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Bord  
Pleanála

**Board Direction**  
**BD-006339-20**  
**ABP-306753-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/08/2020.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition numbers 1 and 2 as follows:

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on 23<sup>rd</sup> August 2019, 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 comply with the following requirements of the conservation section:

a) A conservation expert with proven and appropriate expertise shall be employed to design, manage, monitor and implement the works to the building 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) The works shall be carried out generally in accordance with the floor plans as submitted on 23<sup>rd</sup> August 2019 with the application to the planning authority subject to the retention of the existing doorway (D2) to bedroom 1 (not the door) as an archway to the proposed storage/bedroom entrance lobby area. Revised plans together with a Conservation Method Statement shall be submitted to and agreed in writing with for the Planning Authority prior to commencement of development.

c) 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 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 or storage off-site shall be recorded prior to removal, catalogued and numbered to allow for authentic reinstatement.

**Reason:** To protect the fabric, character and historic floor plan of this Protected Structure.

### **Reasons and Considerations**

Having regard to the existing layout and use of this Georgian property which includes a two-bedroomed apartment with inner rooms on the top floor and which requires upgrading, it is considered that the modifications to the doorways and layout at this floor level to facilitate the continued use of a single apartment use are necessary and would not significantly detract from the overall architectural integrity or character of this protected structure and would contribute to its ongoing partial residential use in keeping with the development plan objectives for this Georgian Square. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 27/08/2020

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Maria FitzGerald