



An
Bord
Pleanála

Board Direction
BD-001702-18
ABP-301253-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20.11.18.

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 nature and extent of the proposed works to the protected structure, and to the details of its architectural heritage and the impact of the works submitted with the application and as further information, it is considered that, subject to compliance with the conditions set out below, the proposed development would protect the special interest of the protected structure, would enhance the character of Harcourt Street, and would not result in the provision of residential accommodation of an unacceptable standard. It would therefore be in keeping with the proper planning 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 as amended by the further plans and particulars submitted on the 23rd day of January 2018, 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. Prior to commencement of development, the developer shall provide for the following:-

(a) The appointment of a conservation expert, who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works.

(b) The submission of details of all finishes and of all existing original features to be retained and reused where possible, including interior and exterior fittings/features, joinery, fenestration, plasterwork, features (cornices and ceiling mouldings), roofs, staircases including balusters, handrail and skirting boards.

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 the Environment, Heritage and Local Government, 2004). The repair and 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 fabric.

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

Board Member

Date: 20/11/2018

Paul Hyde