



An  
Bord  
Pleanála

## Inspector's Report PL 09.246602

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<b>Development</b>	Retain the existing gaming and amusement arcade use of the ground floor level and permission for upgrades to the façade at the former Hibernian Bank (protected structure). 46 Leinster Street, Athy Co. Kildare.
<b>Planning Authority</b>	Kildare County Council
<b>Planning Authority Reg. Ref.</b>	16/175
<b>Applicant(s)</b>	Coalquay Leisure Ltd.
<b>Type of Application</b>	Retention
<b>Planning Authority Decision</b>	Refuse permission
<b>Appellant(s)</b>	Coalquay Leisure Ltd.
<b>Observer(s)</b>	None on file
<b>Date of Site Inspection</b>	25 <sup>th</sup> August, 2016
<b>Inspector</b>	Sarah Moran

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## **1.0 Site Location and Description**

1.1. The site is located on Leinster Street, in the centre of Athy, Co. Kildare. It is a substantial three storey building dating to the 19<sup>th</sup> century, which was originally a branch of the Hibernian Bank. It is included in the current record of protected structures for Co. Kilkenny, ref. AY036. The overall premises comprises the building and a yard to the rear, which has vehicular access via a laneway. The ground floor of the building is currently in use as an amusement arcade, with signage in the windows.

## **2.0 Proposed Development**

2.1 The development involves the following:

- Retention of the use of part of the existing ground floor as a gaming and amusement arcade.
- Works to the front elevation at ground floor level including new timber windows, removal of signage, changes to cut stone panels below windows, new 'Casino' sign, new timber door and fanlight.
- Other external works including repairs and refurbishment of the façade, roof repairs, repair / replacement of existing gutters and downpipes.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

3.1.1 Kildare County Council refused permission on 20<sup>th</sup> April 2016 for the following reason:

*The proposed development relates to a Protected Structure located within an area zoned 'town centre' and within an area designated as an Architectural Conservation Area in the Athy Town Development Plan 2012-2018. It is the policy of the planning authority, as set out in the development plan "To discourage amusement / gaming arcades in the Core Retail Area, as they are considered to be an undesirable use and potentially detrimental to the business and commercial environment of the town" (Policy RP25). It is considered the continued use of the premises as a gaming and amusement arcade would detract from the primary retail use of the street and from the vitality and vibrancy of the town centre and would set an undesirable precedent for similar such development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.*

### **3.2. Planning Authority Reports**

3.2.1 The report of the area planner dated 19<sup>th</sup> April 2016 can be summarised as follows:

- Notes protected structure status of the building, also location within an Architectural Conservation Area (ACA).
- The site has town centre zoning 'A' under the Athy Town Development Plan 2012-2018. Amusement arcade use is 'open to consideration'. Refers to TDP policy RP25 regarding amusement / gaming arcades.
- Notes the planning history of the site. Refusal reason no. 1 of PL 09.245547, regarding the use of the site, is considered relevant. Considers that the proposed use would still be contrary to a specific TDP policy to restrict non-retail uses in the core retail area of the town centre and would detract from the vitality and viability of the town centre area.
- Recommends refusal on grounds relating to adverse impacts on the town centre.

### **3.3. Other Technical Reports**

- 3.3.1 Athy Municipal District Roads Department 24<sup>th</sup> March 2016. No objection subject to conditions.
- 3.3.2 Kildare County Council Environment Section 7<sup>th</sup> April 2016. No objection.
- 3.3.3 Kildare County Fire Service 2<sup>th</sup> April 2016. No objection.
- 3.3.4 Kildare County Council Environmental Health Officer 11<sup>th</sup> April 2016. No objection.
- 3.3.5 Kildare County Council Transportation Department 14<sup>th</sup> April 2016. No objection.
- 3.3.6 Kildare County Council Water Services 19<sup>th</sup> April 2016. Applicant already has a watermain and sewerage connection. Recommend conditions.
- 3.3.7 Kildare County Council Conservation Officer 26<sup>th</sup> April 2016. Recommends further information request for method statement for reinstatement works.
- 3.3.8 Irish Water submission to Kildare County Council 20<sup>th</sup> April 2016. No objection.

#### 3.4. **Third Party Observations**

- 3.4.1 No third party submissions on file.

#### 4.0 **Planning History**

- 4.1. The following planning history is noted for the subject site.

#### 4.2 12/300004 PL35.240508

Permission refused by Kildare County Council for a change of use of premises at ground floor level from insurance offices to gaming and amusement arcade. The applicant appealed the refusal to the Board, which granted a temporary permission for 3 years

#### 4.3 UD6322

Enforcement Notice served in respect of non-compliance with conditions nos. 4 and 6 of PL35.240508.

4.4 15/580 PL 09.245547

Permission refused by the PA and by the Board for continuation of the existing gaming and amusement arcade at ground floor level.

5.0 **Kildare County Development Plan 2011-2017**

5.1 Chapter 12 Architectural and Archaeological Heritage.

5.2 Chapter 19 Development Management Standards. Section 19.10.6 provisions for fast food outlets, take-aways and amusement arcades.

6.0 **Athy Town Development Plan 2012-2018**

6.1 The site is zoned 'A' 'Town Centre' under the current Athy Town Development Plan, with the stated objective:

*To protect and enhance the special character of Athy Town Centre and to provide for comprehensive development and allowing for a broad range of compatible and complementary uses which will be encouraged to locate in this area and contribute to a dynamic, vibrant and pedestrian focused town core area. To improve retailing, commercial, office, cultural and other uses appropriate to the Town Centre which complement its unique historic setting. It will be an objective of the Council to encourage the full use of buildings and back lands especially the use of upper floors, preferably for residential purposes. Certain uses are best located away from the principal shopping streets because of their extensive character and their need for large-scale building forms and space requirement. These uses include retail warehousing or industrial uses. A strong urban design approach will be required in all aspects of development in this area. The Council will encourage the appropriate re-use and regeneration of buildings, backlands and derelict/obsolete land. A variety*

*of compatible uses appropriate for daytime and evening use will be promoted in the town centre. Innovative design approaches will be welcomed in the area, particularly with regard to residential development. Warehousing and other industrial uses will not be permitted in the town centre.*

The use 'amusement arcade' is 'open for consideration' under the town centre zoning objective, i.e.:

*...generally acceptable except where indicated otherwise and where specific considerations associated with a given proposal (e.g. scale) would be unacceptable or where the development would be contrary to the proper planning and sustainable development of the area.*

6.2 Additional policies on town centre development are provided in TDP chapter 5. Chapter 6 sets out retail policies and chapter 12 provides policies on architectural heritage.

6.3 Chapter 15 Development Management Standards. Section 15.11.1 Development in Relation to Protected Structures. Section 15.11.3 Development in Architectural Conservation Areas.

## **7.0 Natural Heritage Designations**

7.1 The site is c. 250m east of the River Barrow and River Nore Special Area of conservation (SAC), site code 002162 and c. 670m east of the Grand Canal proposed Natural Heritage Area (pNHA), site code 002104.

## **8.0 The Appeal**

### **8.1. Grounds of Appeal**

8.8.1 The appeal is submitted by McCutcheon Halley Walsh planning consultants on behalf of the applicant. The grounds of appeal can be summarised as follows:

- The refusal reasons of PL09.245547, as stated in the Inspector's report, were not principally in relation to the use of the building but centred on the impact that the continued use of the building would have on the vitality and vibrancy of the town centre, by reason of lack of investment in upgrade of the building and the use of inappropriate signage. The applicant disagrees with the Inspector's appraisal of PL09.245547. It is submitted that that assessment was harsh and unbalanced.
- The proposed development is a compatible town centre use and would not contradict the policies and objectives of the TDP. While TDP objective RP25 indicates that amusement arcades are 'discouraged' in the Central Retail Area, the CDP zoning matrix indicates that the use 'amusement arcade' is 'open to consideration' in town centre locations, i.e. generally acceptable except where specific considerations associated with the proposal would be unacceptable or where the development would be contrary to the proper planning and sustainable development of the area (paragraph 16.3.1).
- County Development Plan policy on amusement arcades is to prevent the excessive concentration of such uses, to ensure that the intensity of any proposed use is in keeping with the scale and pattern of development in the area and to consider the cumulative impact of such facilities with regard to impacts such as noise, litter, disturbance and traffic. These items did not form part of the PA assessment. The planning report on file focused solely on the use and its non-compliance with the development plan with no mention of other specific considerations.
- Leinster Street is part of the core retail area of Athy and has a wide variety of uses other than retail. There are no other amusement arcades on the street, or in the town of Athy. Permission would not lead to any excessive concentration of the use and would add to the mix of uses in the area, contributing to the vibrancy and attractiveness of the town centre. The use of the building as an amusement



arcade has been of greater benefit to the vitality of the town centre than a vacant building.

- The building was never in use as a retail unit and is not part of the existing retail floorspace in the Core Retail Area. The Board has consistently deemed that gaming arcades are appropriate town centre uses, ref. PL26.23527, PL85.231296, PL42.225804.
- There has been no issue with antisocial behaviour at the site and there have been no complaints to the local Gardaí in the 3 years that the premises has been in operation. The development has an optimal location benefitting from natural surveillance from passing pedestrians and motorists, which would discourage such conduct. There were no third party objections to the application or objections from any statutory bodies. It is submitted that the stigma associated with such uses has influenced the decision of the PA. The applicant takes pride in the good management of all their premises. The Board is requested to consider the individual merits of the scheme in accordance with the policies and objectives of the TDP and to give the application a fair and unbiased assessment.
- The development would ensure the conservation of an important protected structure and retain its active use into the future. The continued active use of the building would preserve the integrity of an important protected structure, which is notable for its beneficial impact on the surrounding ACA. The proposed upgrades to the façade would ensure that the building provides an additional positive contribution to the streetscape, reinstating important historical features which were removed as part of the previous bank use and are more in keeping with the historic character of the building. The importance of the active use of the building was acknowledged in the Board's decision of PL35.240508 to grant permission for the previously vacant building as an amusement arcade, which stated that the change of use would contribute to the maintenance of the protected structure.
- The previous tenants of the building were responsible for inappropriate interventions to the façade and invested little in its upkeep or upgrade. The applicants accept their responsibilities to the protected structure. This application

represents a comprehensive effort to ameliorate the items identified in the Board's previous assessment. It would regularise the use of the building and proposes improvements and appropriate signage, which are more respectful of its architectural character and historic significance.

- The existing signage is not in character with the historic nature of the building but matches the previous format used by an insurance broker and bank before it, i.e. opaque screening directly fixed to the non-original fenestration and doorway. In addition, the signage was a temporary advertising solution that can now be replaced by more appropriate and respectful signage as the business has proven successful and profitable. Permission for a permanent use as a gaming and amusement arcade would allow further investment in the building, ensuring its use and conservation into the future.
- The proposal retains the internal configuration of the building and does not involve any structural modifications or loss of building fabric. It also seeks to make good inappropriate alterations and additions. The proposed improvements and upgrade works have had regard to the recommendations of the architectural heritage impact assessment prepared by John Cronin & Associates and are in accordance with the County Kildare Shopfront Guidelines (July 2012).
- Development plan objective PS8 allows a degree of flexibility with respect to the use of protected structures. In certain cases, the PA may relax its requirements in order to secure the protection and restoration of the structure, including site development standards, zoning, etc. A grant of permission would provide security of tenure to the applicants' already successful and profitable business, allowing for the proposed restoration works to occur. This approach is in accordance with TDP section 12.6.1. The applicants have no objection to any condition requiring that the upgrade be carried out within 6 months of the date of permission.

## **8.2. Planning Authority Response**

8.2.1 The PA response states no further comment.

## 9.0 **Assessment**

9.1. The main issues in this appeal are those raised in the grounds of appeal and I am satisfied that no other substantive issues arise. The issue of Appropriate Assessment also needs to be addressed. The issues can be dealt with under the following headings:

- Principle of Development
- Architectural Heritage Impacts
- Appropriate Assessment
- Development Contributions

## 9.2 **Principle of Development**

9.2.1 Permission was originally granted for a change of use of the ground floor of the building from offices to gaming and amusement arcade in 2012 under PL 35.240508. The Board direction stated the following reasons and considerations for the permission:

*The proposed development is located in a protected structure, which is a prominent and important building, contributing to the character of the Architectural Conservation Area and the streetscape at this location. It is considered that notwithstanding the policy of Athy Town Development Plan, 2012-2018 to discourage amusement/gaming arcades from the core retail area, that the proposed change of use of the protected structure from offices, for a temporary period of three years, would contribute to the maintenance of the protected structure, would not seriously injure the amenities of the area, and would not compromise the longer term objectives for the town centre as set out in the development plan and would be in accordance with the proper planning and sustainable development of the area.*

According to the documentation on file, the gaming and amusement arcade began operating at the premises in December 2012. Condition no. 2 of PL 35.240508 limited the duration of the grant of permission to 3 years from the date of commencement of operation of the gaming and amusement arcade use, i.e. December 2015. The applicant sought permission for a continuation of the use under reg. ref. 15/580 on July 8<sup>th</sup> 2015. Permission was refused by Kildare County Council and refused by the Board under PL09.246602 for the following stated reason:

*The proposed development relates to a Protected Structure located within an area zoned 'town centre' and within an area designated an Architectural Conservation Area in the Athy Town Development Plan 2012–2018. It is the policy of the planning authority, as set out in the development plan "To discourage amusement/gaming arcades in the Core Retail Area, as they are considered to be an undesirable use and potentially detrimental to the business and commercial environment of the town" (Policy RP25). The Board previously granted planning permission for the proposed development on a temporary basis for a period of three years only on the basis that the use would contribute to the maintenance of the Protected Structure.*

*Notwithstanding this previous grant of planning permission, it is considered that the continued use of the premises as a gaming and amusement arcade would detract from the primary retail use of the street and from the vitality and vibrancy of the town centre. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.*

The building was still in use a gaming and amusement arcade when the site was inspected on 25<sup>th</sup> August 2016.

9.2.2 The Board has therefore issued two previous decisions in relation to the proposed use at the subject site, i.e. a temporary permission and then a refusal. These decisions were both issued under the Kildare County Development Plan 2011-2017 and the Athy Town Development Plan 2012-2018, both of which are still in force. It may therefore be argued that there are precedents for both cases. While the precedents for the Board granting amusement arcades at other town centre locations, as cited in the appeal, are noted, I also note, as cited in the Inspector's

reports of PL35.240508 and 09.245547, the prevalence of refusals by the Board within inner city areas of Dublin trying to prevent a predominance of non-retail frontages on prime Category 2 retailing streets such as Capel Street and Parnell Street. The current proposal therefore must be considered on its merits, with regard to the relevant planning policies for Co. Kildare and Athy, as set out above, and to site specific issues.

9.2.3 I note that the town centre policies in the TDP generally allow for a range of uses, to provide a vibrant and dynamic town centre at day and evening times. There is also an objective to encourage the full use of buildings. This is in keeping with the County Development Plan policies to encourage uses that are compatible with the character of protected structures, to the extent that development standards may be relaxed in order to secure the preservation and restoration of a protected structure. In addition, the amusement arcade use is open for consideration under the town centre zoning objective, i.e. generally acceptable except where specific considerations associated with a given proposal would be unacceptable. TDP chapter 5 provides information on town centre development in Athy. It notes that there has been an emergence of non-retail developments such as betting offices, and take-aways in the town centre in recent years. The cumulative impact of non-retail uses in any particular area will be considered in the assessment of planning applications for non-retail uses. Section 5.4 states that proposals for alteration, conversion and renovation of historic structures should support the role of Athy town centre as a primary location for commercial, retail and cultural activities with a good mix of uses, particularly at ground floor level. Section 5.5 states a need to reduce the high vacancy rates in the town centre and develop a town centre typified by a variety of high quality shops and services and good design. TDP Chapter 6, which sets out retail policy, notes that vacant retail properties had doubled in number from 13 to 26 since 2006 and states that the quantum and profile of the vacancies seriously undermine the ambience and attraction of the town centre. The site is located within the Core Retail Area of Athy. TDP policy RS2 is to promote the Core Retail Area and town centre as the primary focus and preferred location for new retail development. Policy RP19 is to re-use and regenerate derelict land and buildings in the Town Centre area for retail and other town centre activities. Policy RP25 is to discourage amusement/gaming arcades in

the Core Retail Area as they are considered to be an undesirable use and potentially detrimental to the business and commercial environment of the town.

9.2.4 It appears that TDP policy RP25 forms the main basis for the PA refusal of the development, along with concerns about impacts on the protected structure and ACA. The amusement arcade use is a 'dead frontage' that does not interact with the street, however this would also have been the case for the original office and bank uses of the building. The proposed development is generally considered to be compatible with the character of the protected structure and ACA given the improvement works involved, this matter is discussed further below. I accept that the continued use of the building would ensure the preservation of the protected structure and note TDP section 12.6.1, which recognises that the best method of conserving historic buildings and prolonging their functional and cultural life is to keep them in active use and states that the Council will favourably consider the change of use, or re-use of protected structures provided such a change of use does not seriously impact on its intrinsic character. In addition, the following County Development Plan policies on protected structures apply:

*PS 9: To favourably consider the change of use of any structure included on the Record of Protected Structures provided such a change of use does not adversely impact on its intrinsic character.*

*PS 10: To actively encourage uses that are compatible with the character of protected structures. In certain cases, the Planning Authority may relax site zoning restrictions / development standards in order to secure the preservation and restoration of the structure.*

TDP policy PS8 states:

*To encourage uses compatible with the character of protected structures. In certain cases, the planning authority may relax its requirements in order to secure the protection and restoration of the structure. These requirements including site development standards, zoning etc, may be relaxed if the protected structure, its special interest, character and setting is protected and its use and development is consistent with conservation policies and its special interest, character and setting is protected.*

Having visited the site at a time when the premises was in operation, i.e. early evening, I am satisfied that there is no significant adverse impact on local amenities by way of noise or disturbance. There are several take-away restaurants along this stretch of Leinster Street, however there is not any undue concentration of such activities such as would result in an excessive emphasis on the night time economy at this location. There are also several convenience and comparison stores in the immediate vicinity, which contribute to the day time economy. There are no third party objections on file. The development is considered to be generally in keeping with the criteria for amusement arcades as provided in County Development Plan section 19.10.6, i.e. avoidance of an excessive concentration of such uses; cumulative impacts; noise control; effects on residential amenities; opening hours; traffic and parking; façade and signage design.

9.2.5 This is a finely balanced case. However, overall I conclude that the retention of the protected structure in active use, along with the proposed external improvements, would be beneficial to the economy and appearance of the centre of Athy. Given that the development would not result in the removal of an active frontage or create an excessive concentration of amusement arcades or night time uses, or result in significant adverse impacts on amenities, and with regard to the precedent set by the Board permission under PL 35.240508, I consider that the proposed use is acceptable in principle.

### 9.3 **Architectural Heritage Impacts**

9.3.1 The building is included in the current record of protected structures for Co. Kildare and is noted as same in the current Athy Town Development Plan, ref. AY036. It is listed in the National Inventory of Architectural Heritage (NIAH ref. 11505286), where it has a regional significance rating with a special interest listed as 'technical' and 'architectural'. The building is also within the town centre designated Architectural Conservation Area (ACA) under the TDP, i.e. Area 2, which contains the historic/medieval core and part of the commercial centre of the town. The TDP identifies the focal point of Area 2 as White Castle. Area 2 also includes Emily Square, Barrow Quay, Courthouse Square, Back Square, all of Duke Street and part of Leinster Street, Stanhope Street, St John's Lane, Meeting Lane, the Carlow Road

and the area around the river. This aspect of the proposed development has been considered with regard to the guidance provided in the DoEHLG document *Architectural Heritage Protection Guidelines for Planning Authorities* (2004 and 2011), along with relevant County Development Plan and Town Development Plan policies.

9.3.2 Aside from the retention of the amusement arcade use, the proposed development involves works to the exteriors of the protected structure, comprising:

- New timber windows to the ground floor of the façade. Also repairs to the remaining windows including replacement of broken panes of glass; repair of front dormer windows; repainting of window bars to the rear elevation and repair of back door.
- Other works to the front elevation with repairs to the granite cut stone elements at ground floor level, removal of old signage, new 'Casino' sign (details provided) and new wooden front door.
- Works to the existing roof including repair / replacement of slates, cleaning of copper ridge and repair / replacement of masonry timbers.
- General cleaning of the external stone, brock and render and repair / replacement of existing gutters and downpipes.

The application is accompanied by an Architectural Heritage Impact Assessment by John Cronin & Associates dated January 2012, which was also submitted with the previous applications. This includes a photographic record of the building and notes that the development does not result in any loss of historic fabric, only redecoration and insertion of new furnishings and appliances.

9.3.3 The application does not include a detailed method statement for the proposed works. I note the comment on file of the Conservation Officer of Kildare County Council, which recommends a further information request for same. However, the works involve minimal intervention to the existing building. They are generally



considered to be in keeping with the character of the protected structure and would result in improvements to important elements of its character, i.e. the timber windows, the front door and the cut stone on the front elevation, subject to careful execution. A condition requiring the submission of a detailed method statement indicating appropriate materials, etc., could be a condition if the Board is minded to grant permission. The proposed signage is relatively discreet and can be attached in such a way that it is easily reversible, the examples of other bank buildings submitted are noted. I note that there is currently signage inside the windows, advertising 'Gold Rush slots', presumably this would be removed in the course of the development given that the windows are to be replaced, which would result in an improvement in the appearance of the building. This would be in accordance with the requirements of the PA, as stated in the compliance with the conditions of PL35.240508. Overall, it is considered that the works are in keeping with the character of the protected structure and that they would not detract from the character of the ACA.

#### 9.4 **Appropriate Assessment**

9.4.1 Having regard to the nature and scale of the development within a fully serviced urban location, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

#### 9.5 **Development Contributions**

9.5.1 The relevant development contribution scheme in this case is the Kildare County Council Development Contribution Scheme 2015-2022. Section 9(b) of same states in relation to retention applications:

- (i) *Development Contributions will not be applied where a valid application is received for retention of minor alterations (as determined by the Planning Authority) and where there is no increase in floor area.*

- (ii) *Development contributions in respect of retention applications will be applied at the rate of “standard” applications for planning permission.*
- (iii) *Where development contributions have not previously been paid, applications for retention of development will have contributions applied, based on the proposed floor area of the permitted development. For development constructed pre 1963, contributions will be applied in full. The rate of contributions applicable will be based on the current contributions scheme in place at time permission is granted.*
- (iv) *An application to retain an extended area to that previously granted, where contributions have been previously paid in full will have contributions applied to the extended floor area only. No exemptions will apply and charges will be based on the total extended floor area granted. The rate of contributions applicable will be based on the current contributions scheme in place at time permission is granted.*

In addition, section 12(g) of the scheme provides the following in relation to changes of use:

*This scheme provides for waivers in the case of Change of Use planning permissions. Kildare County Council will grant a 100% reduction in contribution charges where the development does not lead to the need for new or upgraded infrastructure/services or significant intensification of demand placed on existing infrastructure.*

I note that the Board imposed a section 48 development contribution condition when permitting PL35.240508. The proposed external alterations are relatively minor in nature. The retention of the change of use would not involve any increased demand for infrastructure or services. On this basis, I have not recommended the imposition of a section 48 development contribution condition.

## **10.0 Recommendation**

Having regard to the above assessment, the proposed development / development to be retained is considered to be acceptable in principle and in keeping with the

character of the protected structure and the ACA. Accordingly, permission is recommended subject to the conditions set out below.

## 11.0 REASONS AND CONSIDERATIONS

11.1 The proposed development / development to be retained is located in a protected structure, which is a prominent and important building, contributing to the character of the Architectural Conservation Area and the streetscape at this location. It is considered that notwithstanding the policy of Athy Town Development Plan, 2012-2018 to discourage amusement/gaming arcades from the core retail area, that the retention of the change of use of the protected structure would contribute to the maintenance of the protected structure, would not seriously injure the amenities of the area, and would not compromise the longer term objectives for the town centre as set out in the development plan and would be in accordance with the proper planning and sustainable development of the area.

## 12.0 CONDITIONS

1. 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Prior to commencement of development, detailed structural drawings and a construction methodology statement indicating the means proposed to ensure the protection of the structural stability and fabric the retained structure shall be submitted to and agreed in writing with the planning authority.

**Reason:** In the interest of preserving the architectural integrity and heritage value of the retained structure.

3. Prior to commencement of development, the developer shall provide for the following:-

(a) The appointment of a conservation expert, who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works.

(b) The submission of details of all finishes and of all existing original features to be retained and reused where possible.

All repair/restoration works shall be carried out in accordance with best conservation practice as detailed in the application and the “Architectural Heritage Protection Guidelines for Planning Authorities” (Department of the Environment, Heritage and Local Government, 2004). The repair/restoration works shall retain the maximum amount possible of surviving historic fabric in-situ including structural elements, plasterwork and joinery and shall be designed to cause minimum interference to the building structure and/or fabric.

**Reason:** To ensure that the integrity of the historic structures is maintained and that the structures are protected from unnecessary damage or loss of fabric

4. The opening hours shall be confined to between the hours of 1200 to 2400 only.

**Reason:** In the interest of the amenities of the area.

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Sarah Moran

Senior Planning Inspector

30<sup>th</sup> August 2016