



**An
Bord
Pleanála**

**Board Direction
BD-011106-22
ABP-311842-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/08/2022.

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 2 (a).

Reasons and Considerations

Having regard to the information included with the planning application and appeal, in particular, the on-site examination and sampling of the rendering mortars on the exterior of the building, which has identified that the existing render is not original to the Protected Structure, and the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities, Department of Arts, Heritage and the Gaeltacht (2011), it is considered that the requirements of the Planning Authority, in its imposition of Condition No. 2 (a), are not warranted, and that the proposed development, with the omission of this condition, would not adversely affect the character and setting of the Protected Structure. The proposed painting of the building façades would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member: Maria Fitzgerald
Maria Fitzgerald

Date: 12/08/2022