

Date 12-Oct-2015

Delahunty & Harley
122, Merrion Road
Ballsbridge
Dublin 4

Application No.	3443/15
Registration Date	18-Aug-2015
Decision Date	12-Oct-2015
Decision Order No	P3007
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	Congregation of the Christian Brothers
Application Type	Permission

NOTIFICATION OF DECISION TO GRANT PERMISSION

In pursuance of its functions under the Planning & Development Acts 2000 (as amended) Dublin City Council, being the Planning Authority for the City of Dublin has by order dated 12-Oct-2015 decided to GRANT PERMISSION for the development described above, subject to the following condition(s).

CONDITION(S) AND REASON(S) 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.

Date 12-Oct-2015

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.

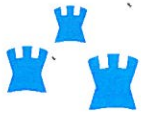
- The details of the proposed new screens / partitions within the main entrance hall including their location and junctions with remaining adjacent original fabric shall be confirmed on final agreement of the fire safety strategy.

- 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:



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

Clárlann / Cinntí Pleanála
An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
Registry T: (01) 222 2149 / F: (01) 222 2675
Decision T: (01) 222 2288 / F: (01) 222 2271

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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

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Downloads).

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

The applicant should note that development on foot of this **Decision to Grant** may not commence before a notification of final grant has been issued by the Planning Authority or An Bord Pleanála following consideration of an appeal.

- **Your attention is drawn to the requirements of the attached “Codes of Practice”.**

Schedule A: Drainage Division

Schedule B: Roads, Streets & Traffic Division

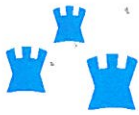
Schedule C: Air Quality Monitoring and Noise Control Unit

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 or legislation affecting the proposal, including the requirements of the Building Regulations, and Waste Management Acts.
- A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.
- A grant of Planning Permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.
- Any observations or submissions received by the Planning Authority in relation to this application have been noted.

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



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Civic Offices, Wood Quay, Dublin 8

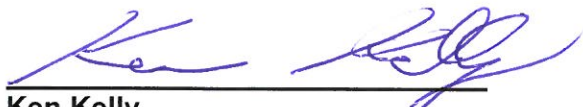
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necessary approvals from Irish Water in relation to wastewater discharges and water connections.

- Appeals must be received by An Bord Pleanála within **FOUR WEEKS** beginning on 12-Oct-2015. (N.B. not the date on which the decision is sent or received). This is a strict statutory time limit and the Board has no discretion to accept late appeals whether they are sent by post or otherwise. The appeal **MUST BE FULLY COMPLETE** in all respects - including the appropriate fee - when lodged. It is not permissible to submit any part of it at a later date, even within the time limit.
- Refund of Fees submitted with a Planning Application. Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months, where the full standard fee was paid in respect of the first application, and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of 8 weeks beginning on the date of the Planning Authority's decision on the second application.
- In relation to the Financial Contribution conditions, please note that this figure may be increased from January 2010 in line with the Wholesale Price Index (Building and Construction Materials).
- In relation to Compliance conditions three copies of compliance drawings will be required by the Planning Authority.

Signed on behalf of the Dublin City Council:


Ken Kelly
For Assistant Chief Executive

Information Note - Public Water and Waste Water Networks Connections

On the 1st of January 2014 Irish Water became the statutory body with the responsibility for all water services, both water and waste water. The provision of a water services connection will be carried out by Irish Water in partnership with each Local Authority.

Any persons seeking a connection to any of Irish Water's networks should make an application in the first instance to their Local Authority who will act on behalf of Irish Water in processing the application.

A Connection Agreement between Irish Water and the applicant will be required, prior to any connection being agreed, and will set out the conditions and charges to be applied to the connection. Details, including availability of application forms, are to be found on each Local Authority website.

It should be noted that Planning Authorities can no longer levy water and wastewater development charges and that these will now be incurred as part of the connection charge, if applicable.

Since the 1st of January 2014 Irish Water has been applying Interim New Connection Charges (Infrastructure Fee and Connection Fee) that are the equivalent of both the water and waste water portion of Development Levies and Connection Fees previously charged by the Local Authorities.

The previous Local Authority Development Levy is now called an Infrastructure Fee and the previous Local Authority Connection Fee is now called a Works Fee. Both these fees are charged by Irish Water as they were in the Local Authorities on the 31st of December 2013.

Where planning permission was granted prior to the 1st of January 2014, Local Authorities will continue to bill and collect the water and waste water portion of Development Levies (Infrastructure Fee) as previously and subsequently transfer this to Irish Water. Irish Water will charge a Works Fee equivalent to the Connection Fees as they were in the Local Authorities on the 31st of December 2013.

Under the provisions of Section 55(1)(a) of the Water Services Act 2007 (the Act) it is an offence for a person to cause or permit the connection of a premises to the public water supply network, either directly or indirectly, or to otherwise take a water supply without the agreement of Irish Water.

Similarly under the provisions of Section 61(1) (a) of the Act, it is an offence for a person to cause or permit the connection of a premise to the public waste water collection network, either directly or indirectly, without the agreement of Irish Water.



CODES OF PRACTICE

Schedule A - Drainage Division

Schedule B – Roads, Streets & Traffic Department

Schedule C – Air Quality Monitoring & Noise Control Unit

SCHEDULE A

Code of Practice – Drainage Division

1. Drainage shall be constructed in accordance with: -

(a) B.S. 8005 Part 0 to Part 4

(b) Dublin City Council's General Outline of Drainage Division's requirements for Main Drainage Works.

(c) Specific Drainage conditions applying to the Development.

2. The Applicant shall consult with Drainage Division regarding all aspects of design details for the development, which shall be drained on the completely separate system.

3. A Building may not be constructed over the line of a Public Sewer, and the Building must be set back the requisite distance from the line of the Sewer.

4. Pipelines, which are to be taken in charge, shall be surveyed by CCTV and an "as-constructed" layout must be submitted to the Drainage Division in an approved digitised format.

5. Trade effluent to a sewer shall be licensed in accordance with the requirements of the Local Government Water Pollution Acts 1977 and 1990 and any amendments.

6. Liquid fuels and chemical storage facilities shall have approved bund structures provided.

7. Connections to sewers, which are the property of Dublin City Council, can only be made by the City Council.

Developers are advised that in order to minimise delays and to ensure compliance with the Code of Practice, the Division can be contacted for advice, application forms, etc. at the following address:

Drainage & Wastewater Services
Block 1, Floor 4
Civic Offices
Christchurch
Dublin 8

Telephone: 01 222 2155

SCHEDULE B

Code of Practice - Roads, Streets & Traffic Department

1. Any damage to public footpath/carriageway/laneway resulting from building works shall be repaired by the City Council at the developer's expense.
2. Applicant shall request the Dublin City Council Road Maintenance Division to reconstruct the public footpath outside the vehicular entrance, and this work shall be done by Dublin City Council at the developer's expense.
3. All precautions shall be taken during the construction works to ensure the stability of the footpath and carriageway as well as the services contained therein.
4. The developer shall indemnify the City Council against liability for injury or damage arising out of encroachment onto or over public footpath/carriageway.
5. Footpaths, carriageway and lanes shall be kept clean of building debris, mud and soil associated with the construction of and all shall be left clean on completion.
6. The roads development shall conform to standards agreed with and constructed under the supervision of the Roads Maintenance Engineer of Dublin City Council whether or not the roads development is to be taken in charge.
7. The area between existing boundary and new set back boundary shall be paved in a durable material and shall be to a contour all acceptable to the Roads Maintenance Engineer. The area shall be maintained thereafter by the applicant and legal successor. Alternatively some mutually acceptable arrangement shall be made with the City Council as regards paving and maintenance of the area.
8. Pavement lights shall be put into a state of repair entirely to the satisfaction of the Roads Maintenance Engineer and shall be in coincidence with the surrounding footpath surface as well as being free of trips of any kind.
9. Basement accesses shall be put into a state of repair entirely to the satisfaction of the Roads Maintenance Engineer and shall be in coincidence with surrounding footpath surface and be free of trips of any kind as well as being free of any tendency to deflect underfoot.
10. Discussions and agreement shall be had with the road Maintenance Engineer regarding floor levels of proposed building in advance of construction.
11. Gates/doors/ground floor windows shall not open outwards beyond line of boundary. There shall be no encroachment onto public footpath/laneway.
12. All precaution shall be taken during construction works to ensure the safety of pedestrians and other road users.
13. Driveway gradient shall not exceed 1 in 40 for the first 6.0m inside boundary.
14. The longitudinal gradient of the access road shall not be steeper than 1 in 40 nor flatter than 1 in 180.

15. Road drainage gullies shall be installed at not more than 37.0m part with extra gullies at road junctions.
16. The levels of back gardens or hard standing areas in the proposed development shall not be such that existing boundary walls are used as retaining walls or overlooking of existing properties results.
17. All downpipes, gullies, manholes, A.J.'s, F.A.I.'s etc. shall be located within the final boundary of the site.
18. All surface water from the new works shall be trapped and discharged to drains within the final boundary of the site.
19. Other than direct underground connections to public services all drains and conduits shall be located within the boundary of the site and none shall be permitted to issue onto the public road.
20. Adequate provision shall be made for the storage of domestic refuse awaiting collection close to the public road, but in such a position so as not to obstruct or diminish visibility.
21. Armoured unbreakable glass shall be used in the construction of bus shelter in the interest of the safety of pedestrians and other road users. Dublin City Council will not entertain claims for malicious damage to the glazed portions of the proposed bus shelter.
22. Any new shop front shall be constructed so as to allow the fitting of any future requirements as regards protective shuttering to take place without encroachment onto the public footpath by the shutters, their supports or fittings.
23. The car park shall comply with Design Recommendations for Multi-storey and Underground Car Parks by the Institution of Structural Engineers.
24. The placing of advertising boards, the storage of goods, and the display of goods on public footpath, carriageway or laneway shall not be permitted.
25. The developer shall ensure that the streets number(s) of his premises be displayed in a position easily visible from the public road. The developer shall further ensure that street nameplate(s) be provided as necessary by the City Council at the developer's expense. Prior to commencement of a development, the developer must submit to Dublin City Council (Roads & Streets Department) the place name and numbering scheme to be used on the proposed estate or streets therein. The submission shall be subject to the agreement of the Roads and Streets Department and, the approval of the relevant Area Committee. The Department of the Environment guidelines insist that place names have local historical or cultural significance. Under section 42 of the Dublin Corporation Act 1890, Dublin City Council is the naming and numbering authority and no signage should be erected without Dublin City Council's approval. Please note that Dublin City Council requires a bilingual nameplate to be erected giving both the Irish and English forms of a name. The Irish translation of a name is provided by Dublin City Council and is the only acceptable translation.

26. A list of Units Costs (repairs to footpaths, carriageways, etc.) is available from the Road Maintenance Division.

Developers are advised that in order to minimise delays and to ensure compliance with the Code of Practice, this Division can be contacted for advice, information, etc. at the following address:

**Roads Maintenance Services
Block 2, Floor 4
Civic Offices
Christchurch
Dublin 8**

Telephone: 01 222 2255

SCHEDULE C

Code of Practice – Air Quality Monitoring and Noise Control Unit

Noise Control

1. Instruction shall be given to ensure that vehicles and plant arriving and leaving the site comply with the stated hours of work.
2. Noisy plant and equipment shall be situated as far as possible from noise sensitive buildings. Barriers to reduce noise reaching noise sensitive buildings shall be employed where practicable.
3. Machines in intermittent use shall be shut down or throttled down to a minimum when not in use.
4. Plant shall be maintained in good working order so that extraneous noise is kept to a minimum.
5. Noise emitting machinery, which is required to run continuously, shall be housed in suitable acoustic lined enclosures where practicable.
6. Compressors and generators shall be sited in areas least likely to give rise to nuisance.
7. Care shall be taken to reduce noise when loading or unloading vehicles or dismantling scaffolding or moving materials etc.
8. The noise sensitivity of the area in the vicinity shall be considered when determining the method of piling for foundations. All pile driving shall be carried out by plant equipped with a recognised noise reducing system.
9. Hours of operation for petrol stations shall be limited in residential areas to between 6.00 a.m. and 11.00 p.m. Car-washing and turbo-drying facilities are to be sited so as not to interfere with residential amenities.

Air Pollution Control

1. Burning of materials on site is not permitted.
2. During demolition works on the site, all necessary steps to contain dust shall be taken so as to prevent or limit dust being carried to occupiers of other buildings in the locality.
3. During any construction or commercial site clearance, excavated materials shall be damped down or otherwise suitably treated to prevent the emission of dust from the site. All stockpiles shall be planned and sited to minimise the potential for dust nuisance.
4. During the construction phase of the development, best practicable means shall be employed to minimise air blown dust being emitted from the site.
5. Watering down of the site shall be carried out where necessary to minimise dust transfer into neighbouring premises.
6. Extract fumes, from the proposed development shall be minimised, and if necessary treated, using the best available technology.

In particular:

- a) Extract fumes from the proposed development shall be emitted to the outer air via a stack erected to a minimum height of 1 metre above the eaves of the premises or adjoining premises.
- b) Any stack emitting fumes from the proposed development shall be positioned in an area from which the emissions will cause the minimum nuisance.
- c) No cowl to be placed on top of the stack and if a bend is provided it shall be directed away from neighbouring residences or offices.
- d) The fan installed to propel the extract shall be of sufficient power to ensure high exit velocity of the fumes during all weather conditions.
- e) In the case of domestic premises, if oil-fired central heating is to be employed, the sulphur content of the oil, the capacity of the plant and position and height of the flue must be shown. The flue is to extend to at least 1 metre above the eaves of the premises, and that of adjoining premises. The flue and boiler house to be soundly constructed.

Where a basement car park is proposed, a system of ventilation capable of achieving 6-10 air changes per hour, with extract points capable of eliminating pockets of stale air where dangerous fumes could collect, is required.

The extract from the ventilation system not to be emitted to a courtyard or similarly confined area. Compliance with Clause 3.5.25 of the Building Regulations Technical Guidance Document B (Fire) or a comparable standard is recommended.

Further notes on air pollution control

As the Emissions of Volatile Organic Compounds from Organic Solvents Regulations 2002 (S.I. 543 of 2002) have now come into force in relation to specified industrial activities and installations, any planning application received for such a business shall be flagged and circulated to this Unit for comment. The full list of 20 specified activities are:

1. Heat set web offset printing
2. Publication Rotogravure
3. Other rotogravure, flexography, rotary screen-printing, laminating or varnishing units. Rotary screen printing on textile/cardboard
4. Surface cleaning using compounds with risk phrases
5. Other surface cleaning
6. Vehicle coating and vehicle refinishing
7. Coil coating
8. Other coating, including metal, plastic, textile, fabric, film and paper coating
9. Winding wire coating
10. Coating of wooden surfaces
11. Dry Cleaning
12. Wood impregnation
13. Coating of leather
14. Footwear manufacture
15. Wood and plastic lamination
16. Adhesive coating
17. Manufacture of coating preparations, varnishes, inks and adhesives
18. Rubber conversion
19. Vegetable oil and animal fat extraction and vegetable oil refining activities
20. Manufacture of pharmaceutical products

**Air Quality Monitoring and Noise Control Unit
Environment and Engineering Department
Block 1, Floor 6
Civic Offices
Christchurch
Dublin 8**

Telephone: 222 3742

DEPUTY PLANNING OFFICER

APPLICATION NO. 3443/15
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.

LOCATION 57, Pearse Square, Dublin 2
APPLICANT RL580308193 12/10/15 Congregation of the Christian Brothers
DATE LODGED 18-Aug-2015
ZONING Zone 2 - DEV PLAN 2011-2017
APPLICATION TYPE Permission

ES/NC

08/10/2015

Date of Site Inspection: 18/09/2015

Site Notice: In order.

Pre-planning meeting(s): None recorded.

Zoning: The site is zoned Z2, 'To protect and/or improve the amenities of residential conservation areas'.

No. 57 Pearse Square is listed on the Record of Protected Structures, (Ref. 6490).

Site Description: The site has a stated area of 148 m2 and is located on the eastern side of Pearse Square.

Proposal: The development comprises the change of use from community/education building to original use as a private house, alterations to layout of existing bathroom area, relocation of kitchen and subdivision of first floor front bedroom to provide additional bedroom.

Site Planning History:

1496/96 – Permission granted for the change of use of house to Community Education Building.

1547/98 – Planning permission granted for the continuation of existing permitted use as a community education building. A first party appeal PL29S.107945, amended the conditions attached to the permission.

1039/01 – Planning permission granted for the renovation of community education building to include reslating roof and replacement and repair of appropriate timber sash windows and hall door.

3590/02 – Planning permission refused for the demolition of existing single-storey rear extension for proposed new two-storey rear extension, with computer room, bathrooms and stores, at The Life Centre, 57 Pearse Square, Dublin 2. This decision was upheld by an Bord Pleanála, (Ref. PL29S.201641).

3487/11 – Planning permission refused for retention of 10.5sqm timber pitched roof structure/shed used as an educational amenity area for creative manual woodwork skills in the rear garden of the protected structure. This decision was upheld by an Bord Pleanála, Ref. PL29S. 240089.

Observations: None received

Reports from other departments:

Report received from Drainage. No objection to the proposed development subject to conditions

Report received from Conservation. No objection to the proposed development subject to conditions.

Planning Assessment:

Dev Plan Guidance

The proposed development is located in a Residential Conservation Area (land use zoning Z2). Section 15.10.2 of the Development Plan states that, *'the general objective for such areas is to protect them from unsuitable new developments or works that have a negative impact on the amenity or architectural quality of the area'*. The principal land-use in residential conservation areas is housing but can include a limited range of other secondary and established uses such as those in Z1 lands.

Section 17.10.8 provides guidance on development in the city's conservation areas. The Development Plan notes that development within conservation areas should be *"so designed so as not to constitute a visually obtrusive or dominant form of development. New alterations and extensions should complement existing buildings/structures in terms of design, external finishes, colour, texture, windows/doors/roof/chimney/design and other details"* (Section 17.10.8.1).

Section 17.10 of the Development Plan deals with Development Standards for Works to Protected Structures and sets out the guidance for such works and includes the following text;

In considering proposals for works to protected structures and their attendant grounds attention will be paid to preserving architectural features of special interest and to the scale, proportions, design and materials of such works in relation to the existing. All works should be carried out to the highest possible standard, under proper supervision and by specialist labour where appropriate. In addition to the Development Plan objectives the Council will refer to the DoEHLG guidelines for architectural heritage protection.

Proposal

The subject proposal is for a change of use from community/educational use, permitted under Reg. Ref. 1469/96, to residential use. The proposal will involve minimal intervention to the existing fabric of the building and will involve the removal of modern partitions in the rear hall floor return to provide a bathroom suitable for family use, the relocation of the kitchen from first floor level to ground floor level and the subdivision of first floor front bedroom to provide an additional bedroom.

Compliance with Development Plan

No. 57 Pearse Square is a 2 storey over basement Georgian row house located on the 3-sided square. The house is set on a narrow plot width, set back and separated from the footpath with a railed light well. No. 57 is located on the south east corner of the square and

its building plot runs on to Macken Street.

The proposed development will result in the building returning to its original use as a residential dwelling and will involve minimal alterations to the internal structure of the building. No changes are proposed to the front and rear elevations. The report received from the Conservation Officer states that *'the works proposed should enhance the architectural character of the protected structure where they are implemented in accordance with best conservation practice and the architectural heritage guidance'*. It is considered that the proposed development is in keeping with the Z2 zoning for the site and is therefore acceptable.

In consideration of the above I recommend that a decision to **GRANT** planning permission for the following reason and subject to the following conditions be issued;

Recommendation:

Reasons & Considerations

Having regard to the nature and scale of the proposed development for a change of use with minor internal works to a Protected Structure in a Residential Conservation Area, it is considered that subject to the attached conditions, the proposed development would not have a significant negative impact on the visual and residential amenities of the area and therefore would be in accordance with the zoning objective and the proper planning and sustainable development of the area.

Conditions:

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.

REP1letter

Ref. E.S. /



Bonneagar Iompair Éireann

Dublin City Council,
Planning Department,
Block 3, Floor 3,
Civic Offices,
Wood Quay,
Dublin 8.



Dáta | Date: 18 September 2015 Ár dTag | Our Ref: C1-3443/15

Bhur dTag | Your Ref: 3443/15

Re: 3443/15 - 57, Pearse Square, Dublin 2

Dear Sir/Madam,

Transport Infrastructure Ireland (TII) wishes to make an observation on the above planning application.

The proposed development falls within the area set out in the Luas Red Line Docklands Extension Section 49 Levy scheme.

Background

On the 2nd of September 2013, Dublin City Council adopted a Section 49 levy scheme for the Luas Red Line Docklands Extension under the Planning and Development Act 2000 which states:

"A planning authority may, when granting a permission under section 34, include conditions requiring the payment of a contribution in respect of any public infrastructure service or project specified in a scheme made by the planning authority"

This act allows a planning authority to attach a condition requiring payment under a supplementary development contribution for a specified public infrastructure project and within a specified area. The proposed development falls within the area set out in this scheme. The Luas Red Line Docklands Extension Section 49 scheme lists several exemptions where the levy does not apply. The proposed development does not fall under the exemptions listed in the scheme.

Reasons for Observation

If the above application is successful, as a condition of the grant please include a Section 49 Luas Red Line Docklands Extension Levy.

Yours Sincerely,

Alban Mills

Land and Property Services

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