocation of kitchen and subdivision of first floor front bedroom to provide additional bedroom.
Applicant	RL580308193 12/10/15 Congregation of the Christian Brothers
Application Type	Permission

NOTIFICATION OF GRANT OF PERMISSION

PERMISSION for the development described above has been granted under the Planning & Development Acts 2000 (as amended) subject to the following conditions.

Condition(s) and Reasons for Condition(s)

1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made thereunder are concerned, the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: To comply with permission regulations.

2. The external finish shall match the existing house in respect of materials and colour.

Reason: To protect existing amenities.

3. • Prior to commencement the scope, specification and methodologies for the repair of all remaining original fabric and / or reinstatement of lost features shall be agreed in writing with the Conservation Section. This should be informed by discrete opening up as necessary. Site exemplars and an associated site visit by the Conservation Section may be considered necessary and will be confirmed on receipt of this information. In this instance we refer in particular to all internal and external fabric including (but not limited to) structural elements, chimneys, roof coverings and linings, rainwater goods, brick and stone work, ironwork, windows and linings, internal joinery, flat and decorative plasterwork and boundary walls. As the proposed damp proofing measures may potentially impact negatively on the remaining historic fabric of the building this information is also required.

- The details of the proposed new screens / partitions within the main entrance hall including their location and junctions with remaining adjacent original fabric shall be confirmed on final agreement of the fire safety strategy.

- All permitted works shall be designed to cause minimum interference to the building structure and/or fabric and shall be carried out as per the submitted Conservation Methodology.

- All works shall be carried out in accordance with best Conservation Practice and the Architectural Heritage Protection Guidelines and Advice Series issued by the DoAHG. Any repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements.

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

4. (a) The site and building works required to implement the development shall only be carried out between the hours of:

Mondays to Fridays - 7.00am to 6.00pm

Saturday - 8.00 a.m. to 2.00pm

Sundays and Public Holidays - No activity on site.

(b) Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Dublin City Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by Dublin City Council.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

5. (a) During the construction and demolition phases, the proposed development shall comply with British Standard 5228 " Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control."

(b) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place. In particular, the rated noise levels from the proposed development shall not constitute reasonable grounds for complaint as provided for in B.S. 4142. Method for rating industrial noise affecting mixed residential and industrial areas.

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.

6. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developers expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

7. The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

Reason: In order to provide a satisfactory standard of development.

Notes to applicant:

- **The decision of Dublin City Council in respect of this development does not imply or infer any approval or right to connect to or discharge wastewater to the public sewer network or the right to connect to the public water supply. The Applicant shall, prior to the commencement of Development, make all necessary arrangements with and get all necessary approvals from Irish Water in relation to wastewater discharges and water connections.**
- **Please find attached an information note from Irish water regarding the public water & waste water network.**

N.B. it should be clearly understood that the granting of planning permission does not relieve the developer of the responsibility of complying with any requirements under other codes of legislation affecting the proposal and that a person shall not be entitled solely by reason of a planning permission to carry out any development.

Signed on behalf of the Dublin City Council

for Assistant Chief Executive

Date
