



An  
Bord  
Pleanála

## Board Order PL 19.248715

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### 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 31<sup>st</sup> 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 8<sup>th</sup> 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.

