



## Board Direction

Ref: PL06D.246428

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12<sup>th</sup> August 2016. The Board decided to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

### REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development and the development proposed to be retained, the pattern of development in the area and the character of the streetscape, and the planning history of the site, it is considered that the proposed development would be an acceptable response to the demolition of the facades of the buildings concerned, and would not detract from the streetscape. The proposed development and the development proposed to be retained would not, therefore, be contrary to the proper planning and sustainable development of the area.

### CONDITIONS

1. PlansPartic
2. Apart from any departures specifically authorised by this permission, the development shall be retained and completed in accordance with the terms and conditions of planning register reference number D13A/0390.

**Reason:** In the interest of clarity and of orderly development, and to ensure compliance with the permitted development.

3. Prior to commencement of development, a detailed conservation report and design proposal shall be prepared by a Conservation Architect qualified to Grade 1 RIAI or equivalent, and shall be submitted to and agreed in writing by the planning authority. This shall incorporate the following:
  - (a) a detailed conservation report setting out the particulars of the facades of the buildings that are to be replicated, including their form, proportions, materials, height, finishes and detailing,

- (b) detailed design drawings and specifications for the replacement facades, including specifications, materials, finishes, roofing proposals, chimney details, etc.
- (c) procedures for the monitoring of construction by the conservation architect and for reporting to the planning authority.

The reconstruction of the front facades shall be supervised by the Conservation Architect. The development shall be carried out and completed in accordance with the agreed particulars to the written satisfaction of the planning authority.

**Reason:** To ensure that the proposed reconstruction of the facades is undertaken to a high standard, to mitigate against the loss of the original fabric, and, in the interest of the character of this historic streetscape.

Board Member: \_\_\_\_\_ Date: 12<sup>th</sup> August 2016  
Fionna O' Regan