



An
Bord
Pleanála

Board Direction
PL 06D.249004

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th February 2018.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 2 as follows

Remove condition number 3.

Reasons and Considerations

Having regard to the detailed technical specifications, the nature of the external insulation proposed and the architectural character of No. 1 Carlisle Terrace, a Protected Structure, it is considered that the proposed external insulation of the gable and rear of the building would not adversely impact on the character and special architectural significance of the building or the adjoining Terrace, would not set an undesirable precedent and would be in accordance with the proper planning and sustainable development of the area.

Condition 2

Prior to the commencement of development, the developer shall submit to and agree in writing with the Planning Authority the following:

- (a) Details of the appointment of a Grade 1 accredited conservation architect, who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works.

- (b) A method statement including plans, particulars, specifications and methodology for the external insulation works to the side gable wall (eastern elevation), rear (southern elevation) and rear returns to be installed in accordance with the plans and particulars received by An Bord Pleanála on the 6th day of December 2017, which shall respond appropriately to the issues raised in the submission from the Department of Culture, Heritage and the Gaeltacht dated 20th October 2017.

All repair/restoration 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 Arts, Heritage and the Gaeltacht, 2011). The repair/restoration works shall retain the maximum amount possible of surviving historic fabric in-situ including structural elements, plasterwork and joinery and shall be designed to cause minimum interference to the building structure and/or fabric.

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

Remove Condition 3

Having regard to the levels of traffic associated with a single residential unit and the location of the existing entrance, on a quiet street without through traffic, the use of a motorised sliding gate would not create a traffic hazard at this location, would not set an undesirable precedent and would be in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 22nd February 2018

Eugene Nixon