



Board Direction

Ref: PL29S.247536

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21st March 2017.

The Board decided by a majority of 7:1 to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the nature, scale and design of the proposed development, to the sensitivity of its setting adjacent to a Protected Structure and to the established use of the site as a centre for religious and associated activities it is considered that the proposed development would, subject to compliance with the conditions set out hereunder, be acceptable in terms of its effects on the residential amenities of the area and of property in the vicinity, would not injure the heritage amenities of the area and would be acceptable in terms of traffic safety and convenience. The proposed development, would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the loss of the schoolhouse, although regrettable, was acceptable on the basis that it is not a Protected Structure, it had experienced extensive unsympathetic alteration and intervention over a prolonged period and that adaption to the desired uses was not viable. In addition, the Board considered that the conversion of the two parochial houses was acceptable as they would both still contain a residential element and took into account the context of the houses in terms of their urban location and the mix of buildings and open space on the site. The Board did not consider that the proposed parish building would be unacceptably insubordinate to the original houses.

Conditions

1. Plans/partic.
2. Prior to the commencement of works the developer shall make a record of the existing former school building and the two parochial houses. This record shall include
 - (a) a full set of survey drawings to a scale not less than 1:50 to include elevations, plans and sections of the structure, and
 - (b) a detailed, labelled photographic survey of all internal rooms (including important fixtures and fittings), the exterior and the curtilage of the building.

This record shall be submitted to the PA prior to the commencement of development and one copy of this record shall be submitted to the Irish Architectural Archive.

Reason: In order to establish a record of the structures to be demolished and/or modified.

3. (a) The 8 No. car parking spaces situated adjacent to the southeast wall of the church shall be omitted and replaced with a mixture of hard and soft landscaping.
- (b) A minimum of 12 No. cycle parking spaces shall be provided on site to the requirements of the planning authority.

Revised drawings incorporating these changes shall be submitted for the written approval of the PA prior to the commencement of development.

Reason: In the interest of visual amenity and sustainable transport.

4. Parking 3 [min. 6 spaces]
5. As per PA c.2 (Finishes)
6. CMP 1 (excl. const. hrs).
7. CONSTHOURS [0700-1800 M-F; 0800-1200 Sat; Nil Sun/PH]
8. As per PA c.6 (Supervision)
9. UrbanWaterDrain

10. The developer shall comply with the requirements of the planning authority with respect to on-site parking, the loss of on-street parking, site entrance details, signage and road markings which shall be ascertained and agreed in writing prior to the commencement of development.

Board Member: _____ Date: 23rd March 2017
G.J. Dennison