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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Offaly County Council**

**Planning Register Reference Number: PL2/20/503**

**Appeal** by John Flanagan Developments Limited care of Scott Hobbs Planning of 24a Stafford Street, Edinburgh, Scotland in relation to the application by Offaly County Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 17 of its decision made on the 15<sup>th</sup> day of July, 2021.

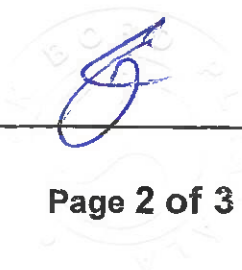
**Proposed Development:** Construction of a new four-storey nursing home, step down facility and rehabilitation and convalescence unit reusing the existing structure on the site to accommodate a total of 244 bedrooms, communal spaces, dining areas, administration, ancillary service spaces and meeting and consulting rooms. The development also includes 197 car parking spaces, new site entrance from the Ardan Roundabout, access roads, security kiosk, pump station, plant rooms, landscaping and all associated site works and services, at Ardan/Puttaghan, Tullamore, County Offaly. The proposed development was revised by further public notices received by the planning authority on the 18<sup>th</sup> day of June, 2021.

## **Decision**

**The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had not been properly applied in respect of condition number 17 and directs the said Council to REMOVE condition number 17 and the reason therefor.**

## **Reasons and Considerations**

Having regard to the provisions of section 23 of the adopted Offaly County Council Development Contribution Scheme, 2021-2025, which states that where redevelopment of a site is proposed, the contributions applicable shall be the difference between the contribution applicable to the existing use/buildings and the contribution payable for the proposed use (where greater), it is considered that the terms of the Development Contribution Scheme have not been properly applied such that condition number 17, attached to planning register reference number PL2/20/503, should be removed.



## 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.

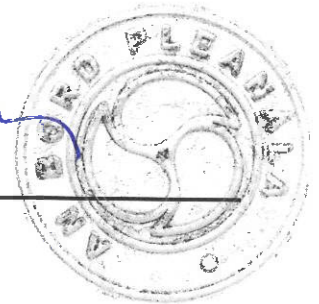


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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this <sup>9<sup>th</sup></sup> day of DECEMBER 2021.