



An  
Bord  
Pleanála

**Board Direction**  
**PL06D.249145**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 12<sup>th</sup> 2018.

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 relatively limited nature and scope of the proposed works that are considered necessary to restore the house to residential use, it is considered, that subject to compliance with the conditions set out below, the proposed development would not be injurious to the character and setting of the protected structure and would not seriously injure the residential amenities of the area. The proposed development would, therefore, be 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. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

3. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, between 0800 to 1400 hours on Saturdays and not at all on Sundays and Public Holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of adjoining property in the vicinity.

4. Prior to the commencement of development, the applicant shall submit details of the proposed vehicular entrance to the proposed development for the written agreement of the Planning Authority.

**Reason:** In the interest of amenity and of traffic and pedestrian safety.

5. The footpath in front of the proposed new vehicular entrance shall be dished at the road junction in accordance with the requirements of the planning authority and at the Applicant's own expense.

**Reason:** In the interest of pedestrian safety.

6. The proposed picture window on the north elevation shall be omitted and shall be replaced by two vertical sash windows to align with the existing pattern of fenestration on that elevation in accordance with details which shall be submitted to the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

7. (a) A conservation expert shall be employed to manage, 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 building and facades structure and/or fabric.

(b) All repair works to the protected structure shall be carried out in accordance with best conservation practice as detailed in the application and 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 and shall be designed to cause minimum interference to the building structure and/or fabric. 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, skirting boards, fenestration, fireplaces, plasterwork, features (including cornices and ceiling mouldings) shall be protected during the course of refurbishment, retained and reused where possible.

**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.

8. A schedule and appropriate samples of all materials to be used in the external and internal treatment of the development to include proposed render, roofing materials, windows, doors and gates as well as detailed specifications of the proposed damp proof system to be utilised shall be submitted to and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** To ensure an appropriate standard of development conservation

**Board Member**

**Date:** 12.02.18

---

Paul Hyde