



An
Bord
Pleanála

Inspector's Report PL08.248140

Development	Renovate and extend existing public bar previously known as Hannah Griffin's Bar (a protected structure) and associated site works.
Location	Strand Street, (Farrannakilla) Dingle, Co. Kerry
Planning Authority	Kerry County Council.
Planning Authority Reg. Ref.	16/998.
Applicant(s)	Dawn Holloway
Type of Application	Permission.
Planning Authority Decision	Grant.
Type of Appeal	Third Party
Appellant(s)	John O'Connor
Observer(s)	None
Date of Site Inspection	02.06.2017
Inspector	Fiona Fair.

1.0 Site Location and Description

The appeal site (stated 0.6ha) comprises a narrow linear site with the building forming part of a contiguous terrace on the north side of Strand Street in Dingle County Kerry.

The site hosts a mid-terrace 3 bay two storey with attic building, previously used as a public house on the ground floor with residential overhead, built c. 1830. The structure which is a protected structure is vacant and dilapidated. 'Strand House', a retail development is located on the adjoining site to west, it encompasses a large retail store, 'Kool Scoops' is located on adjoining site to the east (3rd part appellant's property). This building has a restaurant element at ground floor with residential at first floor. A small flat roofed single storey extension has been constructed to the rear of the appeal site. The building is served by an extensive long rear garden, which runs from south to north, it is overgrown by grass and slopes upwards to the north. The rear garden is accessed via a carriageway archway from Strand Street.

'Strand House' the property to the immediate west has been extended to its rear and the rear extension is of considerable height. The extension is constructed right up to the party boundary with the subject appeal site. It has an imposing gable of some 9 m dropping to a single storey flat roof annex which extends deep into the rear garden, no windows are located on the eastern elevation overlooking the subject appeal site. The appellant's property to the east 'Kool Scoops' has a raised garden platform area to its rear and a high boundary stone wall runs along this boundary.

In the recent past the building was used as a public house and known as Hannah Griffin's Bar aka 'Poggins'. It is submitted that the most recent Publican's Licence issued to Hannah Griffin is dated to 12th Nov 2004 and expired on the 30/09/2005. The building was last occupied in 2008 and last used as a bar in 2004.

2.0 Proposed Development

- Permission is sought to renovate and extend existing public bar previously known as Hannah Griffin's Bar (A protected structure Council Ref. Ky 043-027) works to include:

(a) the demolition of single storey flat roofed extension to rear,

(b) change of use of

(1) existing ground floor living accommodation to public bar usage,

(2) first floor living accommodation to use as restaurant / tea rooms,

(3) second floor living area to ancillary service areas to serve proposed,

(c) the construction of an extension to the rear to include:

At ground floor level:

- public bar seating area,
- kitchen,
- disabled w.c. and ancillary service areas to serve new layout
- with paved external side access,
- rear yard / detached storage / refuse and fuel areas.

At first floor level:

- customer toilets and staff area,

At second floor level:

- Manager's apartment,

all served by stairs from ground floor side entrance lobby,

(d) Associated signage

(e) Ancillary / site work

The application is accompanied with:

- An Architectural Impact Assessment (AIA)
- Archaeological Desktop Report (Sept 2015)
- Preliminary Structural Assessment Report (may 2015)

- A Report to increase the flood resistance of the structure.
- Shadow Impact Assessment

3.0 Planning Authority Decision

3.1. Decision

Subject to further information having been requested with respect to (i) 'specification document for boundary treatment' (ii) proposals for boundary treatment and structures (iii) how roofs are to be drained (iv) location of air conditioning units and (v) advised to liaise with the conservation officer. Planning permission was Granted subject to 13 number conditions. Conditions are summarised as follows:

Condition 1. Standard condition

Conditions 2 – 4 development contributions

Condition 5 relates to construction and demolition works to be carried out in a safe and satisfactory manner.

Condition 6. The proposed development shall be in accordance with design drawing received on the 11/10/2016 & 13/01/2017. Condition details precise nature of windows, cast iron fire places, front porch, roof plane, ridge caps, rendering and plastering to be carried out, retained and approved with the planning authority.

Condition 7. Relates to control of advertising.

Condition 8. Relates to public water supply and public foul sewer.

Condition 9 & 11. Relate to traffic safety,

Condition 10 Relates to good site management to prevent discharge of silt / hydrocarbon contamination waters to surface water and drains

Condition 12. Litter management.

Condition 13. Hours of operation of the restaurant restricted from 8 am – 11 pm. Not to be used as a take-away restaurant.

3.2. **Planning Authority Reports**

3.2.1. Planning Reports

- Planning Report: The planning report supports the draft decision to grant planning permission. The proposal is considered acceptable in terms of amenity, it would not depreciate the value of property in the vicinity and would be acceptable in terms of traffic safety subject to conditions.
- Conservation Officers Report: No objection subject to conditions.

3.2.2. Other Technical Reports

- Road safety / Traffic the planners report states. 'A roads report was attached to the previous application on site – 15/883 recommending conditions to be attached to a grant of permission if to issue.'
- Fire services Department: No objection
- Senior Environmental Officer: No objection subject to condition

3.3. **Prescribed Bodies**

- TII: Report indicates no observations.

Note: An Bord Pleanála referred the file to DAU Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs and to The Heritage Council, no response was forthcoming to date.

3.4. **Third Party Observations**

Letters of objection have been submitted. Issues raised are similar to those raised in the third party appeal, summarised in detail below.

4.0 **Planning History**

- 4.1.1. **Reg. Ref. 15/883** Permission Refused for modification of and extension of the existing protected structure on site. The refusal was for one reason on grounds of conservation. It states: 'The proposed development would materially negatively affect the character of the Protected Structure on site, Ref. No. 21302701 and would

contravene the following Objectives of the Kerry County Development plan 2015 – 2021, for the protection of architectural heritage in the area; Objective H-37...Objective H-38...Objective H-43 ...Objective H-44...'

Adjoining Site to the west.

- 4.1.2. **Reg. Ref. 07/42** Permission Granted for (a) demolition of Strand St. frontage of Strand House shop and adjacent building formerly "permanent TSB", (b) construct new extension to existing retail premises fronting onto Strand Street / the colony Dingle for use as retail at ground floor, retail and cafe at first floor and storage, staff and administration facilities at second floor level, (c) the addition of new signage to the south and west elevations, together with all services and ancillary site works

5.0 Policy Context

- 5.1.1. Architectural Heritage Protection Guidelines for Planning Authorities (2011) In particular sections 6.8, 7.3, 7.6, 7.7, 7.9, 9.2.6 and Chapter 11.

6.0 Development Plan

The site is governed by the policies and provisions contained in the Dingle Functional Area Local Area Plan (LAP) 2012 – 2018

The site is zoned Town Centre. The objective of which states: 'To primarily provide for mixed uses including retailing, residential, commercial, office, civic buildings, financial institutions, professional services and any other uses appropriate to the town centre'.

The building 'Hannah Griffin's' is a Protected Structure (Council Ref. KY 043-027) Kerry County Development Plan 2015-2021.

The building is also located within a designated Architectural Conservation Area (ACA)

The following Architectural Heritage and Conservation Objectives in the Kerry County Development Plan are of particular note:

11.4 Architectural Heritage

H-37 Encourage the retention of original building fabric such as cut stone, thatch, timber sash windows, timber doors, lime mortar, natural slate, render and joinery detailing.

H-38 Ensure that any development, modification, alteration, or extension affecting a protected structure and/or its setting:-

- Is appropriate in terms of the proposed materials, scale, density and layout,
- Addresses the issue of reversibility,
- Respects the original design plan and form,
- Demonstrates an understanding of the historical importance of the building and its setting and does not detract from the special character / interest of the protected structure,
- Deal sensitively with historically important features and fittings,
- Takes account of any protected species that may utilise the structure and accordingly mitigate any impacts on the species.

H-43 Ensure that any new development or alteration to a building within or adjoining an Architectural Conservation Area positively enhances the character of the area and is appropriate in terms of the proposed materials, scale, density and layout, proportions, plot ratio and building lines.

H-44 Ensure a balanced approach to maintenance and development of the architectural heritage, having regard to both the qualities of the given architectural context and the modern requirements to safety, comfort and usage, thus facilitating continuity of use of the architectural heritage in a sustainable manner.

7.0 The Appeal

7.1. Grounds of Appeal

An appeal was received from John O'Connor, Kool Scoops, Strand Street, Dingle it is summarised under the following headings:

Negative Impact Upon Existing Structure

- The premises 'Hannah Griffin's' is a protected structure
- The scale of the development is excessive for the site size and location
- Over development of the site
- Existing building is 'a lovely old quaint building'
- Size of the development should be scaled down to suit 'the old worldly front façade'.

Visual Amenity

- Negative impact upon the streetscape and reason tourists come to Dingle

Residential Amenity

- Still a number of residents living along Strand Street
- Negative impact from noise
- Late night activities – general rowdiness of people exiting late at night
- Open 'garden area' to the rear and the accessibility of open air music and general late night activity of this area disturbance to local residents.
- Restrictions on use should be included
- Devaluation of appellant's property (property to the east)

Construction Activity

- Access to the rear of the site is restricted via a 2.4m wide archway
- Crossing of pedestrian footpaths with large machinery, hoardings and machinery delivery would have a significant impact upon businesses.

- Closing off of the path would have a devastating effect on the appellant's business.
- A traffic plan for measures to be implemented during the construction phase to keep the destruction to a minimum
- Serious concern with regard to dust and noise emissions

Concern with respect to the proposed Apartment Accommodation

- Is the 3rd floor apartment in accordance with design standards
- Design / layout proposed is inappropriate.

Appeal accompanied with:

- Letter of Objection to the planning authority.
- Notification of decision to grant planning permission Reg. Ref. 16/998
- Acknowledgement of receipt of submission

7.2. Planning Authority Response

Response received with respect to information requested by way of BP10, copy of page 14 of the Planners report dated 07/02/2017 and in relation to the photomontage booklet. No further planning comments were submitted in relation to the appeal.

8.0 Assessment

I consider the key issues in determining this appeal are as follows:

- **Principle of the Proposed Development**
- **Impact Upon Character of the Protected Structure and Visual Impact**
- **Concern with respect to the proposed Apartment Accommodation**
- **Impact Upon Residential Amenity of Adjoining Property**
- **Appropriate Assessment (AA)**

8.1. Principle of the Proposed Development

The appeal site is located in the historic core of Dingle, within an area designated as 'town centre' zoning as set out in the Dingle Functional Area LAP 2012 - 2018. The site is located with a designated ACA and the structure on site is a designated Protected Structure.

The proposed development, described in detail in section 2.0 of this report, proposes to renovate an existing Protected Structure, currently vacant, known as Hannah Griffin's, and to extend it by way of a part single storey and part three storey flat roofed connection to its rear.

The structure was previously in use as a public house on the ground floor with residential overhead. The current proposal would see an extension to the public bar area incorporating a restaurant area, a tea rooms at first floor with W.C.'s and a one bedroom 'Managers apartment' on the top floor.

The site is situated in the historic core of the town with a range of commercial facilities and other amenities whose built form needs to be protected as an attractive asset in itself and as an important part of the town's heritage. The uses proposed in this application would be in keeping with the town centre zoning of the site.

Given the zoning and location of the site, I concur with the opinion of the planning authority that the proposed development is acceptable in principle, subject to design,

impact upon the Protected Structure, the ACA and development management standards, policies and objectives set out in the Kerry County Development Plan 2015 – 2021 being achieved.

8.2. Impact Upon Character of the Protected Structure and Visual Impact

Hannah Griffin's Bar is a protected Structure in the 2015 – 2021 Kerry County Development Plan, reference number KY-043-027. The building is also located within a designated ACA. The appeal site on Strand Street is in a prominent position within Dingle Town Centre, it is visible from many public vantage points and from the harbour area.

The site was the subject of an Architectural Impact Assessment (AIA - Oct 2016) and a Preliminary Structural Assessment Report (May 2015). It has been concluded in the Structural Assessment Report that the building is in reasonable structural condition but will require substantial works to fabric and finishes in order to protect the building for the future. The Architectural Assessment provides a detailed record of the building and impact assessment of the proposed works. The scope of the new works will be on the basis of minimal interventions, while still ensuring that structural stability of the property will be achieved.

This is the second application for modification and extension of the protected structure on site. A previous application under Reg. Ref. 15/883 was refused planning permission on grounds that it would materially negatively affect the character of the Protected Structure on site and would contravene Objectives for the protection of architectural heritage as set out in the Kerry County Development Plan 2015 – 2021, namely, Objective H-37, Objective H-38, Objective H-43 and Objective H-44. The precise wording of stated Architectural Heritage Objectives is set out above in section 6.0 of this report. The subject development differs from the previous proposal by way of reduced height, scale and mass of the proposed rear extension. I note in particular the retention in full of the existing 'A' type roof to existing Protected Structure. The development now proposed includes construction of an extension to the rear of the premises connected by way of a two storey flat roof connection, which would tie in under the existing eaves, to the main protected structure. The conservation officer has no objection in principle to the proposed development subject to conditions which seek to conserve the fabric of the host protected

structure. I recommend that conditions 1 – 9 (which refer to preservation of existing windows, cast iron fire places, guttering, wainscoting, internal front porch, slate, rendering of front and rear elevations and lath and plaster ceilings) listed in the Conservation Officers report dated the 6th February 2017 be included as a condition in any decision to grant planning permission, forthcoming from the Board.

I note the conservation officers report on file which sets out that the design proposed, in the subject appeal case, followed several discussions between the applicant, the applicant's agent and the conservation officer. It is indicated that suggested revisions, to minimise loss of fabric of the building, have for the most part been incorporated into the proposal. I note the proposed retention of the existing roof structure and substantial retention of the rear wall.

I am of the opinion that the proposed development has been site specifically and sensitively designed to maximise the site location within the town centre, while respecting the constraints of the site, incl. protected status, ACA, narrow plot width and existing adjoining uses. The proposed scale, mass and materials are appropriate and sympathetic in the context of the ACA and the protected structure. The building height, roof lines and materials respect the ACA designation. Though, the rear extension is substantial it would not be visible from Strand Street or the surrounding Harbour area. It does not, therefore, have a negative impact upon the visual amenity of the streetscape or the surrounding area.

Cognisance is had that a similar scaled development has been constructed on the adjoining site to the west, Strand House.

I am of the opinion that the sensitive revitalisation of a current vacant building which is a protected structure within Dingle town centre is desirable. It is the Conservation Officers opinion that it is imperative that this building is conserved and re-used.

It is therefore concluded that the scale and design of the proposed building works would not have an adverse impact on the established historic and architectural character of the area in which they would occur. I cannot agree with the appellant that the proposal would negatively impact upon the streetscape and diminish Dingle as a tourist attraction.

8.3. Concern with respect to the proposed Apartment Accommodation

The Kerry County Development Plan 2015 – 2021 sets out under Section 13.3

‘Standards for Residential Development in Urban Areas’ It states that:

‘Proposals for the development of apartments shall comply with the minimum size as set out in the ‘Sustainable Urban Housing: Design Standards for Apartments’ 2007 published by the Department of the Environment, Heritage and Local Government.

- It would not be in the interests of sustainable development if all apartments were designed to meet the minimum standard. The planning authority therefore, will expect these standards to be exceeded for most apartments particularly when contained in one block.
- Adequate private open space shall be provided at 5m.sq. per apartment.
- Adequate public/shared open space shall be provided at 10m.sq per bedroom.
- Adequate provision shall be made for communal and provide bin storage’.

Inspectors Note: Regard is had that the ‘Sustainable Urban Housing: Design Standards for Apartments’, was updated and published 2015.

These guidelines set out a minimum overall apartment floor area and standards for a one-bedroom apartment of 45 sq. m. The subject proposal incorporates one, one bedroom, ‘Managers apartment’ at second floor level with a stated GFA of 88 sq. m. Inclusive of kitchen approx. 10 sq. m, living room 20 sq. m, bedroom 15.6 sq. m, bathroom 3.6 sq. m, utility 7 sq. m and balcony approx. 3.6 sq. m

Therefore, having regard to the Guidelines and to the County Development Plan, while the floor area proposed is almost double the standard minimum overall apartment floor area, the balcony area proposed is under the required 5 sq. m. The requirement for communal amenity space could be considered to be provided by way of the proposed rear garden area.

Overall I consider that the proposal for a 'Managers apartment' with a GFA of some 88 sq. m is acceptable in principle, subject to the Balcony being increased to 5 sq. m. This is an increase of some 1.4 sq. m. I recommend that should the Board agree permission should be forthcoming that a condition be attached which requires that prior to commencement of development a revised second floor plan be submitted to and agreed in writing with the planning authority, indicating the balcony serving the apartment increased by 1.4m to 5 sq. m

It is acknowledged that the balcony proposed is north facing, however, given the orientation and constraints of the site, in particular protected structure status of the host structure and overlooking of adjoining rear gardens that this is acceptable in this instance. It is noted that the apartment overall is dual aspect.

8.4. Impact Upon Residential Amenity of Adjoining Property

I have considered the concerns raised with respect to noise, dust nuisance, disturbance and pedestrian safety during demolition and construction works and devaluation of property and possibility of noise resulting from the intended use. I note also that the appellant's letter of objection, attached to the appeal, raises concern with respect to overshadowing and boundary issues.

Impacts During Construction Period

Regard being had to the location of the site within the urban fabric of the town centre and to the restricted carriageway access from Strand Street, it is my opinion, that the construction entrance as proposed is acceptable in principle. Subject to good housekeeping by the developer, in conjunction with an approved construction environmental management plan, no material issues should arise in this regard, cognisance is had to the finite duration of construction traffic.

I acknowledge that some disruption would result to neighbouring properties, during the construction period from noise and dust. However, again, this would be for a finite period of time and acceptable subject to good management in accordance with an approved construction environmental management plan, if planning permission was to be forthcoming.

8.4.1. Shadow Impact

The site was the subject of a Shadow Impact Assessment which concludes that the property to the immediate east (appellant's property) would not be adversely affected by the proposed works.

The proposed extension to the rear incorporates a single storey element with 'A lean to' type roof to the section immediately adjacent to the adjoining property to the east (Kool Scoops / Chowder). I note and agree with the first party that the proposed design which steps back the first and second storey elements from the eastern party boundary would minimise impact upon the appellant's property.

As the proposed works run in a north south direction and the appellant's property lies to the east, greatest impact would be felt when the sun is setting i.e. late afternoon.

I tend to agree, with the first party and the planning authority however, that the additional impact of the proposed works from that which already exists as a result of the existing structures in particular 'Strand House' would not be a material impact. The depth and height of the extension permitted to the rear of Strand exceeds the height and depth of the proposed extension. Regard being had to the town centre location of the site, orientation, height, design and layout of existing permitted development on the ground and the topography of the site, I am of the opinion, that shadow impact and loss of light would not reasonably give rise to a reason for refusal in the subject instance.

8.4.2. Party Boundary

The first party has demonstrated that they have a right of access to carry out construction works. Party boundary issues are civil matters and not a matter for consideration by An Bord Pleanala. In this regard I would note that Section 34 (13) of the Planning and Development Act, 2000, as amended, states that a person shall not be entitled solely by reason of a grant of planning permission to carry out development on land where they have no sufficient legal interest.

8.4.3. Late Night Activities and Open Garden Area

The existing premises operated as a bar until approximately 2005 with some fish curing in the rear yard. Cognisance being had to the appeal site location within the town centre, long standing and permitted nature of the use on the site, to the

submission that the rear garden area, indicated on the plans submitted, would be used as amenity area supporting the proposed usage including a herb garden and would not be used as a beer garden and that the opening hours would be in line with a public bar, it is my opinion that the proposed development, subject to condition, would be acceptable and would not generate any significant adverse impacts to amenity in the vicinity. I recommend that a condition limiting noise level be attached to any decision to grant planning permission. I also recommend that a condition be attached which specifically omits the use of the rear garden area as a beer garden or smoking area.

8.5. Appropriate Assessment (AA)

Overall I consider it is reasonable to conclude on the basis of the information available that the proposal individually or in combination with other plans or projects, would not adversely affect the integrity of a Natura 2000 site having regard to the nature and scale of the proposed development, the availability of public services, and separation distances involved to adjoining Natura 2000 sites. It is also not considered that the development would be likely to have a significant effect individually or in combination with other plans or projects on a European Site.

9.0 Recommendation

I recommend that the decision of the planning authority be upheld and planning permission be Grant to the proposed development, subject to condition.

10.0 Reasons and Considerations

Having regard to the 'town centre' land-use zoning of the site and pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not negatively impact on the character of Dingles Historic Core Architectural Conservation Area or the Protected Structure status of Hannah Griffin's Bar (Ref. KY 043-027), would be compatible with

the visual and residential amenities of the area and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 13th January 2017, 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 the commencement of development the following shall be submitted to and agreed in writing with the planning authority:

(a) Revised second floor plan, scale 1:100, indicating the balcony serving the 'Managers Apartment' increased to 5 sq. m

Reason: In the interest of visual amenity

3. The rear garden area to the north of the site shall not be used as a smoking area.

Reason: In the interest of residential amenity

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. (a) The construction of the development shall be managed in accordance with a Construction Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended demolition and construction practice for the development, including provision of a safe construction access arrangement, dust and noise management measures and off-site disposal of construction/demolition waste.

(b) Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 09.00 to 14.00 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In the interests of public safety and residential amenity

6. A plan containing details for the management of waste and, in particular, recyclable materials within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities for each house shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste, and in particular recyclable materials in the interest of protecting the environment.

7. No additional advertising signs, symbols, flags, emblems or logos shall be erected externally on the buildings or anywhere on site whether or not such signs would constitute exempted development or not without a prior grant of planning permission. No internally illuminated or neon signage shall be permitted.

Reason: In the interest of visual amenity and in the interest of the proper planning and sustainable development of the area.

8. The noise level shall not exceed 55 dB(A) rated sound level (that is, corrected sound level for a tonal or impulsive component) at the nearest noise sensitive location that being the adjoining rear garden of the residence to the east of the appeal site between 0800 and 2000 hours, Monday to Friday inclusive, and shall not exceed 45 dB(A) at any other time. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity of the site.

9. (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.

(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 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.

(c) All existing original features, including interior and exterior fittings/features, joinery, plasterwork, features (including cornices and ceiling mouldings) staircases including balusters, handrail and skirting boards, shall be protected during the course of refurbishment.

(d) Items 1 – 9 of the Conservation Officers report dated 6th February 2017 shall be strictly carried out and adhered. Where required details shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

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

10. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

11. That all necessary measures be taken by the contractor, including the provision of wheel wash facilities, to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

12. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Fiona Fair
Planning Inspector
21.06. 2017