



An
Bord
Pleanála

Board Direction
PL11.248589

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 17th 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 zoning objective for the site and its central location, and to the pattern of development in the vicinity, and having regard to the design and form of the development for which retention is sought and of the proposed development, it is considered that, subject to compliance with the conditions set out below, the subject development would be in accordance with the provisions and policies of the Laois County Development Plan 2017-2023, the Portarlington Local Area Plan 2012-2018, and the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011, would not seriously injure the amenities of adjacent residential property, would not be prejudicial to public and environmental health, would be acceptable in terms of pedestrian and traffic safety and would not have a significant adverse effect on the character of the protected structure or adjacent protected structures. The development for which retention is sought and the proposed development would therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, and 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 6th day of April 2017, 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. The subject development shall be used solely for community uses, as indicated in submitted documentation, and shall not be used for any commercial purpose (that is, for profit or gain), without a separate planning permission for change of use.

Reason: In order to delimit the use of the subject development to that applied for, and to allow the planning authority to consider the implications of any commercial use of the subject building through the statutory planning process.

3. (a) The internal repair recommendations as set out in the conservation and restoration plan by MCOH Architects shall be expanded into a specification of conservation works with cross reference to detailed drawings. Details shall be submitted to, and agreed in writing with, the planning authority prior to the recommencement of development.

(b) Repair recommendations to the existing building as required in condition 3(a) above shall be carried out prior to the commencement of construction of the rear extension.

Reason: To ensure that the integrity of the retained protected structure is maintained in a timely fashion, and that the structure is protected from unnecessary damage or loss of fabric.

4. (a) An accredited conservation architect or similar conservation expert (with professional indemnity insurance) shall be employed to manage, supervise monitor and implement the works on the site and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained buildings and facades and fabric.

(b) All repair works to the protected structure shall be carried out in accordance with best conservation practice as set out in the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011. The repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork (plain and decorative) and joinery. Items that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.

(c) All existing original features, including interior and exterior fittings / features, joinery plasterwork features (including cornices and ceiling mouldings) staircases including balusters, handrail and skirting boards, shall be protected during the course of refurbishment. The existing walls along the north-eastern and north-western perimeters of the rear courtyard shall be retained, and shall be repaired in accordance with best conservation practice.

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

5. Prior to commencement of development, details of the materials, colors and textures including sample panels of all the external finishes to the proposed

development shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of orderly development and the visual amenities of the area.

6. Water supply and drainage arrangements shall comply with the requirements of the Planning Authority for such works and services, and shall be agreed in writing with the Planning Authority prior to commencement of development.

Reason: In the interests of public health.

7. 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. The plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction / demolition waste.

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

8. Notwithstanding the exempted development provisions of the Planning and Development regulations 2001, or any enactment amending them, no signage, advertising structures / advertisements, security shutters or projecting elements, including flagpoles, shall be erected on the exterior of the building, within the building or site, or on any adjoining lands under the control of the developer, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area, and as details of signage were not included with the submitted application.

Board Member

Date: 23rd October 2017

Philip Jones