



An  
Bord  
Pleanála

**Board Direction**  
**BD-003405-19**  
**ABP-303468-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/06/2019.

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 design, nature and extent of the proposed development in the context of the policy objectives of the Dun Laoghaire-Rathdown County Development Plan, 2016 - 2022, it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the visual amenities of the area or residential properties in the vicinity, including the existing Protected Structure and would 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, and as amended by plans and particulars submitted to Dun Laoghaire-Rathdown County Council on the 31<sup>st</sup> August 2018 and 20<sup>th</sup> November 2018, except as may otherwise be required in order to comply with the following conditions. Where such conditions require

points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. A conservation expert shall 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, (a) 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 Environment, Heritage and Local Government in 2011. The repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, 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, shall be protected during the course of works.

**Reason:** To ensure that the integrity of the protected structure is maintained and that the structure is protected from unnecessary damage or loss of fabric.

3. The entire premises shall be used as a single dwelling unit only.

**Reason:** To prevent unauthorised development.

4. Prior to the commencement of development, details of the materials, colours and textures of all the external finishes shall be submitted to the planning authority for agreement.

**Reason:** In the interest of orderly development and the visual amenities of the area.

5. 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.

6. The proposed vehicular entrances, driveway and parking areas shall comply with the requirements of the planning authority.

**Reason:** In the interest of orderly development.

**Board Member**

**Date:** 26/06/2019

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Terry Prendergast