



Board Direction

Ref: 17.245997

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th, May 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

REASONS AND CONSIDERATIONS

Having regard to the modest nature and limited scale of the proposed works, to the lack of adverse impact on Protected Structures and a National Monument within proximity of the proposed works and to the community need for educational facilities like schools in residential areas, it is considered that, subject to compliance with the conditions set out below, the proposed development would not unduly injure the built heritage of the area or the amenities of property in the vicinity of the site. It would, therefore be, in keeping with the proper planning and sustainable development of the area.

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 submitted on the 11th day of November, 2015, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the Planning Authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

In default of agreement, the matters in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of orderly development clarity and in the interest of clarity.

2. The mono-pitch roof over the extension hereby permitted shall not oversail or encroach onto the party boundary wall shared with No.s 5 and 6 'The Priory'. The developer shall submit revised drawings for written agreement prior to the commencement of development showing this revision.

Reason: In the interest of clarity.

3. Prior to commencement of development, the developer shall provide for the following:-
 - (a) The appointment of a conservation expert, who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works. In particular the coach house building to which the proposed development seeks connection to.
 - (b) The submission of details of all external finishes and materials.

All works shall be carried out in accordance with best conservation practice as detailed in the application and the "Architectural Heritage Protection Guidelines for Planning Authorities" (Department of the Environment, Heritage and Local Government).

Reason: To ensure that the integrity of the historic structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

4. Archaeological monitoring shall be carried out during site and construction works in accordance with the following:
 - (a) The developer is required to employ a qualified archaeologist to monitor all ground works associated with the development.
 - (b) Should archaeological material be found during the course of monitoring, the archaeologist may have work on the stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Department of Arts, Heritage and the Gaeltacht with regard to any necessary mitigation action (e.g. preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found.

- (c) The Planning Authority and the Department of Arts, Heritage and the Gaeltacht shall be furnished with a report describing the results of monitoring.

Reason: To ensure the continued preservation (either *in situ* or by record of places, caves, sites, features, or other objects of archaeological interest.

5. 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 hours of working, noise management measures, off-site disposal of construction waste and methods to keep public roads clean from spillages and deposits that may arise during the course of construction.

Reason: In the interests of public safety and residential amenity.

6. 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.

7. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 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.

8. All service lines and cables servicing the proposed development shall be located underground except where otherwise agreed with the Planning Authority.

Reason: In the interest of orderly development and visual amenity.

Advisory Note: Section 34(13) of the PDA.

Board Member: _____ Date: 10th, May 2016
Paddy Keogh