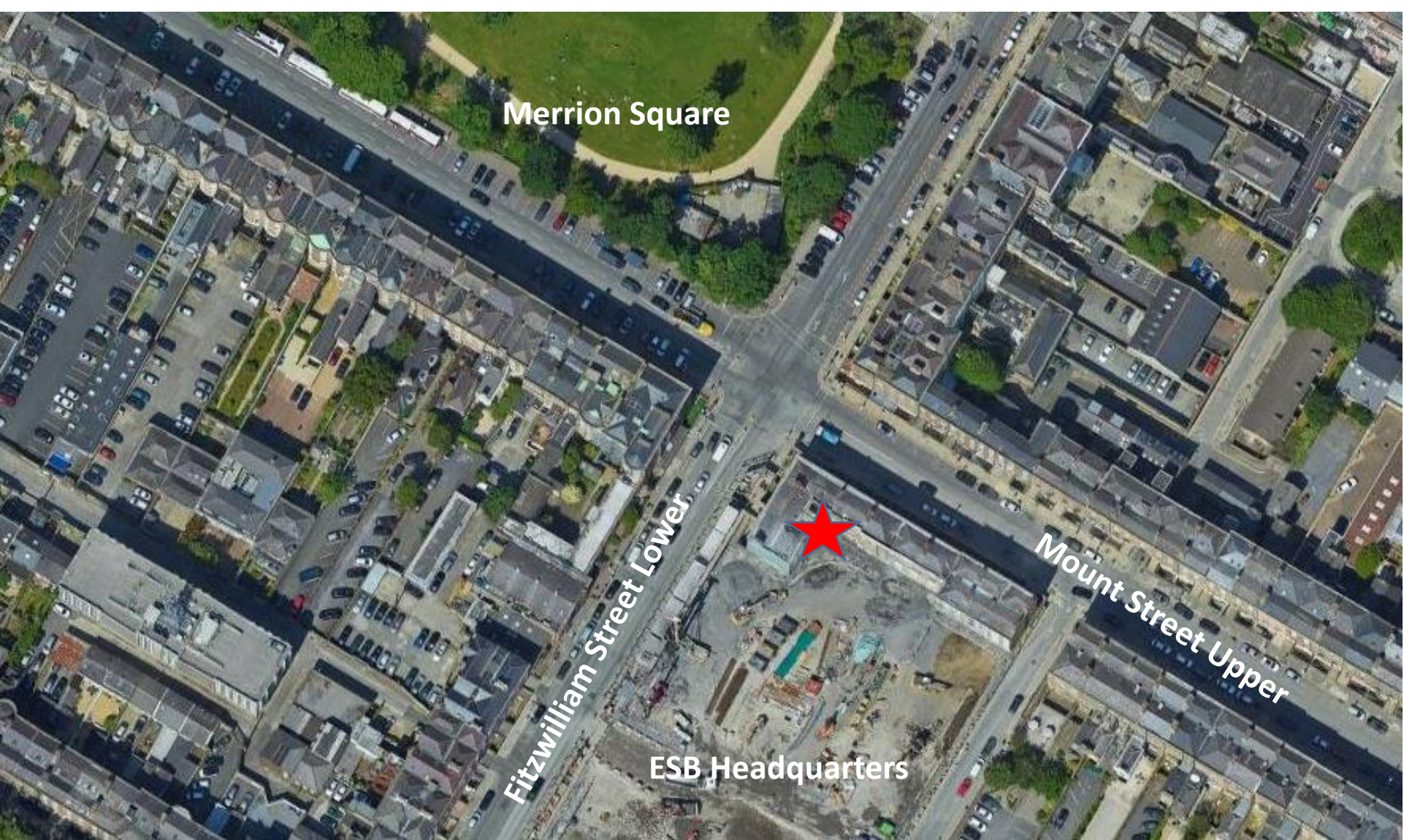




## **Change of Use from Museum to Residential Use**

**No.61&62 Mount Street Upper &  
29-30 Fitzwilliam Street Lower,  
Dublin 2**

**Planning Ref: 3972/20**



**No.29&30 Fitzwilliam St Lower and No.61&62 Mount St Upper**

•South East Area Committee Meeting 8<sup>th</sup> February 2021





## No.29&30 Fitzwilliam St Lower and No.61&62 Mount St Upper

•South East Area Committee Meeting 8<sup>th</sup> February 2021





## No.29&30 Fitzwilliam St Lower and No.61&62 Mount St Upper

•South East Area Committee Meeting 8<sup>th</sup> February 2021

# Application Details

<b>Reg. Ref:</b>	3972/20
<b>Applicant:</b>	ESB Commercial Properties Ltd.
<b>Location:</b>	29-30 Fitzwilliam Street Lower and 61 and 62 Mount Street Upper, Dublin 2
<b>Development:</b>	Change of use to residential from museum use at lower ground level of No's 29 and 30 Fitzwilliam Street Lower and No.62 Mount Street Upper, ground, 1st, 2nd and 3rd floor levels of No. 29 Fitzwilliam Street Lower to provide 3 no. residential units comprising 1 no. two bed unit at lower ground floor level (c.118m2 GFA), 1 no. two bed duplex unit at lower ground and ground floor level (c.122m2 GFA) and 1 no. three bed triplex unit at ground to 3rd floor levels (c.248m2 GFA).

**No.29&30 Fitzwilliam St Lower and No.61&62 Mount St Upper**

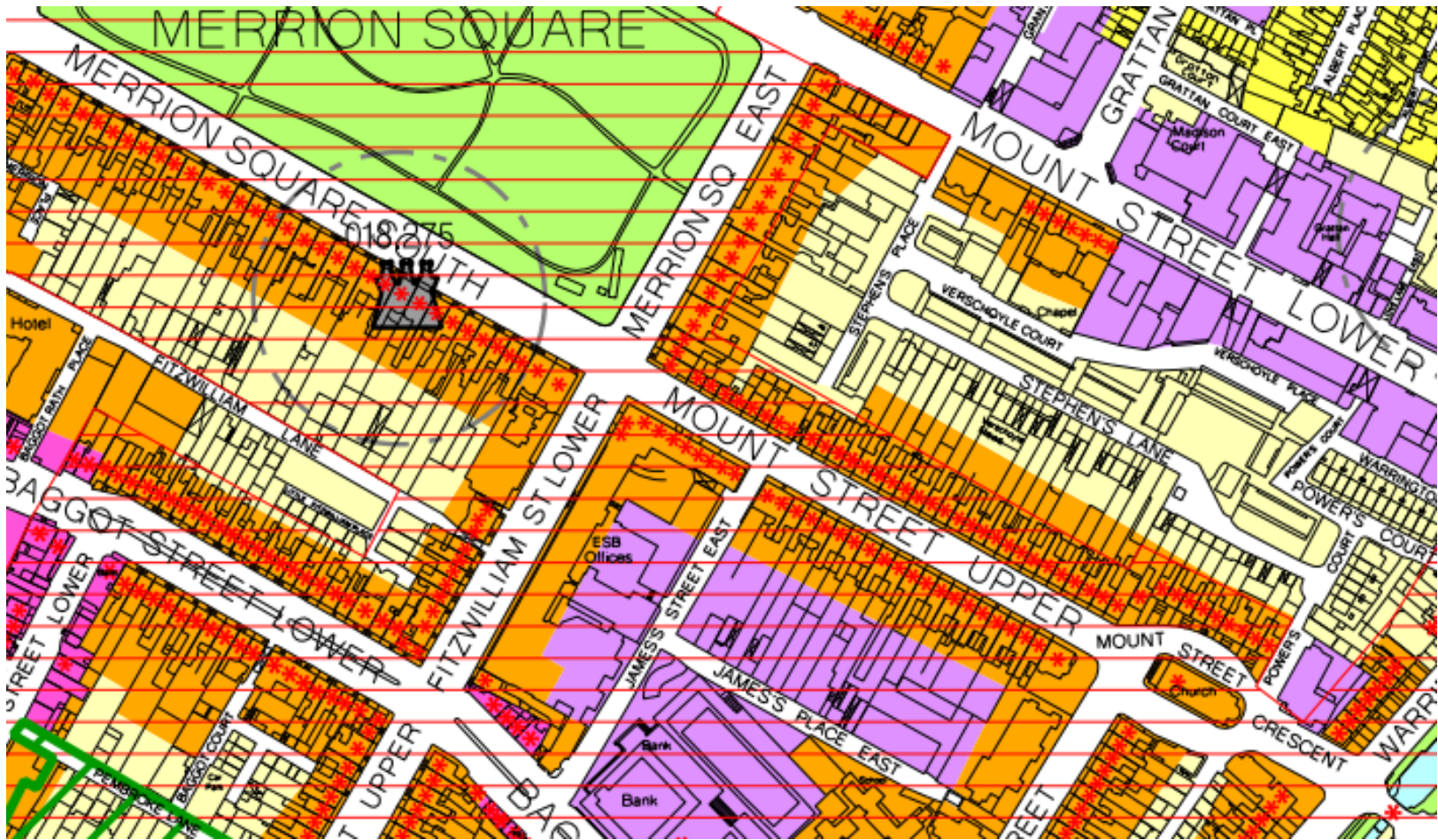
•South East Area Committee Meeting 8<sup>th</sup> February 2021

# Proposed Development

The development also includes the following works:

- Part replacement of the external stair providing access to lower ground level from Mount Street Upper;
- Demolition of external walls in front external lightwell area and part replacement with gate/railings;
- Provision of ancillary storage/services in existing external vaults; amendments to vault doorways;
- New window and door opes at lower ground level; amendments to existing window and door opes at lower ground and rear first floor levels; replacement of existing fenestration at all levels of No. 29 Fitzwilliam Street Lower;
- Reconfiguration of internal layouts including provision of internal stairways
- Balcony at rear first floor level of No. 29 Fitzwilliam Street Lower; lower ground and ground levels of No's 29 and 30 Fitzwilliam Street Lower;
- Removal of existing stairwell connecting lower ground and ground level of No. 29 Fitzwilliam Street Lower; erection of external boundary walls to rear;
- amendments to external storage and open space areas to the rear of No. 61 Mount Street Upper





# Dublin City Development Plan - Zoning

**Zone Z8 'To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective.'**

## No.29&30 Fitzwilliam St Lower and No.61&62 Mount St Upper

**•South East Area Committee Meeting 8<sup>th</sup> February 2021**



**Dublin City**  
Baile Átha Cliath

# City Development Plan

- The subject site contains three buildings on the Record of Protected Structures:

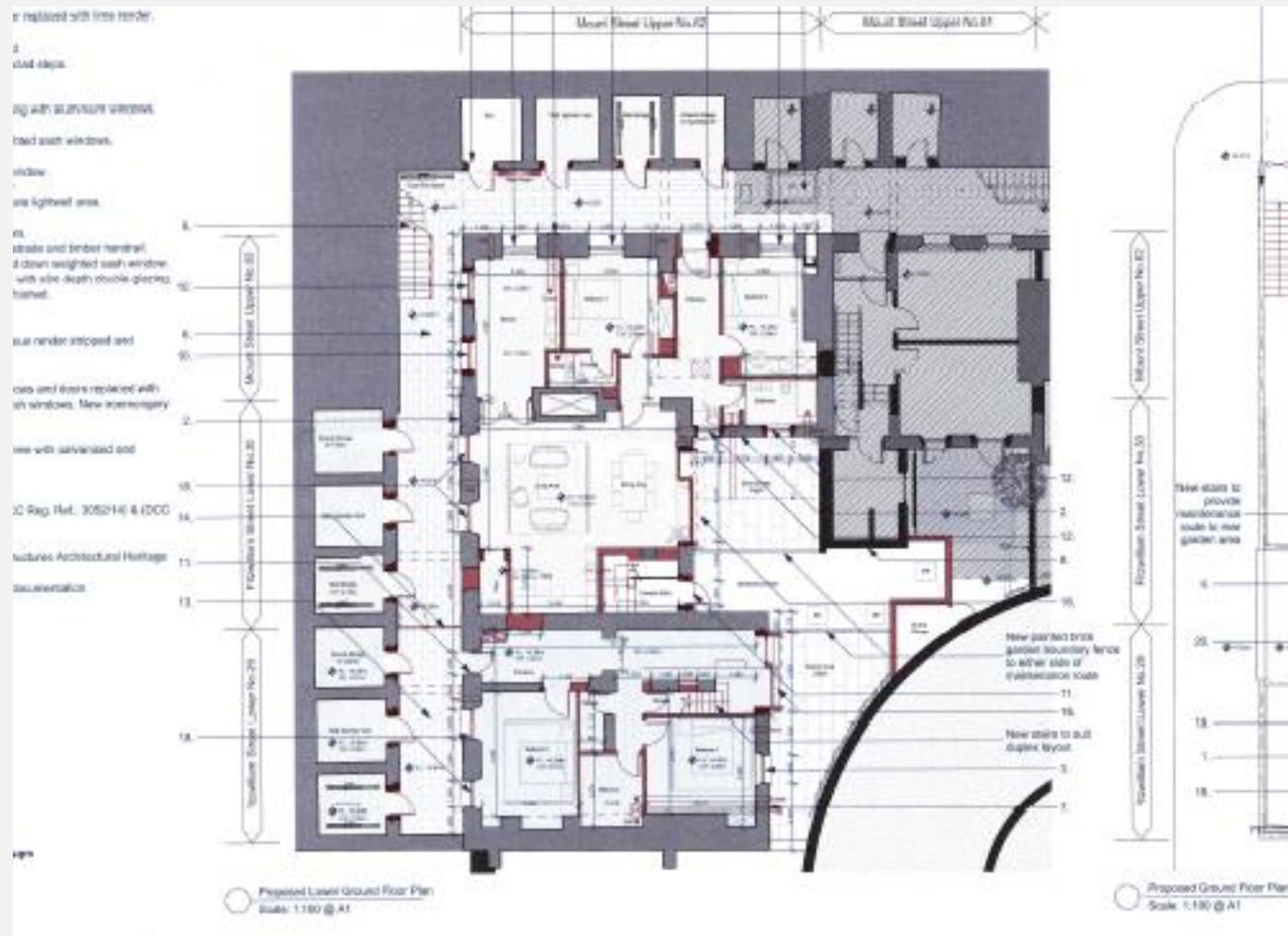
RPS	Address	Description
5685	62 Mount Street Upper	House
2877	29 Fitzwilliam Street Lower	House
2878	30 Fitzwilliam Street Lower	House

- The site is contained within a Conservation Area
- The application includes a Heritage Impact Assessment and Engineering Report on Proposed Interventions to Existing Structures.



## Residential Units Proposed:

- 1no. two bed unit at lower ground floor measuring c.118m<sup>2</sup>
- 1no. two bed duplex unit at lower ground floor and ground floor measuring c.122m<sup>2</sup>
- 1no. three bed triplex unit at ground to 3<sup>rd</sup> floor levels measuring c.248m<sup>2</sup>



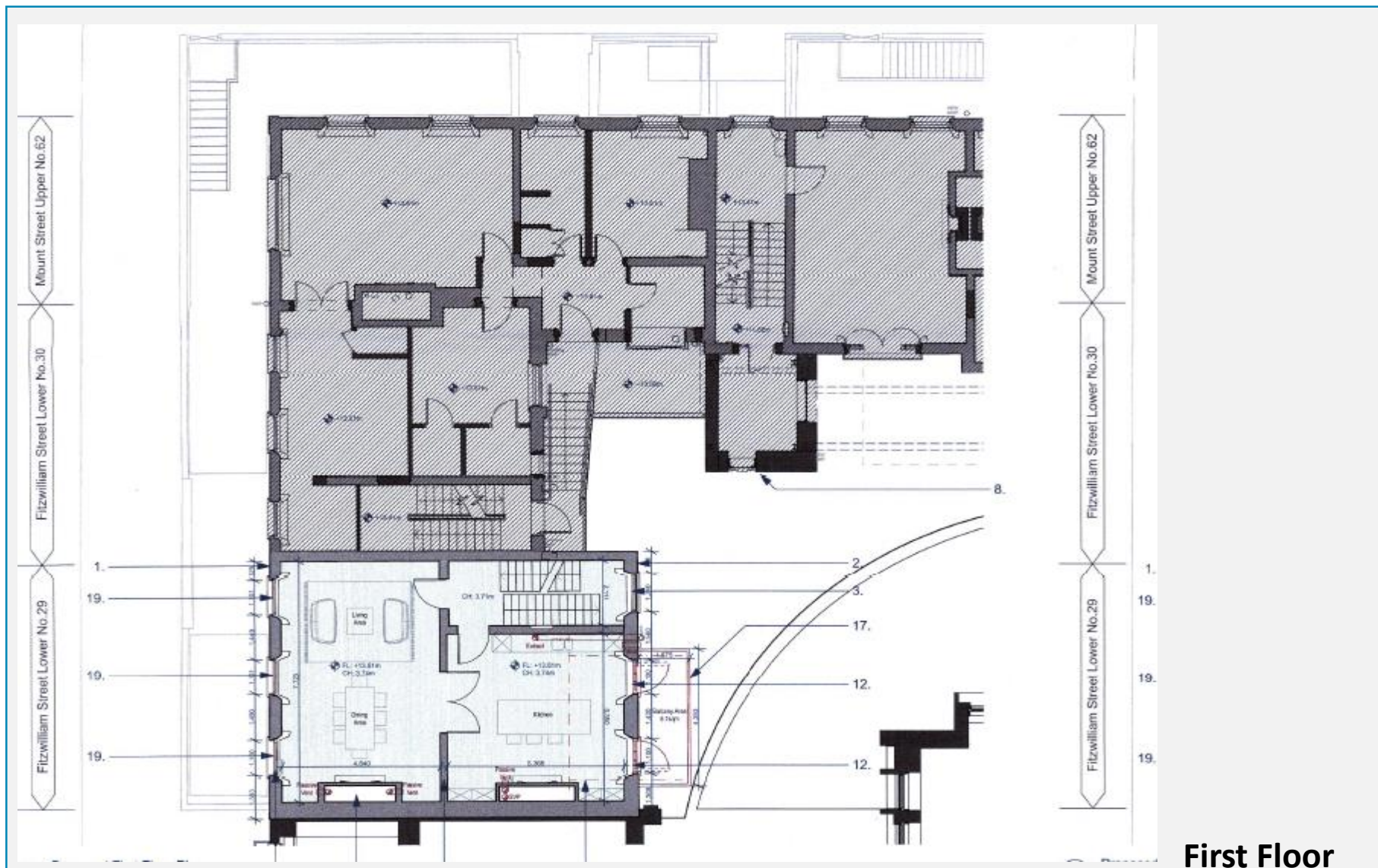
**Basement Level**

**No.29&30 Fitzwilliam St Lower and No.61&62 Mount St Upper**

•South East Area Committee Meeting 8<sup>th</sup> February 2021



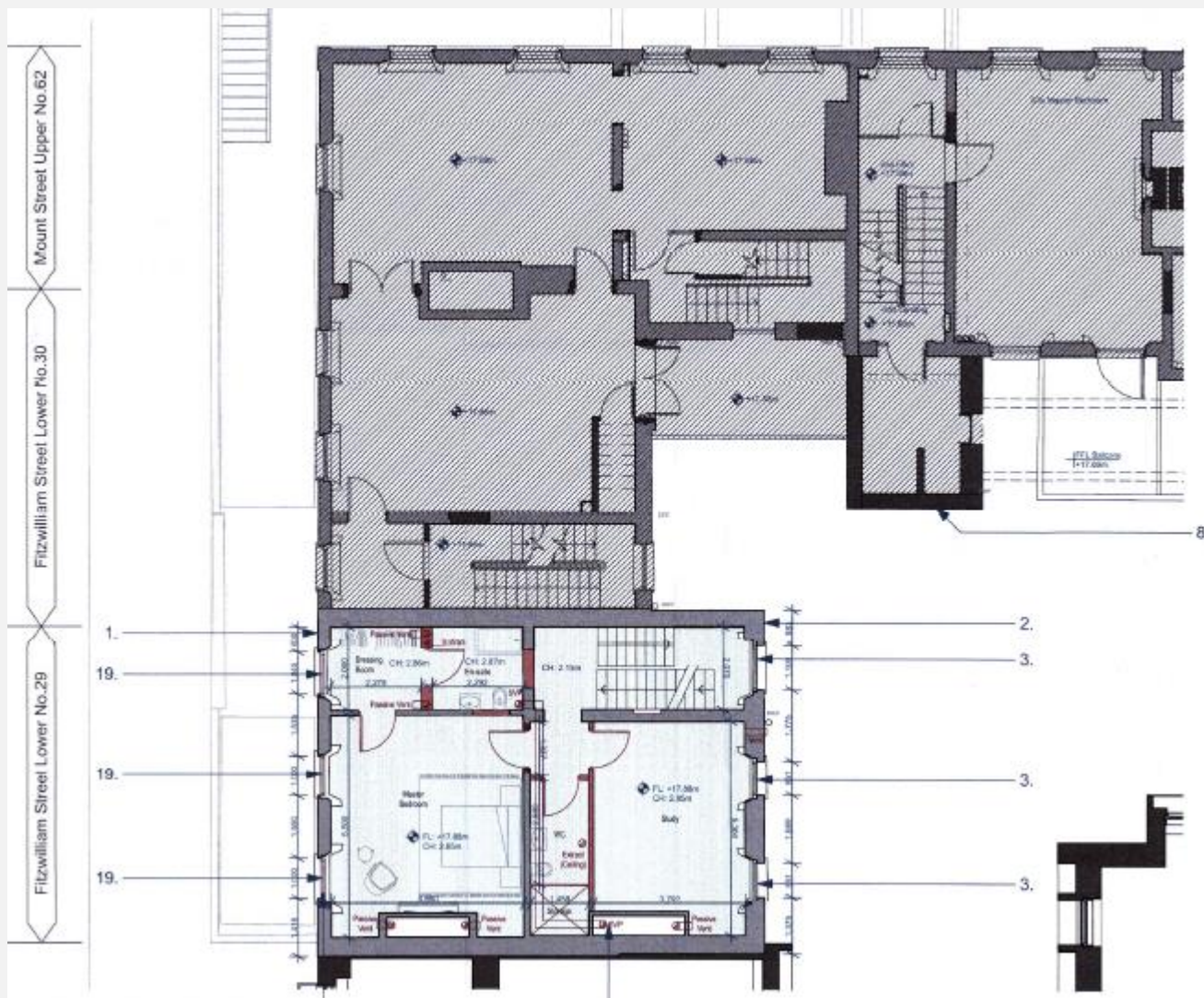




**No.29&30 Fitzwilliam St Lower and No.61&62 Mount St Upper**

•South East Area Committee Meeting 8<sup>th</sup> February 2021

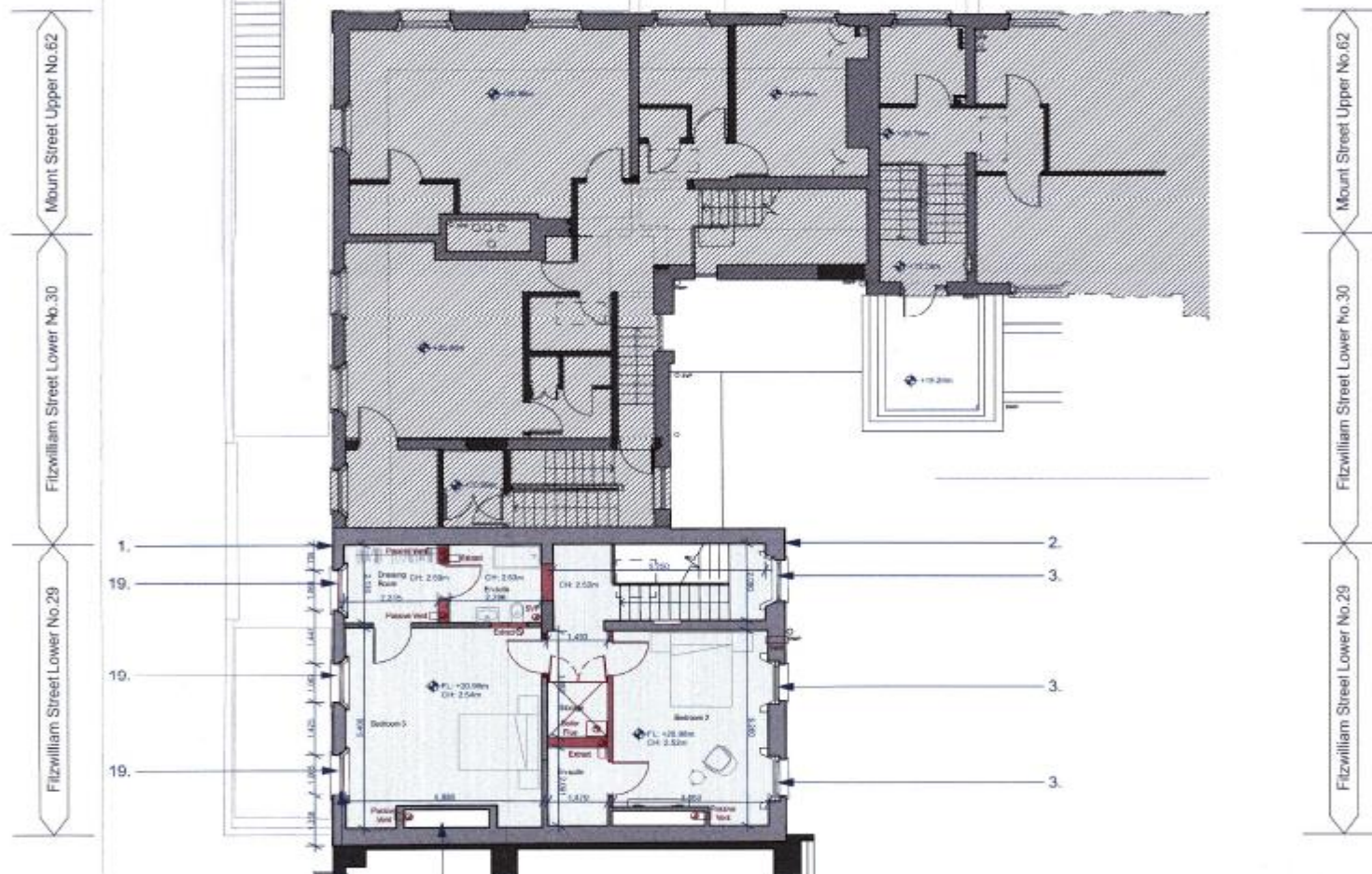




**Second Floor**

**No.29&30 Fitzwilliam St Lower and No.61&62 Mount St Upper**

•South East Area Committee Meeting 8<sup>th</sup> February 2021

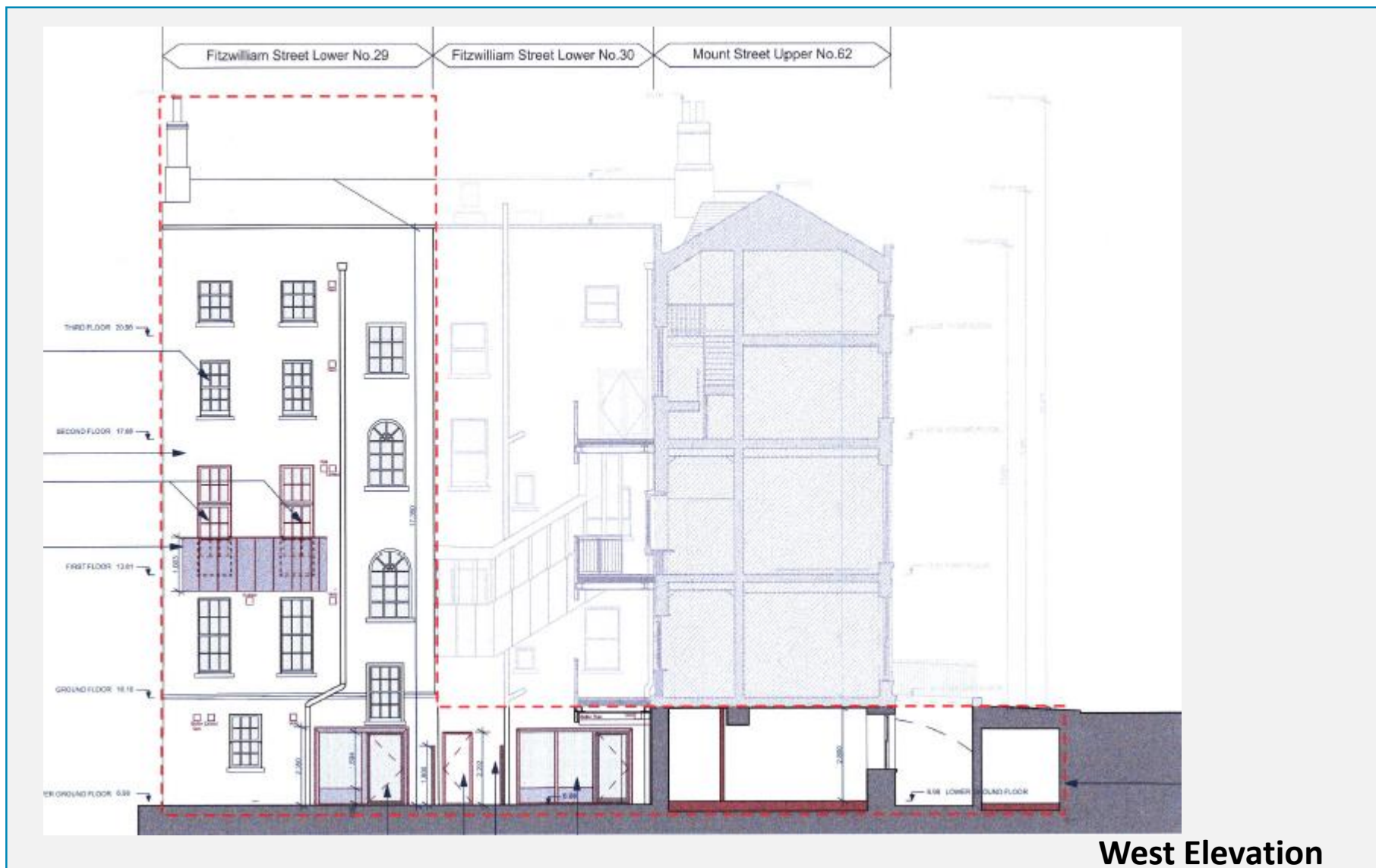


**Third Floor**

**No.29&30 Fitzwilliam St Lower and No.61&62 Mount St Upper**

•South East Area Committee Meeting 8<sup>th</sup> February 2021





**West Elevation**

**No.29&30 Fitzwilliam St Lower and No.61&62 Mount St Upper**

•South East Area Committee Meeting 8<sup>th</sup> February 2021



**West Elevation**

**No.29&30 Fitzwilliam St Lower and No.61&62 Mount St Upper**

Central Area Committee Meeting | 13<sup>th</sup> January 2021

Decision Due Date: 19<sup>th</sup> February 2021

Thank You.