



An  
Bord  
Pleanála

**Board Direction**  
**BD-017132-24**  
**ABP-318954-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/07/2024.

The Board decided by majority vote (2:1) to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

The Board has considered, subject to compliance with the conditions set out below, that the works proposed to be carried out, comprising the installation of solar panels to south facing roof slope, would not seriously injure the visual amenities or architectural character of the area. The Board considered that the retention of the rainwater harvesting butts located to the side of the dwelling would be in accordance with the proper planning and sustainable development of the area and that the retention of the timber cladding to rear boundary walls would not, having regard to it being an independent structure, materially affect the integrity of these walls. Therefore, these developments, both proposed and to be retained, would not conflict with Policies BHA 2 or BHA 22 of the Dublin City Development Plan 2022-2028 and would be in accordance with the proper planning and sustainable development of the area.

The Board did not share the view of its Inspector that the retention of the existing single storey roofed terrace does not detract from the protected structure. However, having regard to its reversibility as well as the case made by the first party to be

given an opportunity to rectify matters, the Board considered it reasonable to grant retention permission for a temporary period.

### Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further particulars submitted on the 6<sup>th</sup> day of December 2023, except as may otherwise be required in order to comply with the following conditions.</p> <p>Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The retention permission for the single storey roofed terrace shall be for a period of three years from the date of this Order. This structure shall then be removed unless, prior to the end of this period, permission for its retention shall be obtained.</p> <p><b>Reason:</b> To allow for a review of the development having regard to the circumstances then pertaining and in the interests of visual amenity.</p>

3.	<p>(a) A conservation expert shall be employed to manage, monitor and implement the works on the site 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.</p> <p>(b) All repair works to the protected structure shall be carried out in accordance with best conservation practice as detailed in the application and the “Architectural Heritage Protection Guidelines for Planning Authorities” issued by the Department of Arts, Heritage and the Gaeltacht in October 2011. The repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork (plain and decorative) and joinery and shall be designed to cause minimum interference to the building structure and/or fabric. Items that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.</p> <p><b>Reason:</b> To ensure that the integrity of the protected structure is maintained and that the structure is protected from unnecessary damage or loss of fabric.</p>
4.	<p>The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Transportation Planning Division and the Noise &amp; Air Pollution Section.</p> <p><b>Reason:</b> To ensure a satisfactory standard of development.</p>



5.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall, inter alia, include the following requirements.</p> <ul style="list-style-type: none"><li>(i) Details of the limitations on the hours of operation.</li><li>(ii) Details of all necessary measures to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads and the steps to be taken to remove any such spillage or deposit at the applicant's/developer's expense.</li></ul> <p><b>Reason:</b> to protect the amenities of the area.</p>
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Board Member



Joe Boland

Date: 30/07/2024