



An
Bord
Pleanála

Inspector's Report

ABP-303848-19

Development	Demolish 3 buildings/wall and erect a community-use facility; attached and internally connected to the Former Methodist Chapel/ICA Hall.
Location	Patrick St, Durrow, Co. Laois.
Planning Authority	Laois County Council
Planning Authority Reg. Ref.	18/639
Applicant(s)	Durrow Development Forum
Type of Application	Permission
Planning Authority Decision	Grant permission
Type of Appeal	Third Party
Appellant(s)	Residents of Patrick Street
Observer(s)	None
Date of Site Inspection	14 th June 2019
Inspector	Michael Dillon

1.0 Site Location and Description

- 1.1. The site, with a stated area of 0.1235ha, is located on the northwest side of Patrick Street within the town centre of Durrow, Co. Laois. Prior to the construction of the M8 by-pass of the town – Patrick Street formed part of the N8 Dublin to Cork road through the town (now downgraded to the R639 Regional Road). There are public footpaths on either side of the street. The 50kph speed restriction zone applies in this area. There is public lighting on the street. There are faded, broken yellow lines on either side of the street at this location – notwithstanding that footpaths are fitted with kerbs. Such lines do not have any implications for on-street parking.
- 1.2. The site can be divided into three distinct parts – divided by old stone/brick walls and fencing. The first contains the former Methodist Chapel – a small, single-storey structure, set back from the building line on the street (behind a small pedestrianised forecourt). This structure has plastered walls, painted quoins and a pitched slate roof (recently repaired). It has a small, single-storey, flat-roofed, lean-to extension to the side (in a poor state of repair). The second part, contains the Civil Defence building (former fire station) – a single-storey structure with plastered walls and pressed metal roof. There is a detached, green, metal-clad shed and vehicle hard-core storage yard to the rear – accessed via a corrugated metal gate on Patrick Street. The third part of the site comprises an hard-core, surface car-park for approximately 14 cars; operated by LCC. The site slopes very gently downhill from southwest to northeast – there being a fall of approximately 1.5m.
- 1.3. To the southeast, the site abuts Patrick Street – the boundary with which is a mixture of iron railings and concrete wall (this latter set back from the edge of the street). The intervening area is cobble-locked and partly in use for parking cars. There are two-storey terraced houses (of recent construction) on the opposite side of the street. To the southwest, the site abuts a two-storey, street-front house and its rear garden curtilage. To the northwest, the site abuts the grounds of a National School – the boundary with which is a 2.5m high old stone wall – behind which are mature deciduous trees on the school side. To the northeast, the site abuts a two-storey, street-front building and a builder's providers yard (to the rear) – the boundary with which is a mixture of brick wall surmounted by steel railings and 2.5m high old stone wall.

2.0 Proposed Development

2.1. Permission sought on 22nd October 2018, for redevelopment of this site, including the following elements of note-

- Demolition of former Civil Defence building and ancillary store (168m²).
- Demolition of toilet block extension to side of former Methodist Chapel (5m²).
- Demolition of boundary walls between the three parts of the site.
- Construction of new two-storey community building (597m²) – with link to former Methodist Chapel.
- Construction of new, detached boiler-house/store to rear of community building (45m²).
- Provision of 19 on-site surface car-parking spaces.
- Renovation of existing former Methodist Chapel building (58m²).
- Water supply from existing mains.
- Foul sewer connection to existing main sewer.
- Surface water disposal to existing main sewer.

2.1.1. The application is accompanied by the following documentation of note-

- Letter of consent from Laois County Council (owners of part of the site) to the making of the planning application.
- Background planning statement from Fintan Dunne Architect – dated 12th October 2018 (including photographs and sketches).
- Architectural Conservation Report – dated 16th October 2018.

2.2. Following a request for additional information, revised proposals were submitted on 14th January 2019, as follows-

- Revised design of building in relation to its street frontage.
- Annotated sketches, to provide rationale for redesign.
- Note that far more residents of Patrick Street are in favour of the development than are opposed to it.
- The need for this facility was identified in the Durrow Community Plan.

2.3. Revised public notices were received on 22nd January 2019.

3.0 **Planning Authority Decision**

By Order dated 8th February 2019, Laois County Council issued a Notification of decision to grant planning permission subject to 13 no. conditions – the principal ones of which may be summarised as follows-

1. Development to be carried out in accordance with plans and particulars received on 22nd October 2018, 14th January and 22nd January 2019.
- 8.[c] States that no floodlighting of the premises shall be undertaken without prior grant of planning permission.
9. Relates to construction work on the Protected Structure.
12. Relates to provision of bicycle parking within the site.

4.0 **Planning History**

No mention is made of any recent relevant planning applications pertaining to the site.

5.0 **Policy Context**

5.1. **Development Plan**

The relevant document is the Laois County Development Plan 2017-2023. The site is zoned “Town Centre” – “To protect and enhance the special physical and social character of the existing town centre and to provide for and improve retailing and commercial activities”. Table 30 of the Plan states that- “The purpose of this zoning is to enhance the vitality and viability of town and village centres through the development of under-utilised land and brownfield sites and by encouraging a mix of uses to make the town and village centres an attractive place to visit, shop and live in. The character of the town and village centres shall be protected and enhanced. The Council will encourage the full use of buildings and backlands; in particular, the full use of upper floors in buildings, preferably for residential use”. Table 31: Land use Zoning Matrix indicates that ‘Community Hall’ use is ‘Open for Consideration’. ‘Recreational Building (Community) is ‘Permitted in Principle’.

The former Methodist Chapel (ICA Hall) is included on the List of Protected Structures of the Plan at Item 164 – ‘ICA Hall, Cork Road, Durrow’ – indicated as being of ‘Regional’ importance.

The site is located within the Durrow Architectural Conservation Area (ACA) – which encompasses most to the town centre – indicated in Appendix II of the Plan.

5.2. Natural Heritage Designations

The site is neither within nor immediately abutting any natural heritage designation. The closest such is River Barrow and River Nore SAC (Site code 002162) – the Erkina River, which forms part of this site, flows through the town some 110m to the north of the appeal site.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. The appeal from Residents of Patrick Street, received by An Bord Pleanála on 4th March 2019, can be summarised in bullet point format as follows-

- The proposed development would be out of scale with surrounding buildings – being of three storeys equivalent within a street of two-storey development. The building extends to the kerbside – rendering it more dominant.
- The building is attached to a Protected Structure. A glass connection should be made between the new and the old buildings on the site. Cedar cladding is completely out of keeping with existing building finishes in the street.
- Double doors front directly onto the street. Departing patrons could step out onto the road – causing a traffic hazard.
- The historic former Methodist Chapel would end up sandwiched between newer buildings and its setting compromised. The structure could be oriented across the full width of the site: relocating it as far as possible to the rear of the site. This would increase the area for car-parking, and ensure that those congregating outside the building would be further away from the busy road.
- Consideration should be given to providing on-street parking – alternating from left-hand-side to right-hand-side – to act as a traffic-calming measure.

- When the ICA Hall is in use, there is a major issue in relation to parking on Patrick Street. The proposed development reduces on-site parking by 25%, whilst ensuring that more parking spaces will be required with increased usage of the buildings on the site. The suggestion that patrons will travel on foot to the building is not realistic.
- Consideration should be given to demolition of the two uphill properties from the former Methodist Chapel, so as to allow this significant landmark building to be appreciated. One of these two buildings has been derelict for more than 50 years and the other unoccupied for 20 years, and in a poor state of repair.
- The Council should consider whether this facility is required at all, where there are other similar facilities in the town – including halls and the public library.
- The new plans are out of context with the streetscape.
- Residents will want to be assured that they will have access to the same quantum of on-street parking after the development is completed.
- A traffic survey of the street should be undertaken by the Council.
- The residents of Patrick Street do not have a difficulty with the redevelopment of the hall; providing it is in keeping with the streetscape and better oriented. Improved parking and an increase in parking spaces is required. Traffic-calming measures should be included as part of this development.

6.1.2. The appeal is accompanied by a petition of signatures.

6.2. Applicant Response

6.2.1. The response of Fintan Dunne, Architect, agent on behalf of the applicant, received by An Bord Pleanála on 1st April 2019, can be summarised in bullet point format as follows-

- The residents objecting to the development are outnumbered by those on the street in favour of the development.
- The proposed development is not three-storey-equivalent height – but rather is part single-storey and part two-storey. The highest point of the mono-pitch roof is 8.65m.

- The development is seeking to reinstate the street context within which the Methodist Chapel development was originally conceived.
- The building has been set back 1.5m from the established building line.
- The Department of Culture, Heritage and the Gaeltacht is supportive of the redevelopment of the former Methodist Chapel.
- There is long tradition of public service buildings on this site. It is not the intention of the design to blend the building into the streetscape.
- Timber is a common material used to clad buildings, and there are many examples throughout towns and cities in Ireland. The circular window will give light to a stairwell. There is a circular window on the tower of St. Fintan's Church of Ireland church – in the town square.
- There is ample space to the front of the building for patrons to safely enter and leave. The main door is set back 2.5m from the building line (back of the footpath). The entrance canopy will shelter patrons from the rain. There is secondary entrance to the development through the former Methodist Chapel forecourt, which allows plenty of space within which people can congregate.
- The applicant does not own the car-park. The applicant disagrees that the building should be pushed to the back of the site – behind surface car-parking. The applicant is giving some land towards the expansion of the car-park (a 1.7m wide strip) – so as to facilitate a more economic layout.
- Parking and traffic-calming on Patrick Street are matters for LCC, not the developer.
- The former Methodist Chapel is in use as a store by Durrow Development Forum, and is, therefore, not in continuous use.
- The car-park on the site is currently underutilised. This may be due to layout, surfacing and absence of public lighting. There have been abandoned cars within the car-park for several months and reports of anti-social behaviour. In addition, there have been incidents of dumping within the car-park. The new car-park will be paved and provided with public lighting.

- The site is centrally located within the town, and many patrons will find it easy to walk to the new community facility – as they do to other facilities within the town.
- Opening up the former Methodist Chapel to view from Patrick Street, would run counter to the original design/layout of this and other Methodist chapels within Co. Laois; of locating on sites set-back from the street and utilising plain forms of architecture.
- The carrying out of a road traffic survey on Patrick Street is a matter for LCC.

6.2.2. The response is accompanied by a copy of the Durrow Community Plan 2019-2023, which specifically refers to the current appeal site.

6.3. **Planning Authority Response**

There was no response received from Laois County Council

6.4. **Observations**

None received.

6.5. **Further Responses**

6.5.1. The appeal was circulated for comment to the following Prescribed Bodies for comment on or before 1st May 2019-

- The Heritage Council.
- An Chomhairle Ealaíon.
- Fáilte Ireland.

6.5.2. There was no response received from any of the above.

7.0 **Oral Hearing Request**

The 3rd Party appellant requested that an oral hearing be held. The Board decided on 30th April 2019, that an oral hearing should not be held in this instance, and parties were duly informed by letters dated 3rd May 2019.

8.0 Assessment

The principal issues of this appeal relate to conservation of a Protected Structure, setting of the Protected Structure, design of the proposed new building, and parking.

8.1. Development Plan Considerations

- 8.1.1. The site is zoned “Town Centre” in the Laois County Development Plan 2017-2023 – “To protect and enhance the special physical and social character of the existing town centre and to provide for and improve retailing and commercial activities”. Table 30 of the Plan states that- “The purpose of this zoning is to enhance the vitality and viability of town and village centres through the development of under-utilised land and brownfield sites and by encouraging a mix of uses to make the town and village centres an attractive place to visit, shop and live in. The character of the town and village centres shall be protected and enhanced. The Council will encourage the full use of buildings and backlands; in particular, the full use of upper floors in buildings, preferably for residential use”. The proposed development meets the purpose of the zoning – in that it will result in the development of under-utilised land (both buildings and car-park); will enhance the vitality and viability of the town centre; will encourage a mix of uses; and will protect and enhance the town centre through the redevelopment and re-use of the former Methodist Chapel. Table 31: Land use Zoning Matrix indicates that ‘Community Hall’ use is ‘Open for Consideration’. ‘Recreational Building (Community) is ‘Permitted in Principle’. The use proposed complies with the zoning objective for the site.
- 8.1.2. The site is located within the Durrow Architectural Conservation Area (ACA) – which encompasses most to the town centre. The proposed development will result in a near reinstatement of the building line on this part of Patrick Street, which will be to the benefit of the ACA. Also, the redevelopment of the car-park area will improve the visual amenity of this part of the ACA. The new building is a modern insertion into the streetscape (replacing a former modern insertion in the form of the Civil Defence building) and does not attempt to recreate the architectural form of what would have defined most town centre streets in Ireland. As the building has a public use, I would see no difficulty with the architectural idiom chosen.

8.2. Layout & Design

- 8.2.1. It is proposed to demolish the Civil Defence building, a metal-clad shed to the rear, and a small, flat-roofed, toilet extension to the former Methodist Chapel. Some dividing stone/brick boundary walls are also to be demolished. The application was referred by LCC to the Department of Culture, Heritage and the Gaeltacht – and there was no objection to the demolition elements.
- 8.2.2. The proposed new community building is part-single-storey and part-two-storey. The maximum height is 8.75m. The new building was originally to have been brought out to the back of the footpath. The Civil Defence building had been set back from the back of the footpath, but old maps for the area show that buildings on this site would once have opened directly onto the footpath. The Methodist Chapel was always set back from the building line – to allow for congregation by worshipers in the forecourt area – a traditional format for Wesleyan and Methodist chapels within urban areas. The finished floor level of the new community building will be lower than the finished floor level of the Methodist Chapel – as is the case at present with the Civil Defence building – a difference of approximately 0.6m. The revised mono-pitch roof profile is sloped down towards the former Methodist Chapel, and this will serve to lessen the impact of the new building on the old one.
- 8.2.3. The new community building will provide meeting-rooms, kitchen, storage areas and ancillary accommodation. A lift is to be provided within the structure. The roof of the proposed new community centre was originally defined as being “butterfly” – an inverted pitch, with a central gutter running the length of the structure. External finishes included red-brick façade to Patrick Street, plaster render to sides and rear, stainless steel canopy above the entrance from the street, limestone plinth and copings, and pressed metal roof. Following a request for additional information, revised design proposals were submitted on 14th January 2019. This involved a radical redesign of the roof – to monopitch form, and the introduction of a rounded element on the street frontage (complete with large circular window), immediately adjacent to the former Methodist Chapel. This rounded element is to be finished in vertical, red cedar, timber cladding. The brick frontage to Patrick Street is replaced with coursed random rubble limestone. Reference is made to a limestone string course – but drawings submitted do not show any such. I would consider the revised random rubble limestone façade to be an improvement on the brick proposal – where there is little by way of brick in evidence on Patrick Street. The appellants

have argued that the cedar cladding will be out of character and will rapidly degrade. In the context of a new infill building, I would be satisfied that the cedar cladding and circular window would be an acceptable introduction into the streetscape for a building which will have a public use. Longevity of a building is always a matter of maintenance and repair – neither of which can be controlled by way of condition attached to a planning application. It is in the applicant's interest to keep the building in a good state of repair.

8.2.4. The redesign also provides for the setting back of the building from the footpath edge – where it originally extended out as far as the footpath edge. This will allow for a greater visibility of the façade of the former Methodist Chapel, when approaching from the town centre. The existing plinth wall and wrought iron railings in front of the former Methodist Chapel will now be extended to tie into the curved, cedar-clad element of the front façade. This rearrangement is acceptable. The suggestion by the appellant that buildings to the southwest should be demolished and incorporated into the site, is not a relevant consideration. The site is as outlined in red: the applicant has not indicated control of any lands to the southwest.

8.2.5. The new community centre building and the former Methodist Chapel are to be joined together by a new single-storey building (with circular skylights) – providing toilets and corridor access. An existing small toilet extension to the side of the former Methodist Chapel is to be demolished and the connecting ope closed-up. Two new opes are to be created in the northeastern wall of the former Methodist Chapel; to link the old and new structures. Short flights of steps will be required to account for the differences in levels between old and new structures. The appellants argue that the connecting building should be glazed, in order to distinguish between old and new. I would be satisfied that the single-storey, flat-roofed linking element, is sufficient to distinguish between the former Methodist Chapel and the new two-storey community building. At present two extension elements to each of the buildings abut one another behind a high wall – and are, for this reason, not really visible from Patrick Street. The Department of Culture, Heritage and the Gaeltacht expressed concern in relation to the proposed two new opes in the northeastern wall of the former Methodist Chapel. The applicant has justified the necessity for two such opes on the grounds of the uses proposed for the old building and the need for fire escape. I note that the existing ope (to the toilet extension) in the northeast wall is to be closed-up. This would have been a later insertion, when the lean-to toilet

extension was constructed. I note that the level changes will ensure that the former Methodist Chapel will not be fully accessible for disabled patrons. It would be possible to fit an internal lift platform to bridge the level difference, at some stage in the future, should such be required.

- 8.2.6. The best means of ensuring the survival of the Protected Structure, is to find a new use. The former uses of Methodist chapel and ICA hall are no longer viable. I would be satisfied that the proposed new use will secure the future of this important element of the architectural fabric of the town, for some years to come, and as such, should be supported.
- 8.2.7. A detached boiler-house/store building is proposed to the rear of the community building. This structure will have a mono-pitch roof and will be finished in corrugated metal cladding. It will not be very different to the building which exists in this location at present, and which is to be demolished. It will be largely hidden from view from Patrick Street by the bulk of the community building. I would see no difficulty with this element of the proposed development.

8.3. Access & Parking

- 8.3.1. The only access to this site is from Patrick Street. The former Methodist Chapel has pedestrian access only, whilst the other two parts of the site have vehicular access. The proposed development will result in the reduction in the number of vehicular access points from two to one. There is an existing surface car-park on the site. This is to be retained and a new layout imposed – to provide parking for 19 cars/minibuses. This will not result in any reduction in the number of car-parking spaces currently available in the unmarked parking lot (managed by LCC). Residents state that this parking area is used by them, where it is not possible to park cars on the busy street. The applicant notes that many residents have alternative access to parking with the curtilages of their premises. There is no reason why an application such as this one should be in any way connected with imposition of parking and speed control measures on Patrick Street – as suggested by the appellant. There is no basis to the claim by appellants, that persons congregating outside the building would result in a traffic hazard (where the cobble-lock area in front to the existing Civil Defence building is to be removed. The set-back area in front of the former Methodist Chapel will remain *in situ*; and a small area in front of the new building will be available, as will the car-park, for persons

congregating outside the community building. The proposed development will not result in a traffic hazard on Patrick Street. The installation of parking and creation of traffic-calming measures on Patrick Street are a matter for LCC, and can in no way be linked to the redevelopment of this site. Similarly, and decision to carry out a traffic survey on Patrick Street is one for LCC, and is certainly not required for a development of the nature proposed.

- 8.3.2. The proposed development does not make any provision for bicycle parking. The Development Plan does not contain any bicycle parking standards, although there are policies to encourage cycling and bicycle lanes within new developments. Condition 12 of the Notification of decision to grant planning permission required provision of bicycle parking in accordance with the Development Plan standards and the National Cycle Manual. This would appear to be reasonable.

8.4. **Water**

8.4.1. Water Supply

The existing buildings on this site are connected to the public mains on Patrick Street. It is proposed to continue this arrangement.

8.4.2. Foul Effluent

Foul effluent from buildings on this site is currently discharged to the public sewer on Patrick Street. The proposed development will not result in any change to this arrangement. The proposed development will not result in any significant increase in the quantum of foul waste discharged to the sewer. Condition 4 of the Notification of decision to grant planning permission requires the developer to obtain the consent of Irish Water to the proposed connection.

8.4.3. Surface Water

Surface water from the development is currently discharged to the public sewer on Patrick Street. Whilst the building arrangement on site is to be altered, there will be no significant increase in the quantum of surface water discharged to the sewer. Inland Fisheries Ireland was concerned that the parking area should be fitted with hydrocarbon and grit interceptors, and this would appear to be reasonable – particularly where the car-park is to be redeveloped. No drainage layout for the car-

park has been submitted. Condition 5[a] of the Notification of decision to grant permission refers to connection to a public surface water sewer.

8.4.4. Flooding

The Planner's Report indicates that the site is not subject to flooding, and is located outside Flood Zones A & B – as indicated by the County Laois Strategic Flood Risk Assessment (adopted as part of the County Development Plan).

8.5. **Other Issues**

8.5.1. Development Contribution

The applicant is a charitable organisation and, as such, is exempted from paying development contributions – as per section 12.4 of the Development Contribution Scheme. The Notification of decision to grant planning permission did not contain a condition requiring payment of a development contribution; and none such should be attached by the Board.

8.5.2. Construction and Demolition Waste

Condition 10 of the Notification of decision to grant planning permission relates to construction & demolition waste. A similarly-worded condition should be attached to any grant of permission to issue from the Board.

8.5.3. Restrictions on Construction

Condition 10 of the Notification of decision to grant planning permission contains restrictions on hours of construction, noise & dust minimisation. Similar provisions should be made in any condition attached to a grant of permission from the Board, in relation to hours of construction: in the interests of residential amenities.

8.5.4. Signage

The proposed development does not contain any proposals in relation to signage. Condition 13 of the Notification of decision to grant planning permission addressed this issue. A similarly-worded condition should be attached to any grant of permission to issue from the Board.

8.5.5. Environmental Impact Assessment

Having regard to the nature and scale of the proposed development and the nature of the receiving environment, there is no real likelihood of significant effects on the

environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination stage, and a screening determination is not required.

8.5.6. Appropriate Assessment

LCC screened the development for appropriate assessment, and I would concur with the conclusions reached in that screening assessment. Having regard to limited (and replacement) nature of the proposed development, and to the fact that it will be connected to the public sewer network, 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 an European site.

8.5.7. Overshadowing

The revised-design building will not result in any significant degree of overshadowing of surrounding properties or houses on the opposite side of the street. The development will, necessarily, have some impact on daylight and sunlight for surrounding properties – but such will not be significant in residential amenity terms for a site located within a town centre.

8.5.8. Archaeology

The site is located within the built-up area of the town. The site for the new community building is located on the site of previous buildings. LCC did not attach any condition in relation to archaeological monitoring of foundations, and I would not see that such would be required. Part of the site is located within the outer cordon of a Monument Buffer Zone associated with a site located within the National School site to the north (as indicated on Map 2.9 – Durrow) of the County Development Plan. However, I note that the Sites & Monuments Record of the OPW does not indicate a monument at this location – the other five to the northeast and northwest are common to both documents.

9.0 **Recommendation**

I recommend that permission be granted for the Reasons and Considerations set out below, and subject to the attached Conditions.

10.0 Reasons and Considerations

Having regard to the infill nature of the proposed development; the proposal to renovate and reuse a Protected Structure; the proposal to upgrade an existing surface car-park; and to the nature of the community use on lands zoned for development within the town centre: it is considered that, subject to compliance with the attached conditions, the proposed development would not be detrimental to the residential amenities of the area; would be in the best interests of retention of the maximum amount of original fabric of a Protected Structure; would not impact negatively on the setting of a Protected Structure; would not impact negatively on an Architectural Conservation Area; would be acceptable in terms of traffic safety and convenience; and 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 further plans and particulars submitted on the 14th and 22nd days of January 2019; except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement, and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. 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. In particular, the surface water outfall from the reconfigured car-park shall be fitted with a grit interceptor and an hydrocarbon interceptor.

Reason: In the interest of public health and surface water quality.

3. All service cables to the development shall be run underground.

Reason: In the interest of visual amenity.

4. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of Environment, Heritage and Local Government in July 2006.

Reason: In the interests of sustainable waste management.

5. A schedule (and appropriate samples) of all materials to be used in the external treatment of the development, to include- plasterwork, roofing materials, windows, doors and rainwater goods, shall be submitted to and agreed in writing with, the planning authority, prior to commencement of development.

Reason: To ensure an appropriate standard of development and conservation.

6. The developer shall comply with the following requirements in relation to the restoration of the Protected Structure, which shall be carried out in accordance with the document- “Architectural Heritage Protection – Guidelines for Planning Authorities”, published by the Department of Environment, Heritage and Local Government in 2004:

(a) the creation of two new openings to link the building to the new building and the closing up of the existing opening to the toilet extension,

(b) the tie-in of the new building to the old one, and

(c) the extension of the roadside boundary plinth wall and railings to tie into the new building.

Details of the procedures to be followed, in order to comply with these requirements, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In order to ensure an appropriate standard of restoration works for this Protected Structure.

7. (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 façades 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 Environment, Heritage and Local Government in 2004. 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) and skirting boards, shall be protected during the course of refurbishment.

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.

8. Secure parking for 10 bicycles shall be provided within the curtilage of the site, prior to first occupation for community use of any part of the redeveloped site.

Reason: In the interest of orderly development and to encourage cycling in accordance with the specific objectives set out in section 6.1.3.1 of the Development Plan

9. Notwithstanding the provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no advertisement signs (including and signs installed so as to be visible through windows), advertisement structures, banners, canopies, flags or other projecting elements shall be displayed or erected on the buildings or

within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

10. Any public lighting erected within the site shall be angled so as not to cause overspill or glare within adjoining properties.

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

11. The applicant or developer shall enter into water and wastewater connection agreements with Irish Water, prior to commencement of this development.

Reason: In the interest of public health and orderly development.

12. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street is kept clear of debris, soil and other material and, if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadway is kept in a clean and safe condition during construction works in the interests of orderly development.

13. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 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 order to safeguard the amenities of property in the vicinity.

**Michael Dillon,
Planning Inspectorate.**

18th June 2019.