

An  
Bord  
Pleanála

**Board Direction**  
**BD-008370-21**  
**ABP-308856-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2021.

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 nature of the proposed development which involves the restoration and redevelopment of Knocklong Railway Station Building (Protected Structure Reference PPS187) and Railway Footbridge (Protected Structure RefM40M30), and provision of a community playground, to the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Arts Heritage and the Gaeltacht in 2011, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have significant adverse effect on the character of the protected structures, would not materially contravene the current development plan for the area, would facilitate a new use of the railway station building and provide for a noteworthy community amenity for the village of Knocklong and would, therefore, 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 received on the 21<sup>st</sup> October and 23<sup>rd</sup> October 2020 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. In default of agreement, the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of clarity.

2. Details of all materials to be used in the external treatment of the development shall be submitted to and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure an appropriate standard of development/conservation.

3. Prior to commencement of works and following limited site clearances and opening up works to make the site safe, the developer shall augment the record of the existing protected structures. This record shall include:

(a) a full set of survey drawings to a scale of not less than 1:50 to include elevations, plans and sections of the structure, and

(b) a detailed, labelled photographic survey of all internal rooms (including all important fixtures and fittings), the exterior and the curtilage of the building.

This record shall be submitted to the planning authority prior to commencement of development and one copy of this record and a full set of drawings of the proposed works to the protected structure shall be submitted to the Irish Architectural Archive.



**Reason:** In order to establish a record of this protected structure.

- 4a) A conservation expert 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 Arts, Heritage and the Gaeltacht in 2011. 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. Prior to commencement of development detailed structural drawings and a construction methodology statement (including the results of detailed structural surveys of the protected structure and all building facades to be retained) indicating the means proposed to ensure the protection of the structural stability and fabric of all these retained structures shall be submitted to and agreed in writing with the planning authority. These details shall include demonstrating the methods proposed to part dismantle and re-instate the existing facades, demolition and excavation



arrangements, the proposed foundation system and underpinning structural bracing and support and method of construction.

Reason: In the interest of preserving the architectural integrity and heritage value of the retained structure.

6. No advertisement or advertising structure shall be erected or displayed on the building or within the curtilage of the site unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

7. (a) The road works associated with the proposed development including the setting out of the entrance, parking and access road, bollard and access arrangements, paving and surface finishes shall be carried out and completed in accordance with the requirements of the planning authority. Details shall be submitted to, and agreed in writing with the planning authority, prior to commencement of development.

(b) Detailed arrangements for the provision of the proposed footpath linking the R513 and the development entrance shall be agreed in writing with the planning authority prior to the commencement of development, or in the absence of agreement with the planning authority, shall be submitted to An Bord Pleanála for determination.

Reason: In the interest of traffic safety and orderly development.

8. The applicant or developer shall enter into water and wastewater connection agreements with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

9. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services, and shall be agreed in writing with the Planning Authority prior to commencement of development.



Reason: In the interests of public health and to ensure a proper standard of development.

10. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any house.

**Reason:** In the interests of amenity and public safety.

11. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:
- (a) A plan to scale of not less than [1:500] showing –
    - (i) Existing trees, hedgerows specifying which are proposed for retention as features of the site landscaping
    - (ii) The measures to be put in place for the protection of these landscape features during the construction period
    - (iii) The species, variety, number, size and locations of all proposed trees and shrubs [which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder] [which shall not include prunus species]
    - (iv) Details of screen planting which shall not include cupressocyparis x leylandii
    - (v) Hard landscaping works, specifying surfacing materials, furniture, play equipment and finished levels.
  - (c) A timescale for implementation [including details of phasing]
  - (d) Details in relation to measures for incorporation of stream running through the playground site.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of [five] years from the completion of the, shall be replaced within the next planting

season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of residential and visual amenity.

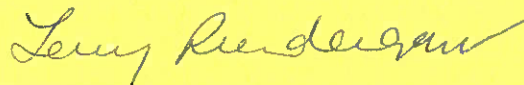
12. A plan containing details for the management of waste (and in particular recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of waste and in particular recyclable materials and for the ongoing operation of these facilities shall be submitted to and agreed in writing with the planning authority prior to commencement of development. Thereafter the waste shall be managed in accordance with the agreed plan.

**Reason:** To provide for the appropriate management of waste and, in particular recyclable material, in the interest of protecting the environment.

13. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction / demolition waste.

**Reason:** In the interests of public safety and residential amenity.

**Board Member**



**Date:** 31/05/2021

Terry Prendergast