



An
Bord
Pleanála

Board Direction
BD-002397-19
ABP-302541-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2019.

The Board decided to make a split decision, to grant permission for the conservation works/repairs to Ballybrack House (a Protected Structure), the refurbishment and building fabric repairs to the coach houses to the rear of Ballybrack House and replacement of the modern extension to the lodge building with a single storey extension and conservation works to the lodge building in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below, and refuse permission for the proposed construction of 5 no. two storey terraced houses, the construction of a new roadway through the site with a new exit onto Military Road, relocation of historic driveway entrance gates and piers to new location serving house, car parking and all associated site development, landscaping, boundary treatment works and services provision based on the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regards to the conservation objectives and policies set out in the Dun Laoghaire Rathdown County Development Plan 2016-2022 including Policy AR1, it is considered that the proposed conservation works to Ballybrack House, the coach houses and the lodge building would not detract from the amenity or conservation character of the Protected Structure and its associated buildings and would be in accordance with the Provisions of the County Development Plan and the Architectural Heritage Guidelines 2011. The 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. The use of the coachhouses for residential purposes shall be restricted to a residential use directly associated with the use of the existing Protected Structure on the site for such purposes, and the structures shall not be subdivided from the existing House, either by way of sale or letting or otherwise without the benefit of planning permission,.

Reason: In the interests of residential amenities.

3. 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) 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 historic structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

4. Any repairs to the roofs of the main Ballybrack House, the coach houses and the lodge building shall be carried out having regard to the Department of Culture, Heritage and Gaeltacht Advice Series, 'Roofs: A Guide to the Repair of Historic Roofs' (2010). The roofs shall be photographed prior to stripping to ensure that the existing details are properly followed. Re-slating shall be carried out using sound slates salvaged from the roof. Any deficiencies are to be made up with new or sound second hand materials, matching the existing ones in size, grade, thickness, colour and texture. With regard to the Coach Houses, the slate deficiencies shall be made up using Westmoreland slates as opposed to Blue Bangor.

Reason: In the interest of protecting the special character of the Protected Structure.

5. 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.

6. Details of the materials, colours and textures of all the external finishes to the proposed extension to the lodge structure shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

7. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

Reasons and Considerations (2)

It is considered that the proposed development, due to its excessive scale and massing, extent of hard landscaping, and proposed modifications to the landscape setting of Ballybrack House (a Protected Structure) including the extent of the reduction in the size of the curtilage, relocation of entrance driveway, and revised boundary treatment including the re-location of the entrance gates, would constitute overdevelopment of this sensitive site and have a material and adverse impact on the character and setting of the protected structure. The proposed development would, therefore, be contrary to Policy AR1 and Section 8.2.11.2 (iii) of the Dun Laoghaire Rathdown County Development Plan 2016-2022, and to the Architectural Heritage Protection Guidelines for Planning Authorities (2011). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 20/02/2019

John Connolly