

An
Bord
Pleanála

Board Direction
BD-018007-24
ABP-319794-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/10/2024.

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, that the planning authority be directed to AMEND condition number 2 as follows:

The proposed development shall be amended as follows:


- (a) The entire demolition of the existing structures is not permitted. Prior to the commencement of the development the applicant shall submit revised plans and particulars for the written agreement of the planning authority, to include the retention of the front façade of the larger northern building in addition to its elevation addressing the laneway. The revised proposal shall include a Method Statement, with input from a suitably qualified architectural conservation professional, detailing how the façade will be secured and maintained throughout the construction process, including taking account of the proposed lowering of the footpath abutting the façade.

Reason: To ensure the protection of the built heritage of the area.

Reasons and Considerations

Having regard to the provisions of the Clare County Development Plan 2023-2029, the subject site location within the Tulla Architectural Conservation Area and the information submitted with the application and appeal, it is considered that the applicant has not set out a sufficient justification for the demolition of the front facades of all buildings on the subject site, and that, subject to compliance with the amended condition No 2 in addition to the other conditions specified by the planning authority, the proposed development would be in accordance with Development Plan Objective CDP 16.5 which seeks to protect from demolition existing buildings and structures which are considered to be intrinsic elements of the special character of the ACA, and would not seriously injure the amenities of the area or the character of the Tulla Architectural Conservation Area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:


Martina Hennessy

Date: 29/10/2024