



An
Bord
Pleanála

Board Direction
BD-015294-24
ABP-315634-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/01/2024.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number 4

Amend condition number 3 Having regard to the scale and nature of the proposed development, it is considered that the amendment of Condition 3 and the removal of Condition 4, would ensure an appropriate standard of refurbishment works for this protected structure and would therefore be in accordance with the proper planning and sustainable development of the area.

as follows:

"3. Prior to commencement of development, the developer shall provide for the following:-

- (1) The appointment of a conservation expert, who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works.
- (2) A schedule of all materials to be used in the external treatment of the development to include windows and railings shall be submitted to and agreed in writing with, the planning authority prior to commencement of development.

All works shall be carried out in accordance with best conservation practice as detailed in the application and the "Architectural Heritage Protection Guidelines for Planning Authorities" (Department of Arts, Heritage and the Gaeltacht, 2011).

Reason: To ensure that the integrity of the historic structures is maintained and that the structures are protected from unnecessary damage or loss of fabric."

Reasons and Considerations

Having regard to the scale and nature of the proposed development, it is considered that the amendment of Condition 3 and the removal of Condition 4, would ensure an appropriate standard of refurbishment works for this protected structure and would therefore be in accordance with the proper planning and sustainable development of the area.

Board Member:



Liam Bergin

Date: 01/02/2024