



An
Bord
Pleanála

Board Direction
BD-007224-20
ABP-307951-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/12/2020.

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 Architectural Heritage Protection Guidelines, issued by the Department of Arts, Heritage and the Gaeltacht in 2011, and the Cork County Development Plan 2014 – 2020, the Board considered that the site lies within the attendant lands to Heathburn Hall, a protected structure, but that the former gate lodge upon it is of conservation interest only. The proposed alterations and extensions to this gate lodge would be consistent with this conservation interest and they would enhance its amenities as a dwelling house. They would not affect the setting of the protected structure. The proposed development would, therefore, not materially contravene the current development plan for the area and, subject to compliance with the condition set out below, 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, as amended by the further plans and particulars submitted on the 25th day of June 2020, 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 proposed development shall be amended as follows:
 - (a) The proposed ground floor plan shall be constructed in accordance with the glazing indicated to the western and northern elevations of the single storey rear extension.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of clarity.

3. Samples of the proposed external finishing materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. All works to the protected structure, shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

Reason: To secure the authentic preservation of this [protected] structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

5. The existing dwelling and proposed extensions shall be jointly occupied as a single residential unit and the extensions shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extensions in the interest of residential amenity.

Board Member

Date: 21/12/2020

Paul Hyde