

An
Bord
Pleanála

Board Direction
BD-010547-22
ABP-312068-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/04/2022.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the temporary nature, scale and location of the enclosed structure to the front of a protected structure which is prominently located on the seafront and at the end of the terrace, it is considered that subject to compliance with the conditions set out below, including a condition to limit the permission to two years, the proposed development for which retention permission is sought would not seriously detract from the visual amenities of the area and the architectural integrity of the protected structure, and would not therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that a short duration temporary grant of retention permission is appropriate in this instance, to allow the applicant to consider a more appropriate design solution by an appropriately qualified architect, which would adequately protect the architectural integrity of the protected structure and enhance the character of the seafront area and not seriously detract from the visual amenities of the area.

Conditions

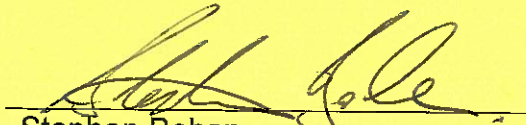
1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The permission is for a limited period of two years from the date of this order, at which date the permission shall cease, the structures shall be removed, and the area returned to its former state unless further permission has been granted before the expiry date of this permission.

Reason: Having regard to the temporary nature of the retention permission sought.

Board Member


Stephen Bohan

Date: 21/04/2022