



An
Bord
Pleanála

Inspector's Report ABP-311310-21

Development	Change of use from Convent to Rehabilitation Unit. Building is a protected structure.
Location	Main Street, Kilcormac, Co. Offaly
Planning Authority	Offaly County Council
Planning Authority Reg. Ref.	20385
Applicant	Serenity Home Ltd.
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellants	Concerned Residents Kilcormac c/o Carmel Charles Gilligan
Date of Site Inspection	1 February 2022
Inspector	Dolores McCague

Contents

1.0 Site Location and Description	4
2.0 Proposed Development	4
3.0 Planning Authority Decision	4
3.1. Decision	4
3.2. Planning Authority Reports	7
3.4. Prescribed Bodies	9
3.5. Further Information Response.....	9
3.7. Clarification of Further Information Response	11
3.9. Third Party Observations	12
4.0 Planning History.....	12
5.0 Policy Context.....	12
5.1. Development Plan.....	12
5.2. Natural Heritage Designations	13
5.4. EIA Screening	13
6.0 The Appeal	13
6.1. Grounds of Appeal	13
6.2. Applicant Response	15
6.3. Planning Authority Response	16
7.0 Assessment.....	16
7.2. Appropriate Assessment	16
7.3. The Principle of the Development	16
7.4. Impact on Amenity	17
7.5. Protected Structure and Proximity to Archaeological Sites	18

7.6. Other Issues.....	18
8.0 Recommendation.....	20
9.0 Reasons and Considerations.....	20
10.0 Conditions	20

1.0 Site Location and Description

- 1.1.1. The site is located at Main Street, Kilcormac, Co. Offaly, in the centre of the town where it is occupied by a group of buildings the larger being a two storey building set back from the street behind a wall and parking area. To the west side of that building there is an access to a yard where a single storey building forms the western boundary, and the rear return of the two storey building bounds the space to the east. Adjoining the return is a pedestrian gate which gives access to walled gardens to the north and the side of the grounds of the Church of the Nativity of the Blessed Virgin Mary, located to the north, where a former doorway has been closed in the shared boundary wall. Along the east of the site, the high bounding masonry wall of random rubble adjoins a narrow laneway, which provides access to the RC church and other uses including community facilities, and includes an access to the site. A plastered wall along the footpath is interrupted by three pairs of double, wrought iron gates. The site fronts onto the N52.
- 1.1.2. On the date of inspection the main building was being used as a training centre and a sign for a Bicycle Engineering Academy was displayed on the front elevation.
- 1.1.3. The site is given as 0.448ha.

2.0 Proposed Development

- 2.1.1. The proposed development is described as change of use of existing former convent and associated buildings to rehabilitation unit and all associated works, the building is a protected structure. The buildings are stated to comprise 905.5 m².

3.0 Planning Authority Decision

3.1. Decision

The planning authority (PA) decided to grant planning permission subject to 12 conditions including:

2) - the use as a facility which provides residential treatment programmes for substance misuse and related issues to persons aged over 18 years, (shall be) as detailed in the 'Statement of Purpose and Function' received by the Planning

Authority on the 15th July 2021. The capacity of the facility shall be no more than 13 clients at any one time.

3) – all appropriate recommendations and mitigation measures set out in the following documents:

- a) Architectural Heritage Impact Assessment prepared by Áine Doyle, MUBC, Conservation Consultant dated 18th December 2020 and received by the Planning Authority on the 23rd December 2020.
- b) Archaeological, Building and Cultural Heritage Assessment prepared by: Martin Fitzpatrick, M.A. from Through Time Ltd. Professional Archaeological Services dated November 2020 and received by the Planning Authority on the 19th November 2020.

submitted by the applicant to the Planning Authority, shall be implemented in full, except as may otherwise be required in order to comply with the following conditions.

Reason: To ensure that the integrity of the protected structure is maintained and enhanced and other features of the building protected during building works.

4) prior to commencement to be submitted:

- a) Survey drawings of all proposed changes to the protected structure(s) indicating the full extent of all structural alterations. The ‘proposed’ drawings shall show where the existing stairs/walls/doors etc. are to be removed/altered by way of a dotted line in a different colour and all other changes in a similar manner; so as to ensure that the full impact of the proposed changes are apparent on one drawing. All changes shall be marked from removal of walls to sealing of windows etc. New walls/structures shall also be marked on the proposed drawings.
- b) Detailed specification shall be provided in relation to the reinstatement of removed floors and wainscoting and any proposed damp proofing or French drainage systems.

Reason: To protect the architectural heritage in the interests of the common good and the proper planning and sustainable development of the area.

5) prior to commencement to be submitted:

A revised set of floor plans for the convent building and woodwork room building which reflects the 'layout of the designated centre' as provided in the 'Statement of Purpose and Function' received by the Planning Authority on the 15th July 2021. The applicant shall also provide appropriate set of plans for the 'gazebo' which is referenced in the of 'Statement of Purpose and Function'.

6) a) prior to commencement of the development, the developer shall provide, for the written agreement of the local authority a swept path analysis for larger vehicles that require accesses to the development. The swept path analysis must include the dimension of all access and egress points connected with the development and how larger vehicle will be controlled when accessing the development.

b) In the event that the swept path analysis requires additional entrance works to be undertaken these shall only occur after the written consent of the planning authority has been obtained.

7) location of CCTV cameras to be agreed.

8) all works shall be carried out in accordance with the Department Conservation Guidelines.

The work shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork and joinery and shall be designed to cause minimum interference to the building structure and /or fabric. Items that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement. All existing original features, not part of the works shall be protected during the course of refurbishment.

A suitably qualified Conservation Architect accredited to the appropriate grade by the Royal Institute of Architects of Ireland or the Royal Institute of British Architects or an Architect entered on the Register of Practitioners of Traditional building and Conservation Skills maintained by the Irish Georgian Society, shall be employed to manage, monitor and implement the works on the site and to ensure adequate protection of the historic fabric during the works, whose name shall be submitted to the planning authority, prior to commencement. All permitted works shall be designed to cause minimum interference to the building's structure and/or fabric.

Minor repairs shall only be carried out to the roof in accordance with details submitted with the planning application unless the written consent of the planning

authority has first been obtained. Slates shall be carefully removed and stored during building works. Existing slates shall be used to the front of the building with Blue Bangor or similar closely matching slate used to the rear. Ridge tiles shall be retained and similar replacement terracotta crested ridge tiles sourced where required. Parging (a lime mortar coating applied to the underside of slates) shall be retained unless the written consent of the planning authority has been obtained. Existing cast iron gutters and downpipes are to be repaired and retained in accordance with details submitted with the planning application unless the written consent of the planning authority has first been obtained. If new sections are required they shall match the existing.

Repair of existing lime render: only problem areas where plaster is loose and defective need to be redone in accordance with best practice. The retention of sound work is important because of authenticity and historical value. Render should match existing mix and must not be stronger or thicker than the background to which it is applied.

All works shall be designed to cause minimum intervention to existing fabric.

Reason: To ensure that the integrity of the protected structure is maintained and protected from unnecessary damage or loss of fabric.

10) surface water disposal to soakaways, no works to the footpath, signage.

12) all existing fireplaces shall be retained in their current location. The existing entrance arch shall be repaired and refitted.

3.1.1. The decision was in accordance with the planning recommendation.

3.2. **Planning Authority Reports**

3.2.1. Planning Reports

3.2.2. The first planning report, 14/10/2020, recommended a further information (FI) request, which issued 16th October 2020, on 17 points. The report includes – the site has been vacant since 2018. The convent building, outbuildings and the garden to the north are zoned public/community/educational while the walled garden to the north east (orchard) is zoned as town centre/ mixed use. The site is located in a zone of notification with regard to the national monuments service given the presence of identified monuments within close proximity of the site.

3.2.3. The FI request, sought information under the headings:

- 1) Zoning,
- 2) Rationale for the selection of Kilcormac,
- 3) Operation of rehabilitation unit,
- 4) Confirm that permission is not being sought for works,
- 5) Survey of all existing structures, plans, elevations, sections that identify works, Conservation Report,
- 6) Archaeological Assessment (re. OF031-012 Ecclesiastical Remains, OF031-01202 Abbey site, OF031-01203 Statue and OF031-01204 Crucifixion Plaque).
- 7) Discrepancies in the submitted plans and elevations.
- 8) Show sightlines of 2.4m x 90m.
- 9) Traffic management plan.
- 10) Show parking calculations.
- 11) Revised layout with parking.
- 12) Signage
- 13) Lighting design.
- 14) Layout showing surface water.
- 15) Layout showing existing entrance between site and church grounds. Clarify whether access is to remain.
- 16) Waste storage.
- 17) Review submissions.

3.3. Other Technical Reports

3.3.1. Area Engineer, 21st October 2020- further information.

3.3.2. Road Design, 6th October 2020 - further information

3.3.3. Environment & Water Services, 22nd Sep 2020 – conditions re. storm water, waste management and environmental nuisance (noise and dust).

3.3.4. Senior Executive Architect. 16th Sept 2020 – further information.

3.3.5. CFO, 9 Sept 2020 - no objection.

3.4. **Prescribed Bodies**

HSE. 21st Sept 2020 – condition (bait and control rodents and other vermin during works and afterwards).

TII, 9th Sept 2020 – no observations.

IW- 23rd Sept 2020 - no objection

Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media, 5th October 2020 – requesting an Archaeological Assessment and a Building Survey as further information.

3.5. **Further Information Response**

3.5.1. A response to the request for further information was received 19th November 2020. It includes:

An Archaeological, Building & Cultural Heritage Assessment, by Through Time Ltd.

A letter from Serenity Home Ltd re. item 1 - zoning / community engagement, items 2, 3, 10 – a maximum of 6 staff on site, 2 parking spaces for medical personnel, the remaining are for visitors; item 16 – bins – normal household bins used, medicines and sharps will be stored in a locked press in a locked room; medicines will be returned to a family member on exit and if not collected at this stage taken to an agreed pharmacy to be destroyed; the centre will enter into a contract with a sharps disposal company and have them collected at regular intervals; item 17 response to third party submissions.

A letter from Conor Hayes Consulting Engineer re. items 1, 3, 3 4/5/6, 7, 8, 9, 10/11, 12, 13, 14, 15 and 16.

The applicant was notified that the response was incomplete on 30th November 2020.

An Architectural Heritage Impact Assessment by Áine Doyle, MUBC, Conservation Consultant was received 23rd December 2020.

A letter from Conor Hayes Consulting Engineer listing works required to the building was received 23rd December 2020.

A letter from Conor Hayes Consulting Engineer regarding the responses to outstanding items was received 23rd December 2020.

Lighting design was received 21st January 2021.

3.5.2. Further Reports

3.5.3. Environment & Water Services, 14th Jan 2021 (&12th Feb 2021) – conditions re storm water, waste management and environmental nuisance (noise and dust).

3.5.4. Senior Executive Architect, 26th Sept 2021 – the further information submitted does not provide full information of existing structures. Referring to the Architectural Heritage Impact Assessment (AHIA) which states that all joinery will be retained. A significant amount of internal joinery was removed prior to the planning application (per AHIA). Re. the removal of the altar, it should be reinstated. The floor plans are not sufficient for a protected structure. Accompanying information should clearly show the location of features in each relevant room and a photograph of current storage provision.

Recommending conditions.

3.5.5. Area Engineer, 20th Jan 2021 - clarification of further information re. sightlines, traffic management, car parking layout and lighting.

3.5.6. Road Design, 1st March 2021 - clarification of further information re. lighting, traffic management, traffic volumes, sightlines and car parking layout.

3.5.7. Planning Report: the second planning report, 2/3/2021, recommended a request for clarification of further information (CFI) request, which issued 4th March 2021, on 13 points.

1) Operation of rehabilitation unit,

2) Will it be used for any other purposes,

3) Community engagement – lack of opportunities for engagement with the community that the proposed facility would offer,

4) Re. public access to the gardens,

- 5 Boundary treatment,
- 6) Show sightlines of 49m,
- 7) Traffic management, driver information on 'in' and 'out' system,
- 8 Swept Path analysis,
- 9) Re. parking circulation and conflicts,
- 10) Signage
- 11) Lighting,
- 12) the Area Engineer confirms that there are no drainage channels at the gateways to prevent surface water from exiting onto the public road. Applicant is required to provide a revised site layout which includes appropriate drainage,
- 13) Review additional submissions.

3.6. Prescribed Bodies

3.6.1. TII – 13th Jan 2021 & 9th Feb 2021 – no observations.

3.6.2. IW – 14th Jan 2021 – no objections.

3.7. Clarification of Further Information Response

3.7.1. A response to the request for clarification of further information was received 15th July 2021. It includes:

Regarding lack of use of gates noted in a submission these gates were in regular use for access to the oil tank and to the garden to the rear.

The applicant purchased the property on the basis of contents being removed by the vendor or their agents. The applicant was told that the altar was a donation to the convent in the 1970s and was to be taken down and returned to the donor. The only part the applicant removed was the concrete blockwork base to the altar.

3.7.2. Attached are:

- A Statement of Purpose and Function.
- Lighting
- Signage

3.8. Further Reports

- 3.8.1. Senior Executive Architect. 5th Aug 2021 – conditions.
- 3.8.2. Environment & Water Services, 6th Aug 2021 – conditions.
- 3.8.3. Road Design, 9th Aug 2021 – conditions.
- 3.8.4. Planning Report: the third planning report, 9th Aug 2021, recommending permission notes the satisfactory responses to the request for clarification of further information.

3.9. Third Party Observations

- 3.9.1. Third party observations on the file have been read and noted.

4.0 Planning History

Enforcement UD20/43 warning letter 13th October 2020 with regard to the carrying out of internal modifications to the former Convent of Mercy building (RPS ref 41-11) comprising works which materially affect the character of the protected structure.

5.0 Policy Context

5.1. Development Plan

- 5.1.1. Offaly County Development Plan 2021-2027 is the operative plan. It includes:

A settlement plan for Kilcormac.

Strategic Aims include: protect Kilcormac's built heritage assets which are a non-renewable resource that contributes to our understanding of the past and promote these assets in the creation of an attractive, vibrant town and in heritage-led regeneration

The site is zoned town centre/ mixed use. Part of the site is identified as retail core. The entire site is identified as an opportunity site.

Residential Care, the closest listed use in the use matrix, is open for consideration in this zone.

5.2. **Natural Heritage Designations**

5.3. Clonaslee Eskers and Derry Bog SAC (site code 000859), located c7km to the east, is the closest Natura site.

5.4. **EIA Screening**

5.4.1. Having regard to the nature and scale of the proposed development and the absence of any significant environmental sensitivity in the vicinity there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 **The Appeal**

6.1. **Grounds of Appeal**

Concerned Residents Kilcormac c/o Carmel Charles Gilligan, chairperson, have submitted the third party appeal against the decision to grant permission. The grounds includes:

- Access and roads concerns.
- Will the pre residential meetings be taking place all on the same day or over three days?
- Are families staying during treatment or travelling in and out daily?
- Are the priests/vicars and other religious persons coming into the building for services or are residents leaving the building?
- Area for a fire assembly point inside the grounds?
- Policies and procedures of the facility?
- Service level agreement with the HSE?
- Already overcrowded local GP client list.
- Disposing of medical waste.
- Increased level of anti-social behaviour.

- Policing / security of the building.
- Safe storage of medicines and medical equipment.
- Vitality of town centre.
- Proximity to facilities – child welfare, property value and impact on resident's lifestyles. A drug / alcohol rehabilitation centre should not be in close proximity to a school or childcare centre. The risk of anti-social behaviour arising from the proposed facility is unquestionably higher than from other healthcare centres. The very close proximity to places where children are being looked after and educated raises valid welfare concerns. There are no emergency services available in the town and there is no relevant information included in the planning application that explains how children can be safeguarded from incidents of public nuisance or threats. An emergency plan could demonstrate how the welfare of all residents and patients would be protected in the event of anti-social behaviour. Given the proximity to numerous schools, this level of detail is of the utmost importance and its omission is disappointing. This facility will overlook the only green space and children's playground in the town. This is a serious concern for locals. It will have a negative impact on the lifestyles of young families who have expressed genuine concern over its proximity.
- Absence of essential services – lack of public transport & accommodation for vulnerable clients
 - There would be concern that neighbours would feel obliged to be on standby should assistance be required in light of there being no emergency services nearby.
 - Bus Eireann do not operate any services that stop in Kilcormack.
 - The nearest pub has an outdoor beer garden running the length of the proposed development.
- Impact on protected structure, and
- Conclusion – there is insufficient information regarding: the proposed use, hours of operation and the necessary building works required. The location is

lacking in vital services and wholly unsuited to a rehabilitation centre. There would likely be disruption and safety risk to school attendees nearby. There would be potential harm caused to the integrity of a protected structure, the extent of which is impossible to assess, due to the lack of a heritage report. The town would undoubtedly lose a valuable regeneration opportunity causing harm to the vitality and viability of the town's economy and would not be in accordance with the County Development Plan 2014-2020 or the draft Kilcormac town Plan 2021-2027.

- The town of Kilcormack would lose a valuable regeneration opportunity, causing harm to the vitality and viability of the town's economy.
- The town is concentrated around this main street and building.

6.2. Applicant Response

A response to the grounds of appeal has been submitted by Conor Hayes Consulting Engineer. It includes:

- The former residential convent school is suitable as it already contains classrooms, kitchen, dining room, general purpose area, bedrooms and facilities as well as secure grounds. It will operate a 30 day residential programme. Each person will stay on-site for the duration.
- Traffic & parking – two gates allow for entrance/exit. Details were agreed with the PA.
- Adequate parking is provided on site.
- Re. a fire tender – it would likely remain on the road to access the water main. Fire Tenders service the town. A swept path analysis was submitted showing access for various vehicles that may enter / exit. An oil truck already delivers via the gate at the eastern side of the site, without disrupting traffic.
- There will be limited access to visitors. Staff – counsellors, nurses, cooking / cleaning staff and care-takers – non-medical.
- Prescription medicine will be stored in a locked store. Public transport will not be required.

- The re-use of the building will improve the vitality of the town centre.
- Re. proximity to schools, pubs, property value etc – the people attending will not interact with the locality. They are assessed prior to admission. It will be operated by professionals.
- The issue of protected structure has been addressed with reports from an Archaeologist and a Conservation Consultant, which detailed lack of impact.
- Facilities such as this are located in towns such as Foxford.
- The protected status and zoning limit use. The proposed development will ensure the maintenance of the building.

6.3. Planning Authority Response

The planning authority have responded referring the Board to the reports on file.

7.0 Assessment

- 7.1.1. The issues which arise in relation to this appeal are: appropriate assessment, principle of the development, impact on amenity, and other issues, and the following assessment is dealt with under those headings.

7.2. Appropriate Assessment

- 7.2.1. Having regard to the nature and scale of the proposed development, I am satisfied that no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

7.3. The Principle of the Development

- 7.3.1. The site is zoned town centre/ mixed use in the Offaly County Development Plan 2021-2027, in the settlement plan for Kilcormac. This plan was adopted since the first planning report on this file, which referred to the zoning as public/community/educational for the buildings, and town centre/ mixed use for the

walled garden to the north east. Residential Care, the closest listed use in the use matrix, is open for consideration in this zone.

7.3.2. Part of the site, the area closest to the street, is identified as retail core, being part of a strip along either side of the street. Although thus identified, it is different to other buildings in the vicinity which are located at the edge of the footpath, and in its design as a stand apart convent. Because of these factors and its protected status it is not an obvious retail/business location.

7.3.3. It is also in its entirety identified in the plan as an opportunity site.

7.3.4. In my opinion the proposed development is acceptable in principle.

7.4. Impact on Amenity

7.4.1. The grounds of appeal lists various concerns regarding the users of the facility which could be broadly addressed under this heading.

7.4.2. It is of concern that there are schools in the area and the use is therefore not suitable. It is of concern that in the absence of essential services neighbours would feel obliged to be on standby should assistance be required in light of there being no emergency services nearby.

7.4.3. It is pointed out in the response to the grounds, as it was in response to the planning authority's further information request, that the clients of the service will not be interacting with the local community and that the facility will be staffed with professionals who will provide for all the clients' needs during their 30 day stay at the treatment centre. Clients will be screened for suitability prior to admission and will remain within the facility for the duration of their treatment.

7.4.4. In response to the concerns raised regarding the size of the settlement and the deficiencies in public transport provision and other services, it is stated that the clients will be brought to the facility by a family member and will not utilize public transport for the duration of their stay.

7.4.5. I am satisfied that the proposed development will not impact on the amenities of the area.

7.5. Protected Structure and Proximity to Archaeological Sites

- 7.5.1. The need to safeguard the protected structure has been raised in the grounds of appeal. It is stated that there would be potential harm caused to the integrity of a structure, the extent of which is impossible to assess due to the lack of a heritage report.
- 7.5.2. In response to the grounds the applicant states that the issue of the protected structure has been addressed with reports from an Archaeologist and a Conservation Consultant which detailed lack of impact.
- 7.5.3. The Council's architects have made detailed reports at each stage of the application. The submission 'An Architectural Heritage Impact Assessment' by Áine Doyle, MUBC, Conservation Consultant was made in response to issues raised by them. In their final report they were satisfied to recommend permission subject to conditions. In my opinion the proposed development will safeguard this historic property and secure the long-term protection of the protected structures on the site.
- 7.5.4. In relation to the proximity to archaeological sites, the Department of Tourism, Culture, Arts, Gaeltacht and Sport requested that an Archaeological Assessment be carried out. An 'Archaeological, Building & Cultural Heritage Assessment' was carried out by Through Time Ltd. Suitable conditions can be attached to address the potential for archaeology to be encountered in the limited works to be carried out. In my opinion the issue of proximity to archaeological sites has been adequately addressed.
- 7.5.5. In my opinion impact on the protected structure and proximity to archaeological sites should not be a reason to refuse or modify the proposed development.

7.6. Traffic Safety

- 7.6.1. The site fronts onto the N52 which forms the Main Street. The issue of sightlines was raised in Roads Design reports and is included in the further information request and clarification of further information request. Sightlines are shown on drawing no 01 submitted on the 15th July 2021 as part of the clarification of further information response. In their final report the Roads Design section included a condition that prior to commencement of the development, a swept path analysis should be

provided for larger vehicles that require access to the development. The swept path analysis must include the dimension of all access and egress points connected with the development and how larger vehicle will be controlled when accessing the development.

7.6.2. Condition no. 6 of the planning authority's decision includes a condition to this effect and also that in the event that this requires additional entrance works these shall only occur after the written consent of the planning authority has been obtained.

7.6.3. This part of the N52 is within the speed limit area, where speed is further controlled by the built up area and the activities carried on in the town. Although the buildings have recently had limited use, they have established use. A conflict exists between retaining the existing character of the site, with its perimeter wall and gates at street edge, and improving the site access. It appears to me that the 'in' 'out' arrangement proposed, using two of the sets of double gates, is a reasonable proposal, which has the benefit of not requiring any alteration to the built fabric.

7.6.4. In my opinion traffic safety should not be a reason to refuse or modify the proposed development and condition no. 6 of the planning authority's decision should not be included.

7.7. Other Issues

7.7.1. It is raised as a concern in the third party appeal that a fire tender cannot access the site. The applicant response states that a fire tender would likely remain on the road for access to the water supply.

7.7.2. The existing development is two storeys in height with upstairs bedrooms. The proposed development will not involve an increase in the height of the building, or any other significant alterations to the scale of the building or the intensity of its use. It is not in a densely developed urban location and access for a fire tender should not be a reason to refuse or modify the proposed development.

7.7.3. It is stated in the grounds of appeal that the town of Kilcormack would lose a valuable regeneration opportunity, causing harm to the vitality and viability of the town's economy.

- 7.7.4. As stated under a separate heading earlier in this assessment, a part of the site near the edge of the street is identified in the development as retail core. It would be reasonable to say that the proposed development will not bring as much vitality to the town centre as would a shop or retail service. However as previously stated this site differs from others in the retail core where buildings are located at the edge of the footpath. This site has always stood apart as a convent complex. The status of the buildings as protected structures places constraints on their modification which would likely be required to make them suitable for retail use/retail services, e.g window enlargement etc. It is not obvious that there is a demand for retail use/retail services in the town. The proposed development would involve the re-use of the existing building complex, which is currently under-utilised, and would improve the vitality of the town
- 7.7.5. In my opinion its location in the retail core should not be a reason to refuse or modify the proposed development.

8.0 Recommendation

- 8.1.1. In accordance with the foregoing I recommend that permission should be granted, for the following reasons and considerations, and in accordance with the following conditions.

9.0 Reasons and Considerations

- 9.1.1. The proposed development on zoned lands in the town centre of Kilcormac, which requires minimal interventions in the built fabric of the protected structures, involves an activity of limited scale, provides supervised treatment over an extended period to each selected client, would, subject to the following conditions, be in accordance with the proper planning and sustainable development of the area.

10.0 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 19 th day of November 2020,
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	<p>23rd December 2020, 21st January 2021 and 15th July 2021, 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The use of this development shall be as a facility which provides residential treatment programmes for substance misuse and related issues to persons aged over 18 years, as detailed in the 'Statement of Purpose and Function' received by the Planning Authority on the 15th July 2021. The capacity of the facility shall be no more than 13 clients at any one time.</p> <p>Reason: In the interest of clarity.</p>
3.	<p>All appropriate recommendations and mitigation measures set out in the following documents:</p> <ul style="list-style-type: none"> a) Architectural Heritage Impact Assessment prepared by Áine Doyle, MUBC, Conservation Consultant dated 18th December 2020 and received by the Planning Authority on the 23rd December 2020. b) Archaeological, Building and Cultural Heritage Assessment prepared by: Martin Fitzpatrick, M.A. from Through Time Ltd. Professional Archaeological Services dated November 2020 and received by the Planning Authority on the 19th November 2020. <p>submitted by the applicant to the Planning Authority, shall be implemented in full, except as may otherwise be required in order to comply with the following conditions.</p>

	<p>Reason: To ensure that the integrity of the protected structure is maintained and enhanced and other features of the building protected during building works.</p>
4.	<p>All works shall be carried out in accordance with the Department Conservation Guidelines.</p> <p>The work shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork and joinery and shall be designed to cause minimum interference to the building structure and /or fabric. Items that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement. All existing original features, not part of the works, shall be protected during the course of refurbishment.</p> <p>A suitably qualified Conservation Architect, or other competent person agreed to by the planning authority, shall be employed to manage, monitor and implement the works on the site and to ensure adequate protection of the historic fabric during the works. All permitted works shall be designed to cause minimum interference to the building's structure and/or fabric.</p> <p>Minor repairs shall only be carried out to the roof in accordance with details submitted with the planning application unless the written consent of the planning authority has first been obtained. Slates shall be carefully removed and stored during building works. Existing slates shall be used to the front of the building with Blue Bangor or similar closely matching slate used to the rear. Ridge tiles shall be retained and similar replacement terracotta crested ridge tiles sourced where required. Parging (a lime mortar coating applied to the underside of slates) shall be retained unless the written consent of the planning authority has been obtained. Existing cast iron gutters and downpipes are to be repaired and retained in accordance with details submitted with the planning application unless the written consent of the planning authority has first been obtained. If new sections are required they shall match the existing.</p>

	<p>Repair of existing lime render: only problem areas where plaster is loose and defective need to be redone in accordance with best practice. The retention of sound work is important because of authenticity and historical value. Render should match existing mix and must not be stronger or thicker than the background to which it is applied.</p> <p>All works shall be designed to cause minimum intervention to existing fabric.</p> <p>Reason: To ensure that the integrity of the protected structure is maintained and protected from unnecessary damage or loss of fabric.</p>
5.	<p>The following shall be submitted to, and agreed in writing with the planning authority, by the applicant, prior to commencement of development:</p> <ul style="list-style-type: none"> a) Survey drawings of all proposed changes to the protected structures indicating the full extent of all structural alterations. The ‘proposed’ drawings shall show where the existing stairs/walls/doors etc. are to be removed/altered by way of a dotted line in a different colour and all other changes in a similar manner; so as to ensure that the full impact of the proposed changes are apparent on one drawing. All changes shall be marked, from removal of walls to sealing of windows etc. New walls/structures shall also be marked on the proposed drawings. b) Detailed specification in relation to the reinstatement of removed floors and wainscoting and any proposed damp proofing or French drainage systems. <p>Reason: To protect the architectural heritage in the interests of the common good and the proper planning and sustainable development of the area.</p>
6.	<p>The following shall be submitted to and agreed in writing with the planning authority, by the applicant, prior to commencement of development:</p>

	<p>A revised set of floor plans for the convent building and woodwork room building which reflects the 'layout of the designated centre' as provided in the 'Statement of Purpose and Function' received by the Planning Authority on the 15th July 2021.</p> <p>A set of plans for the 'gazebo' which is referenced in the of 'Statement of Purpose and Function'.</p> <p>Reason: To protect the architectural heritage in the interests of the common good and the proper planning and sustainable development of the area.</p>
7.	<p>The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -</p> <p>(a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation relating to the proposed development,</p> <p>(b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and</p> <p>(c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.</p> <p>In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.</p> <p>Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.</p>
8.	<p>Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p>

	Reason: In the interest of public health.
9.	<p>Building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the amenities of property in the vicinity.</p>

Planning Inspector

17th February 2021

Appendices

Appendix 1 Photographs

Appendix 2 Offaly County Development Plan 2021-2027 extracts