



An
Bord
Pleanála

Board Direction
BD-007344-21
ABP-307566-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/01/2021.

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:

Remove condition Number two (2), and

Attach a further condition as follows:

Prior to commencement of development, the developer shall provide for the following:-

(a) The appointment of a conservation expert (RIAI Grade 2 or higher), who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works.

(b) The submission of details of all finishes and of all existing original features to be retained and reused where possible, including interior and exterior fittings/features, joinery, fenestration, plasterwork, features (cornices and ceiling mouldings), roofs, staircases including balusters, handrail and skirting boards.

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.

Reasons and Considerations

Having regard to the existing layout and use of this Protected Structure, the juxtaposition of the rear elevation with adjoining development, and the modest scale of upper floor extension, it is considered that the modifications and extension to facilitate the continued use of the house as single dwelling would not significantly detract from the overall architectural integrity or character of this protected structure, or the terrace of which it forms a part, and would not seriously injure the 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: 19/01/2021

John Connolly