



An
Bord
Pleanála

Board Direction
BD-007947-21
ABP-308948-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/04/2021.

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

The proposed development would provide residential accommodation ancillary to the existing two-storey house in the courtyard and notwithstanding the shortfall in private amenity space would accord with the Architectural Heritage Protection Guidelines for Planning Authorities which advocates the need for flexibility within development plan policies to be responsive to appropriate, alternative uses for a Protected Structure; and accordingly would, subject to the following conditions, be in accordance with the proper planning and development of the area.

Conditions

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| 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 |
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	<p>planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The proposed residential unit, together with the existing two-storey house in the courtyard shall be occupied as a single dwelling unit and shall not be sold, let or otherwise transferred or conveyed, save as part of one single dwelling unit.</p> <p>Reason: To meet the stated housing need of the applicants' family in the interest of orderly development and public health.</p>
3.	<p>Prior to the commencement of development details of the treatment/finish to the internal doors in the former Tack Rook linking into the central space shall be submitted for the prior written agreement of the planning authority.</p> <p>Reason: In the interest of building conservation.</p>
4.	<p>A suitably qualified professional with specialised conservation expertise shall be engaged for the specification and supervision of the conservation element of the proposed development. The detail of the methodology/ specification of the repairs and conservation works to the original historic fabric is to be submitted to the planning authority for written agreement prior to works commencing on site.</p> <p>Reason: In the interest of building conservation.</p>

5.	<p>Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health and to ensure a proper standard of development.</p>
6.	<p>Prior to commencement of development, the developer shall enter into water connection agreement with Irish Water.</p> <p>Reason: In the interest of public health.</p>
7.	<p>All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.</p> <p>Reason: In the interest of orderly development and the visual amenities of the area.</p>
8.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the</p>

matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member

Maria FitzGerald
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Date: 21/04/2021