

The submissions on this file and the Inspector's report were considered at a meeting held on 10 July 2026.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission 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:

Amend condition number 2 as follows:

Condition 2

- (a) Prior to the commencement of development the developer shall submit for the written agreement of the planning authority confirmation that the development will be supervised by a suitably qualified architect with conservation expertise and accreditation.

(b) Prior to the commencement of development the developer shall submit for the written agreement of the planning authority a specification and method statement covering all works to be carried out in order to ensure that the development is carried out in accordance with good conservation practice. In particular the statement shall include:

(i) Details of the reuse of the granite material resulting from the removal of the existing rear external staircase.

(ii) Confirmation that the new windows and doors will be of timber construction.

(iii) Specific reference to the removal of the conservatory and the construction of the new extension, including details relating to tie-in and treatment of the adjacent boundary wall.

(iv) Details and specifications for the new external stairs.

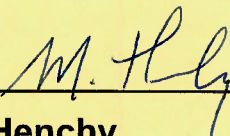
(v) Details and specifications for the new stone paving.

(vi) Details of the use of existing service runs and any new service runs proposed.

(vii) Provision for changes/refinements to the statement, including the remediation strategy to address the damp issue, following opening-up investigations.

Reason: In the interest of the protection of the architectural heritage in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities.

Planning Commissioner:



Mary Henchy

Date:

10th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the limited scope of the proposed development it is considered that the imposition of the said Condition 2 as drafted by the planning authority

would be excessive and is not warranted. The Commission considers that the alterations proposed, in particular the removal of the rear granite staircase and the insertion of side lights to the front door at lower ground floor level, are justified in order to effect a reasonable upgrade to the accommodation and ensure its suitability for modern living in the long-term while not being detrimental to the special architectural character of the Protected Structure. The proposed development, subject to the revised Condition 2 as set out above, would be in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities (DAHG 2011) and would, therefore, be in accordance with the proper planning and sustainable development of the area.