



An
Bord
Pleanála

**Board Direction
PL05E 248354**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31 August, 2017.

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

Reasons and Considerations

Having regard to the use of the main Church building on site, as a place of religious worship, and to the community use of the other building on site; to the permission granted by the planning authority for the demolition of the existing building, formerly a Hall, along the local road and the reasonable desire to replace that building; it is considered that subject to the following conditions and to the detailed design, which remains to be determined, the granting of outline planning permission for the construction of a replacement hall on the site would not detract from the conservation value of the historic Church or the visual amenities of the area and would be otherwise in accordance 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 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity

- 2 Details of the design of the building shall be submitted by way of a separate application for permission consequent and shall incorporate the following requirements:
- a) The building shall be clearly subordinate to the main Church building and shall not disturb the harmonious relationship which currently exists between the main Church building and the associated buildings attached to its gables.
 - b) The height of the building shall be defined by the subordinate quality of its relationship with the existing main Church building and two storey building, achieved by the design; in any case the ridge shall not extend above the eaves of the main Church building.
 - c) The link element of the proposed building shall be clearly identifiable as a linking structure, and shall be designed to be both unobtrusive and subordinate to both the main Church and the proposed Hall.
 - d) The design and treatment of the proposed Hall shall be adequately detailed in the application for permission consequent and shall satisfy the Planning Authority of compliance with the foregoing requirements.

Reason: In the interest of visual amenity and to protect the notable character of adjoining Church.

3. The proposed hall shall be used for community purposes, ancillary to the use of the main Church as a place of religious worship.

Reason: In the interest of orderly development.

- 4 If toilet / washroom facilities are intended to be provided in the proposed hall, adequate provision shall be made for on-site wastewater treatment. Details to be submitted in the application for permission consequent.

Reason: In the interest of orderly development.

**Board
Member**

Date:1.09.2017

Terry Prendergast