

Conservation Section, Planning & Property Development Department
Civic Offices, Wood Quay, Dublin 8

An Rannóg Caomhantais, An Roinn Pleanála & Forbairt Maoine
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T. 01 222 3927 F. 01 222 2830

21/03/2019

To the Chairperson and Members of the South East Area Committee

**Deletion of 27a Oakley Road, Dublin 6 from the Record of Protected Structures
in accordance with Section 54 and 55 of the Planning and Development Act,
2000.**

PHOTO OF STRUCTURE



Introduction:

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 to delete 27a Oakley Road, Dublin 6 from the Record of Protected Structures.

Request for Deletion:

Majella O Regan & Robert Kevelighan, 16 Moyne Road, Ranelagh, Dublin 6

Whilst a search through the online database for DCC planning applications failed to reveal any current or recent planning history, Ms Majella Regan and Mr Robert Kevelighan's solicitor was able to supply the following series of Dublin Corporation planning documents from the 1970s. These documents show that the house on the 1911 map above was demolished prior to the construction of the present-day purpose-built apartment block.

9.1 Summary of Planning Documents

An Aidan Powell and William Murtagh applied for planning permission on the 9th of February, 1973 to demolish the existing semi-detached house at 27a Oakley Road and to erect a three-storey block of flats. An Order of the Assistant City Manager records that the house was demolished prior to permission being granted. The Assistant City Manager recommended that permission for demolition be granted on the 10th of April. Permission to demolish the house was granted on the 12th of April, but permission to build the new block of apartments was refused on the 11th of May, 1973. On the 27th of July, 1973, Aidan Powell and William Murtagh were granted permission to erect the block of flats following an appeal.

9.2 Document 1: Permission to Demolish Semi-Detached House

The Order of Assistant City Manager dated 10th of April, 1973 states the earlier house had been reported as having been demolished. "The demolished structure was one of a pair of semi-detached dwelling houses fronting onto a drive way, off the main road. It contained seven rooms and was built around 1840. It is reported to me that at a survey carried out in 1967, the premises appeared to be in poor condition..."

9.3 Document 2: Decision to Refuse Permission for Block of Flats

The Order of the Assistant City and County Manager recommended refusal for permission to construct a block of flats. A series of reasons for refusal were outlined on the document.

9.4 Document 3: Permission Granted on Appeal

Planning permission was granted on appeal in July 1973.

9.5 Document 4: Summary of Planning

The scanned document from November 1974 outlines the history of the planning application to develop the apartment block.

Enforcement History:

Ref. No.	Opened	Reason	Closed	Reason
E0701/17	23-Jun-2017	Air bnb operating short term let	Still open	

Summary Description:(taken from AR&R report submitted with deletion application dated 24/04/18)

Exterior: Detached three-bay three-storey apartment block, built c.1974, on the site of an earlier semi-detached house. Roof not seen from ground level. Mansard roof with fibre cement tiles. Concrete vent stacks. Smooth-rendered walls. Top of façade is dressed with a pulvinated cornice and a balustrade to mimic the parapet of the adjacent house to the east. Stucco arch motif above entrance door. Central bay is flanked by pilaster-like projections. Square-headed window openings with painted concrete sills and aluminium-framed casement windows. Venetian-style window opening above central door opening. Square-headed door opening to front elevation with aluminium-framed glazed double door and sidelights. Glazed aluminium-framed doors to balconies and terraces. Projecting terraces to ground floor with concrete-block-faced plinths and mild steel railings. Concrete balconies to each unit above.

Interior: Front door opens to small entrance hall. Concrete dog-leg staircase rises from ground to second floor, turning at landings and half-landings. Two doors to each

Assessment of Special Interest Under the Planning & Development Act 2000:

Having regard to the National Inventory of Architectural Heritage categories, this building is considered 'Record Only'. The structure in question is not considered to be of special interest under the following categories: Architectural, Historical, Archaeological, Artistic, Cultural, Scientific, Technical or Social.

The report by Architectural Recording and Research (AR&R) included with deletion request application states the following: *this property comprises a modern purpose built three-storey apartment block, constructed in its entirety in 1974 on the site of a demolished 19th century house. It does not contain any period features of any description which might even remotely fall into the categories of special interest as per Planning and development Act 2000, as amended. For the record, AR&R confirm, it is incorrectly described on the Record of Protected Structures as a 'house'. As above, it was never thus-it has always been since newly built in 1974 a purpose built modern apartment block.*

Significance/NIAH Rating:

The National Inventory of Architectural Heritage (NIAH) has not been carried out for the Dublin City Council area; however, its categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and its rating system has been used to assess the buildings in question. The NIAH identifies five categories of rating in seeking to rank buildings. The NIAH rating values are International, National, Regional, Local and Record Only (I, N, R, L, O). Structures which are considered of International, National, and Regional significance are deemed worthy of inclusion on the RPS.

Based on a site inspection and review of the submitted Architectural Heritage Assessment, it is evident that the current building is a 1970's three-storey apartment block without any special interest categories as defined by Part IV of the Planning and Development Act 2000 (as amended). Accordingly, it should be deleted from Dublin City Council's Record of Protected Structures

Recommendation:

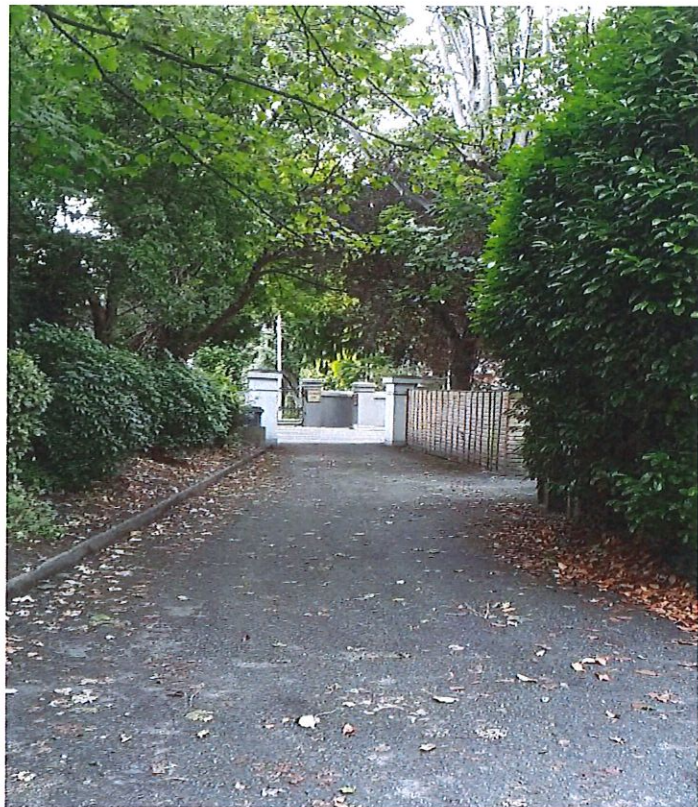
Deletion of 27a Oakley Road, Dublin 6 from the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.



**Paraic Fallon,
Senior Planner.**



Shared entrance gates for 28, 27a & 28 onto Oakley Road



View of driveway towards Oakley Road



First floor uPVC 'Wyatt style' window



Main modern concrete staircase at ground floor level