

ADDENDUM

LA01/2017/0937/O

Update

An email was received from the agent on 27 February 2018 providing further information:

- The Griffiths Valuation of all lands in Ireland (1847 – 1864) provides a record of all buildings in Ireland at that time including historic maps identifying all dwellings and linking them to a written record which confirms the type of building and the occupants. The agent incorporates the relevant survey map which identifies two semi-detached dwellings at the southern extent of the farmyard identified as “a” and “b” and the relevant valuation record which identifies both as occupied dwellings.
- The agent has also included a signed letter from a Mr Andrew Wilson who is identified as having been employed as a farm labourer at the holding between the years 1955-1970. Mr Wilson states that circa 1963 he assisted in building works to adapt the original building to provide an agricultural vehicle workshop. Works included, blocking up windows, removing the original front door and forming a wider door for agricultural vehicles, demolition of all internal walls, removal of the original first floor structures and stairs, removal of the original fireplace and chimney breast and replacement with a raised hearth furnace to facilitate metalworking.
- In relation to the archaeological concerns, Historic Environment Division has advised that the archaeological issues which currently form refusal reason 3 (10.3) can be dealt with by way of negative condition, requiring the submission of an archaeological survey prior to commencement of development. A separate e-mail has also been received from HED confirming this to be the case.

Consideration

- The additional information appears to identify the original use of the building as a dwelling house. However, it also identifies the considerable works and alterations carried out to the structure which removed all residential features / characteristics in order to create an agricultural vehicle workshop. Policy CTY 3 is the relevant policy context, the primary test of which requires that the building to be replaced “exhibits the essential characteristics of a dwelling.” Irrespective of the original use Planning considers that due to the substantial modifications the building currently does not exhibit the essential characteristics of a dwelling and therefore fails the relevant policy test.
- Historic Environment Division (HED) has advised the Planning Department that the archaeological issues can be dealt with by way of an appropriate negative condition. HED has been contacted to provide the relevant condition/s as necessary.

Recommendation

That the Committee notes the contents of the Addendum and with the exception of the archaeological issues, agrees with the recommendation to refuse as set out in paragraph 9 of the Planning Committee Report.