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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Offaly County Council**

**Planning Register Reference Number: 20/385**

**APPEAL** by Concerned Residents Kilcormac care of Carmel Charles Gilligan of Kilgolan, Ballyboy, Kilcormac, County Offaly against the decision made on the 11<sup>th</sup> day of August, 2021 by Offaly County Council to grant subject to conditions a permission to Serenity Home Limited care of Conor Hayes Consulting Engineer of Kiltormer, Ballinasloe, County Galway.

**Proposed Development** Retention permission for works to Protected Structure and for change of use of existing former convent and associated buildings to rehabilitation unit and all associated works (the building is a Protected Structure). All at Main Street, Kilcormac, County Offaly, as amended by the revised public notice received by the planning authority on the 5<sup>th</sup> day of February, 2021.

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**Decision**

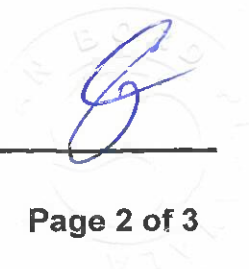
**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## **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 protected structure status of the former Convent building, and on the basis of the information provided during the course of the application and appeal, the Board is not satisfied that the works which would be associated with the change of use of the former Convent and associated buildings to a Rehabilitation Unit, by virtue of their extent, nature or level of intervention, would not result in the loss of original fixtures and features resulting in a serious and detrimental impact on the interior of this protected structure, contrary to best conservation philosophy and practice, or would not have a detrimental and irreversible impact on the essential qualities of this structure, thereby materially affecting its character. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



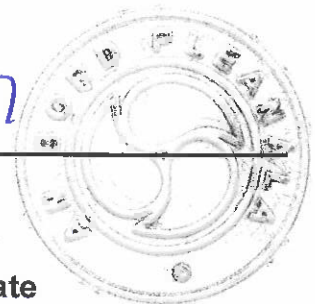
In deciding not to accept the Inspector's recommendation to grant permission, the Board did not consider it appropriate that these matters be dealt with by condition requiring future agreement with the planning authority.



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**John Connolly**

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



Dated this *25<sup>th</sup>* day of *APRIL* 2022.