



An
Bord
Pleanála

Board Direction
BD-018179-24
ABP-319910-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/11/2024.

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, as follows:

Amend condition number 2 as follows:

Having regard to the above and based on the reasons and considerations set out below, it is recommended that the Planning Authority be directed to amend Condition No.2 as attached to the grant of permission to read as follows:

2. The proposed perimeter landscaping works, boundary treatment works and the landscaping on the extent of the site shall be submitted to and assessed by a person with conservation expertise that is appropriate to the significance of the historic building or site and the complexity of the proposed works to carry out an Architectural Assessment report and to submit a plan detailing the proposed perimeter landscaping works, boundary treatment works and the landscaping on the extent of the site to the Planning Authority for agreement, prior to carrying out works.

Reason: To ensure that the character of the structure is maintained and any changes or alterations to it are carried out in such a way as to retain and enhance this character.

Reasons and Considerations

The Condition be amended, as detailed above, to ensure compliance with: AH O23 of the Kildare County Development Plan which states that it is the *objective of the Council to "Require an Architectural Heritage Assessment Report, as described in Appendix B of the Architectural Heritage Protection, Guidelines for Planning Authorities (2011), to accompany all applications with potential for visual or physical impacts on a Protected Structure, its curtilage, demesne and setting. This report should be prepared by a person with conservation expertise that is appropriate to the significance of the historic building or site and the complexity of the proposed works."* Having regard to the requirements of Objective AH023 of the Development Plan, as referenced above, the Board considered it appropriate to amend condition 2 of the planning authority's decision.

Board Member:



Liam Bergin

Date: 13/11/2024