



An
Bord
Pleanála

Board Direction
BD-002142-19
ABP-301766-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2019.

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 Cork County Development Plan 2014 – 2020 and the Bandon – Kinsale Municipal District Local Area Plan 2017, it is considered that, subject to conditions, the proposed uses of the church would be an appropriate use of a protected structure and the use of an adjacent site as a proposed car park would be consistent with the Local Area Plan's Specific Development Objective KS-C-04 for this site. Proposed works to the protected structure would, in principle, be in order to facilitate the proposed uses. The size of the proposed car park and its access arrangements would comply with relevant County Development Plan standards. An off-road footpath link between this car park and the church would, subject to archaeological monitoring during its construction, be satisfactory. The proposed uses themselves would be compatible with the residential amenities of the area. No EIA or AA issues would arise. The proposal would thus accord 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, as amended by the further plans and particulars submitted on the 11th day of April 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. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -
 - (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
 - (b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and
 - (c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

3. Prior to the commencement of development, a detailed conservation method statement shall be submitted to and agreed in writing by the Planning Authority and thereafter, development shall only proceed in accordance with this statement. This statement shall be prepared by a qualified professional with specialised conservation expertise and it shall comprise the following:
 - (a) A fully detailed schedule of works,
 - (b) An outline of how the said works are to be undertaken,
 - (c) A specification of all the materials to be used in these works,
 - (d) Details of interventions required to facilitate the installation of services and utilities, and
 - (e) Details of all new fixtures and fittings.

Reason: In order to ensure and appropriate standard of restoration and conservation works for this protected structure.

4. All works to the protected structure, shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

Reason: To secure the authentic preservation of this protected structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

5. A detailed record of all conservation works and interventions shall be maintained during and on completion of the development. This record shall comprise a written commentary and photographs. Within 3 months of the completion of the development, a paper and digital copy of the document shall be submitted to the Planning Authority.

Reason: In the interest of maintaining a permanent record of works to the protected structure.

6. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, 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 property in the vicinity.

7. Prior to the re-commencement of use of the church, the proposed car park and the proposed footpath shall be fully implemented and made available for use.

Reason: To ensure that the opportunity for off-street parking is available at all times.

8. The hours of operation for the centre shall be between 0800 hours and 2230 hours on Monday to Friday and between 0800 hours and 2300 hours on Saturday and Sunday or public holidays.

Reason: In the interest of residential amenity.

Board Member

Date: 16/01/2019

Maria FitzGerald