

An
Bord
Pleanála

Board Direction
BD-015391-24
ABP-315808-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/02/2024.

The Board decided to grant retention permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

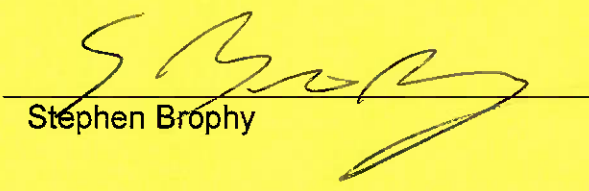
Having regard to the scale, design and location of the proposed development to be retained, it is considered that the proposed development would not, subject to the conditions set out below, seriously injure the amenities of the area or have an adverse impact on the special character of Monaster Bridge, a Protected Structure and Recorded Monument. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area. The Board considered the current finish of the front boundary wall to be contrary to section 11.4.6 of the Limerick County Development Plan 2022-2028 insofar as it requires one-off Housing in the countryside to have reference to Limerick's Rural Design Advice for Individual Houses in the Countryside updated in 2012. This advice provides that new front boundaries shall be constructed from materials that are already common to the area. However, the Board considered that this could adequately be addressed by condition.

Conditions

1.	<p>The development shall be retained, 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 planning authority within six months of permission being granted, and the development shall be retained and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The boundary wall to be retained shall be refinished in local stone or other appropriate durable finish that shall be agreed in writing with the local authority within three months of the date of this permission.</p> <p>Reason: In the interest of visual amenity.</p>
3.	<p>The outbuilding to be retained and completed shall be used solely for purposes incidental to the enjoyment of the dwelling house and shall not be used for any commercial purpose or for human habitation.</p> <p>Reason: In the interest of residential amenity and clarity.</p>
4.	<p>A restoration and conservation plan for the southern end of the parapet wall of Monaster Bridge, where it abuts onto the boundary wall to be retained, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The restoration works shall be carried out in accordance with this plan, and the relevant works shall be restricted to conservation, consolidation and presentation works.</p> <p>Reason: To ensure that this element of the historic structure is restored, maintained and protected from unnecessary damage or loss of fabric.</p>
5.	<p>An archive standard photographic record of the works to the parapet wall of Monaster Bridge shall be submitted to, and in agreed in writing with, the planning authority upon completion of the works.</p> <p>Reason: In order to facilitate the recording of the architectural heritage of the site.</p>

6.	<p>A continuous hedge of indigenous species shall be planted inside the boundary wall to be retained within the first planning season following this grant of permission.</p> <p>Reason: In the interest of visual amenity.</p>
7.	<p>Surface water from the site shall not be permitted to drain onto the adjoining public road.</p> <p>Reason: To ensure adequate servicing of the development and in the interest of public health.</p>
8.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>

Board Member


Stephen Brophy

Date: 09/02/2024