

Board Order PL 19.248715

Planning and Development Acts 2000 to 2017 Planning Authority: Offaly County Council Planning Register Reference Number: PL2/16/297

Appeal by Liam Ó hOistín of Cloncon, Tullamore, Contae Uíbh Fhailí and by others against the decision made on the 31st day of May, 2017 by Offaly County Council to grant subject to conditions a permission to Bradbury House Ireland Limited care of Kenny Lyons and Associates of Block 6, Central Business Park, Clonmich, Tullamore, County Offaly in accordance with plans and particulars lodged with the said Council.

Proposed Development: A first floor extension to rear of existing dwelling house, alterations to existing holiday apartments and single storey extension to existing garage and all associated site development works. The development includes change of use of buildings (existing dwelling house, apartment building, office and garage as indicated as buildings 01 to 04 on site layout plan) to a residential care complex for people with disabilities and comprises nine number one bed units, communal living rooms, educational/training areas and offices at Mill House, Killeenmore, Killeigh, County Offaly.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars 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 existing structures and the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the policies set out in the development plan, would not seriously injure the local amenities, would not represent a hazard to health or constitute a traffic hazard and would not represent a significant intensification of the permitted use of the site. The proposed development 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 submitted on the 8th day of May, 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.

 The facility hereby granted by this permission shall be occupied and used by persons with autism and intellectual disabilities only and associated staff. The facility shall not be occupied by persons with mental health illnesses.

Reason: In the interest of proper planning and in order to clarify the nature and use of the development.

3. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

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

Reason: To ensure adequate servicing of the development, and to prevent pollution.

5. Vegetation to the south-east corner of 'Building 03' shall be removed prior to the commencement of operation of the facility. The sightline triangle shall be kept free of obstruction at all time.

Reason: In the interest of traffic safety.

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

Dated this day of 2018