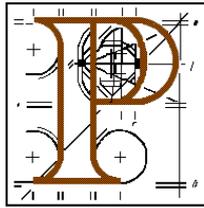


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Offaly County

Planning Register Reference Number: PL2/16/276

An Bord Pleanála Reference Number: PL 19.247603

APPEAL by Tullamore Medical Centre Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 25th day of October, 2016 by Offaly County Council to refuse permission for the proposed development.

PROPOSED DEVELOPMENT: Amendments to the previously permitted Primary Care Centre (Offaly County Council Register Reference Number TU14010, An Bord Pleanála appeal reference PL19.244684) at Church View Tullamore, County Offaly. The development will consist of the provision of Primary Healthcare uses to include treatment and consulting rooms, staff facilities and related office accommodation at second floor level in the previously permitted 'future expansion area' and in two number proposed second floor extension, to the north and east of this space. The development will also consist of the provision of a new stair to the north of the building; changes to the permitted central circulation space, amendments to the internal layouts and unit sub-divisions; amendments to permitted elevations; building signage locations including HSE sign on entrance and totem signage at the site entrance; brise soleil at first and second floor to main western elevation; solar panels at roof level. Provision of a single storey external store; single-storey external plant rooms; external substation; bin store and 41 number additional surface level car parking spaces and minor revisions to landscaping and boundary treatments. The overall increase in gross floor area is 1,184.8 square metres and the site area of development is revised to 1.79 hectares.

DECISION

GRANT permission for the above proposed development in accordance with the plans and particulars lodged with the said council, based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the planning history on the site and to the nature of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the character and amenities of the area, would not endanger public safety by reason of a traffic hazard and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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 received by An Bord Pleanála on the 21st day of November, 2016, 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. The proposed development shall be amended in accordance with details as submitted in revised plans to An Bord Pleanála on the 21st day of November, 2016. Revised drawings and specifications detailing the amendments shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

3. The period during which the development hereby permitted may be carried out shall expire on the 24th day of August, 2020.

Reason: To coincide with the expiry date of the parent permission granted planning register reference number TU14010 (An Bord Pleanála appeal reference PL19.244684).

4. Other than any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with all of the terms and conditions of the parent permission granted under planning register reference number TU14010 (An Bord Pleanála appeal reference PL19.244684), and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

5. Details of the materials, colours and textures of all external finishes to the proposed development and its boundaries shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. These details shall include sample products to be used on the external elevations where relevant.

Reason: In the interest of visual amenity.

6. Security roller shutters, if installed, shall be recessed behind the perimeter glazing and shall be factory finished in a single colour to match the colour scheme of the building. Such shutters shall be of open lattice type and shall not be used for any form of advertising unless authorised by a further grant of planning permission.

Reason: In the interest to visual amenity.

7. 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, as amended. The contribution shall be paid within two months of the date of this order, 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 An Bord Pleanála 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.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.