



An
Bord
Pleanála

Board Direction
BD-002920-19
ABP-303434-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/05/2019.

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:

Condition 2:

The proposal shall be amended as follows, and shall comply with the following requirements;

- (i) The three-storey element of the proposed rear extension shall be completed in accordance with the plans and particulars as lodged with the application, on 22nd March 2018.
- (ii) The proposed development shall be completed in accordance with, the amendments to the openings at lower ground floor between the kitchen R2 and the proposed new extension, the landscape plan for the rear garden and the revised details of the rear shed, submitted to the planning authority on 9th November 2018, as a response to Further Information item nos. 2,3 and 4.
- (iii) Breathable insulation materials such as cellulose, hemp and sheepswool only shall be permitted in the attic space

- (iv) A conservation expert with proven and appropriate expertise shall be employed to design, manage, monitor and implement the works to the Protected Structure 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.
- (v) All works to the Protected Structure shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of the Environment, Heritage and Local Government. Any repair works shall retain the maximum amount of surviving historic fabric in situ. Items to be removed for repair off-site shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement
- (vi) All existing original features, in the vicinity of the works shall be protected during the course of the refurbishment works.

Reason: To clarify the extent of the development and to ensure that the integrity of the protected structure is maintained and that the proposed works are carried out in accordance with best conservation practice with no unauthorised or unnecessary damage or loss of historic building fabric

Reasons and Considerations

It is considered that the proposed development, subject to compliance with the amended condition 2 and the other conditions attached, will provide a high quality architectural and design intervention at the protected structure and will not seriously injure the architectural heritage of the overall property, nor seriously injure the residential or visual amenities of the area, or of property in the vicinity. The proposed development would therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 02/05/2019

Chris McGarry