



An  
Bord  
Pleanála

**Board Direction**  
**BD-004006-19**  
**ABP-304424-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/09/2019.

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 and scale of the proposed development and subject to the following conditions, the proposed development would be acceptable in the context of the visual amenities of the area, the amenities of adjoining properties and would have no adverse impact on the character and setting of the existing protected structure on site, those on adjoining sites or the wider Architectural Conservation Area the site is located in. The proposed development, would, therefore be satisfactory in the context 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. Water supply and drainage arrangements, including the attenuation and 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.

3. PA condition 2(a) (i) to (vii)

“The Developer shall comply with the following Conservation requirements of the Planning Authority: (a) In order to facilitate further assessment ... ..”

4.

(a) A grade 1 or 2 Conservation Architect shall be employed to 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, 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 2004. The repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork (plain and decorative) and joinery 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, joinery, plasterwork, features (including cornices and ceiling mouldings) staircases including balusters, handrail and skirting boards, shall be protected during the course of refurbishment.

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

5. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or Public Holidays. Deviation from these times shall 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.

6. PA condition 8

7. The proposed residential unit shall be let as a single unit, and shall not be subdivided, without a separate grant of planning permission

**Reason:** To limit the nature of the development to that sought, in the interest of clarity.

**Board Member**

**Date:** 10/09/2019

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Stephen Bohan