

An
Bord
Pleanála

Board Direction
BD-011196-22
ABP-313011-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/08/2022.

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:

Amend condition number 6 as follows

6. The applicant shall comply with the following Architectural Conservation requirements:

- (i) A conservation expert with proven and appropriate expertise shall be employed to design, manage, monitor and implement the works to the building 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.
- (ii) In advance of work commencing on site, the applicant shall submit the following information to the Planning Authority:
 - a) 1:5 details of the flashing detail proposed between the new structure and the historic boundary wall and party walls to ensure that there would be no further impact on the special architectural character of

the historic boundary walls and the party walls of the adjoining properties.

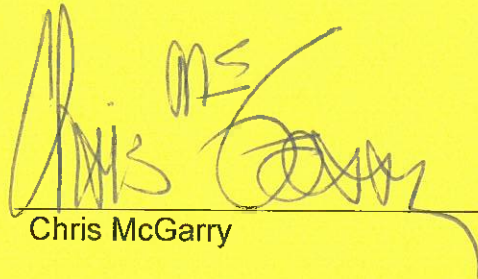
- b) 1:10 details of the foundation details required for the new extension that shall have no impact on the historic boundary walls and the party walls of the adjoining properties.
 - c) All rainwater goods and SVP's shall be cast iron.
 - d) The roof fascia shall be timber in lieu of GRC.
 - e) Samples of the proposed new brick and mortar joint finishes shall be submitted to the Planning Authority in advance of work commencing on site.
- (iii) All works to the protected structure shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of the Environment, Heritage and Local Government. Any repair works shall retain the maximum amount of surviving historic fabric in situ. Items to be removed for repair off-site shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.
- (iv) All existing original features, in the vicinity of the works shall be protected during the course of the refurbishment works.
- (v) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric. Reason: To protect the character and integrity of the protected structure.

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Reasons and Considerations

Having regard to the nature and scale of the proposed development and to the level of detail submitted with the application and appeal, it is considered that the omission of condition 6 (ii) (f) and (g) is warranted and that the completion of the proposed development, subject to compliance with the remaining elements of condition no. 6 and all other conditions attached by the planning authority, would be in accordance with the proper planning and sustainable development of the area.

Board Member:



Chris McGarry

Date: 30/08/2022

