

**OFFALY COUNTY COUNCIL
WEEKLY PLANNING
03/03/2025 to 09/03/2025**

GRANTED PLANNING APPLICATIONS (Includes Section 42 Applications)	√
RECEIVED PLANNING APPLICATIONS (Includes Section 42 Applications)	√
F.I. RECEIVED	√
INVALID APPLICATIONS	√
REFUSED APPLICATIONS	n/a
APPEALS NOTIFIED	n/a
APPEAL DECISIONS	√
SECTION 5	√
EIAR/EIS	n/a
NIS	n/a
PLANNING APPLICATIONS WHICH RELATE TO THE PROVISION OF, OR MODIFICATIONS TO, AN ESTABLISHMENT.	n/a
MATERIAL CONTRAVENTIONS OF DEVELOPMENT PLAN	n/a
LRD PRE PLAN REQUESTS	n/a
LRD OPINIONS	n/a
LRD APPLICATIONS	n/a

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS RECEIVED FROM 03/03/2025 To 09/03/2025**

**under section 34 of the Act the applications for permission may be granted permission, subject to or without conditions, or refused;
The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection
Acts 1988 - 2018 and may result in action by the Data Protection Commissioner, against the sender, including prosecution**

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
25/60054	Kevin O'Rourke	P	03/03/2025	Construct a portal frame industrial/ warehousing building to include storage space, office space, toilet facilities, car parking, continuation of existing road network, all associated and necessary site works. Botley Lane Portarlington County Laois		N	N	N
25/60055	Damien Minnock & Michelle Mullaney	P	03/03/2025	the construction of a new dwelling house, new garage, new vehicular entrance, new effluent treatment system and all associated site development works. Ballina Ballycumber Tullamore, Co. Offaly		N	N	N
25/60056	Olivia & Barry Wallace	P	03/03/2025	change of house type and re locate position of garage on the site previously approved under planning reference 24/60003 and connect to services approved under this planning and all associated site works Ballystanley Roscrea Co. Offaly		N	N	N

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25/60057	Cloghan Wind Farm Limited	R	03/03/2025	for an operational compound to include a Ring Main Unit, storage containers, office/welfare container, well and avian radar with associated fence and all associated site works. Cloghan Wind Farm Stonestown Co. Offaly		N	N	N
25/60058	Robert and Wendy Heavin	P	03/03/2025	construction of a side and rear extension to our existing domestic garage and to construct an agricultural shed to the rear of our property to include solar panels installation, connection to existing water mains services on site, to install a rainwater harvesting system and all associated site works Deerpark Shannonharbour Birr, Co. Offaly. R42A023		N	N	N

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25/60059	St.Rynaghs GAA football club	P	03/03/2025	extension of the existing facilities site boundaries to include a powder coated fence to the eastern boundary to match existing and native hedgerow to the southern boundary and 1m high rendered block wall to the western boundary to match existing wall, to extend 1.2m wide walking track around same to match the existing walking track, install seating and bicycle parking and 15no. additional car parking spaces along with 2no. marked coach parking areas to existing parking area, a wild flower area, a new football pitch with ball stop nets, LED flood lighting and all associated site works Birr Road Cloghan Co.Offaly. R42 T386		N	N	N
25/60060	Emma Kenny	P	05/03/2025	1. SITE ACCESS 2. CONSTRUCTION OF A DORMER DWELLING HOUSE 3. CONSTRUCTION OF GARAGE 4. EFFLUENT TREATMENT SYSTEM 5. ALL ASSOCIATED SITE WORKS Clondelara Shannonbridge Offaly		N	N	N

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25/60061	Sean Flynn and Caroline Connor	P	05/03/2025	proposed construction of a two storey type dwelling house, detached garage, entrance, boundary fence/wall, suitable onsite treatment system with polishing filter and all ancillary site works Barnan, Rhode, Co Offaly.		N	N	N
25/60062	Board of Management St. Patricks Primary School	P	06/03/2025	the installation of an air source heat pump and enclosure. St. Patricks Primary School Edenderry Co Offaly R45XV22		N	N	N
25/60063	Colleen Fitzgerald	P	07/03/2025	retrofit and extension to existing dwelling, demolishing previous extension, relocate vehicular entrance onto public road and all associated site works. Permission is also sought to construct a garage, decommission existing septic tank and for a new wastewater treatment system and percolating area Clonfinlough Co. Offaly Ireland N37 A070		N	N	N

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25/60064	Hibernian Cellular Networks Ltd,	P	09/03/2025	The erection of a 36m high lattice support structure carrying antennas and dishes together with associated ground-based equipment containers all enclosed in security fencing including all ancillary works and the provision of a new site access from the R444. The planning application is accompanied by a Natura Impact Statement (NIS) The planning application is accompanied by a Natura Impact Statement(NIS). Raghra, Shannonbridge, Co Offaly		N	N	N
25/60065	Donna Torrens	P	09/03/2025	The proposed erection of a two storey dwelling, garage/fuel store, connection to existing main foul sewer system and new vehicular site entrance and is to include all associated landscaping and site development works. Boherdeel Road, Crinkell, Co. Offaly		N	N	N

P L A N N I N G A P P L I C A T I O N S

PLANNING APPLICATIONS RECEIVED FROM 03/03/2025 To 09/03/2025

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Total: 12

***** END OF REPORT *****

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 03/03/2025 To 09/03/2025**

In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/60081	Corrib Oil Company UC	R	15/03/2024	(i) single storey building (c.15 sq.m), overground self-bunded fuel storage tank, and associated site works, AND (ii) Permission for alterations to existing front boundary fence including the formation of a second entrance and all associated site works Roscrea Road Birr Co. Offaly	04/03/2025	
24/60466	Robert & Julia Hamilton	P	21/11/2024	construction of a new single storey pitched roof detached dwelling house, new vehicular entrance, new boundary treatment, permeable driveway, landscaping works, surface water soakaway, onsite wastewater treatment system / percolation area, construction of a new single storey detached garage and all other associated ancillary site development works. Clonbonniff, Belmont, County Offaly	06/03/2025	

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS GRANTED FROM 03/03/2025 To 09/03/2025**

In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations recieved in accordance with these Regulations;

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/60469	Ciara Rudge	P	27/11/2024	New Dwelling House, New Entrance, New Septic Tank with Percolation Area and all associated Site Works Ballywilliam Shinrone Birr, Co. Offaly	03/03/2025	
25/1	TANWEER AHMED	P	13/01/2025	THE CHANGE OF USE FROM A DOCTORS SURGERY TO A RESIDENTIAL DWELLING ON GROUND FLOOR TO FORM PART OF EXISTING DWELLING AND ALL ASSOCIATED SITE WORKS 1 BOYNE MEADOWS EDENDERRY CO.OFFALY	05/03/2025	

Total: 4

***** END OF REPORT *****

P L A N N I N G A P P L I C A T I O N S**INVALID APPLICATIONS FROM 03/03/2025 To 09/03/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60012	John & Noeleen McDonald	R	07/03/2025	existing machine/tool shed & existing assembly workshop structures as constructed, for additional on-site car parking spaces, surface water drainage & attenuation and all associated site development works at McDonald International Limited Cappincur Industrial Estate Cappincur Tullamore, Co. Offaly R35AN88
25/60048	Kevin Klerman	R	04/03/2025	1 No. Biomass (wood pellet/chip store, and, associated intake store. This application relates to a development, which is for the purposes of an activity requiring an I.P.P.C. licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2013 Derrygawney Carrick, Castlejordan Co. Offaly
25/60050	Mark Feely	P	04/03/2025	construction of a new dwelling house, install an effluent treatment unit with percolation area and all ancillary site works Ballyowen Td Daingean Co. Offaly

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60054	Kevin O'Rourke	P	05/03/2025	Construct a portal frame industrial/ warehousing building to include storage space, office space, toilet facilities, car parking, continuation of existing road network, all associated and necessary site works. Botley Lane Portarlinton County Laois
25/60064	Hibernian Cellular Networks Ltd,	P	09/03/2025	The erection of a 36m high lattice support structure carrying antennas and dishes together with associated ground-based equipment containers all enclosed in security fencing including all ancillary works and the provision of a new site access from the R444. The planning application is accompanied by a Natura Impact Statement (NIS) The planning application is accompanied by a Natura Impact Statement(NIS). Raghra, Shannonbridge, Co Offaly

Total: 5***** END OF REPORT *****

OFFALY COUNTY COUNCIL
P L A N N I N G A P P L I C A T I O N S

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 03/03/2025 To 09/03/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/180	LORRAINE AND DAVID BREWER	P		06/03/2025	F	THE DEVELOPMENT OF A TWO-STOREY DWELLING HOUSE, GARAGE, SECONDARY TREATMENT SYSTEM AND POLISHING FILTER AND ALL ASSOCIATED SITE WORKS AND SERVICES. BALLYCOMMON TULLAMORE CO.OFFALY

P L A N N I N G A P P L I C A T I O N S**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 03/03/2025 To 09/03/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60087	Seven Churches Whiskey Ltd	R		06/03/2025	F	<p>1.The retention of a 35 sq.m extension to the existing storeroom and plant room on the lower ground floor, as permitted under previous planning (ref: 22/302).</p> <p>2.Permission for the change of use of 52 sq.m of the existing storeroom and plant room on lower ground floor, as permitted under previous planning, (ref: 22/302), adapting it as a whiskey tasting experience visitor area to include tasting, exhibition, and merchandise area, ancillary staff, and storage facilities.</p> <p>3.The retention of 97 sq.m extension to the ground floor, as permitted under previous planning (ref: 22/302), comprising a Bar and Restaurant.</p> <p>4.The retention of 6no columns to support temporary lighting.</p> <p>5.Relocation of 9no bicycle stands to alternate location on site.</p> <p>6.The retention of an enclosed outdoor seating area of 75 sq.m, an enclosed partially covered storage area of 23 sq.m, an enclosed bin storage area of 7.5 sq.m, an access ramp of 44 sq.m, a yard 32 sq.m, and covered pedestrian access/egress from the main street of 49 sq.m on the existing eastern elevation, together with all associated and ancillary works.</p> <p>Killeen's Village Tavern Main street Shannonbridge N37 K7T8</p>

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 03/03/2025 To 09/03/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60120	Beech Avenue Properties Limited	P		03/03/2025	F	the construction of 58 total no. residential units comprising of: (A) 2no. three-bedroom two-storey semi-detached (Type H); 1no. 2-bedroom bungalow (Type L2); 10no. 1&2-bedroom terraced bungalows in three blocks (Type L3/L4); 12no. two-bedroom two-storey terraced units in two blocks (Type M); and 4no. two-bedroom two-storey terraced units (Type N) (Total 29no. dwellings) at Macregol Páirc; (B) 8no. four-bedroom two-storey detached house (Type P); 1no. two-storey detached four-bedroom house (Type A2); 14no. two-storey four-bedroom semi-detached houses (Type Q); 4no. two-storey three-bedroom dual aspect semi-detached houses (Type R/R1); 2no. two-storey three-bedroom dual aspect semi-detached houses (Type R2/R3) (total 29no. dwellings) at Corr na Meala. (C) The construction of section of new distributor road, pathways and cycle track with access to developments listed above; (D) The provision of all groundworks, service connections, site drainage, internal paths, paving, parking, public lighting, public open space; and all associated site development works to complete the development Townparks & Seffin Birr Co. Offaly

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60122	Eoin Garry	P		03/03/2025	F	the construction of 66 total no. residential units comprising of: (A) 20no. dwellings, comprising of 8no. four-bedroom two-storey detached houses (Type A); 8no. four-bedroom two-storey semi-detached houses (Type B1/B2); 2no. two-storey three-bedroom dual aspect semi-detached houses (Type C1/C2); 2no. two-storey three-bedroom dual aspect semi-detached houses (Type C3/C4); (B) 46no. build-to-rent apartments in 4 no. separate 3-storey blocks, comprising of 20no. one-bedroom ground floor apartments (Type D1/D2) with 20no. two-bedroom first floor duplex apartments (Type E1/E2) in three blocks, and 2no. one-bedroom apartments (Type F1/F2), with 4no one-bedroom apartments (Type G1/G2) in one block; (C) The construction of section of new distributor road, pathways and cycle track with access to developments listed in section B above; (D) The provision of all groundworks, landscaping, service connections, site drainage, internal paths, paving, parking, public lighting, public open space; and all associated site development works to complete the development. The proposed development is within the curtilage of protected structures OCC RPS No. 53-361 NIAH Reg. No. 14819293 and OCC RPS No. 53-360 NIAH Reg. No. 14819292 Railway Road, Townparks & Seffin Birr Co. Offaly

P L A N N I N G A P P L I C A T I O N S**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 03/03/2025 To 09/03/2025**

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24/60285	Killeshal Precast Concrete Ltd	R		04/03/2025	F	1) offices incorporating conversion of attic rooms to offices and 1st floor offices to rear, 2) extension to manufacturing unit, 3) extension to storage facility, 4) extension to concrete store, 5) building including storage units, 6) canteen and toilets, 7) toilet block adjacent to concrete store, 8) machine store, 9) container storage units, 10) steel storage shed, 11) extension to site curtilage, 12) extension to car-park and 13) culverted stream as indicated on site layout map, all associated site works and permission to construct screening berm, planting on the north boundary and additional surface water drainage Killeshil Clonearl Demesne, Killaderry Daingean, Co. Offaly R35YK85
24/60301	Jithin Sabu & Veena Annu Jacob	P		05/03/2025	F	(i) 2 No. two and a half storey four bedroom detached dwellings on a site to the rear of the existing dwelling on site. (ii) An extension to the existing garage building on site to create a home office (iii) All associated drainage works, landscaping, boundary treatments, access lane upgrade works and site works Bienvenu, Collins Lane Tullamore Co. Offaly

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24/60363	Bord of Management of Scoil Chartaigh Naofa	P		04/03/2025	F	construction of a single storey extension to an existing school comprising classroom accommodation together with additional parking, upgraded drainage & related works Scoil Chartaigh Naofa Rahan Co. Offaly R35 P263
24/60424	Tommy Cunningham	P		03/03/2025	F	(A) demolition of existing flat roof extension to side (east) elevation and demolition of existing storage shed to the rear, (B) extension to existing derelict cottage consisting of part single storey extension to side (west) elevation and one a half storey extension to rear (south) elevation (C) new single storey link to side (west) elevation of existing cottage and new window fenestration to existing cottage with minor internal alterations, (D) installation of an Oakstown BAF wastewater treatment plant with polishing filter percolation area and (E) new vehicular recessed entrance and access driveway and all associated site works Ballinrahin Rathangan Co. Offaly R51 AV22
24/60499	Akash Aggarwal	P		04/03/2025	F	for elevations and layout changes to the house granted under PL Ref 22585 Plot 80 and 81 Tegan Court Mucklagh, Tullamore Co Offaly

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24/60522	Colm Pidgeon Alexandra Maye	P		05/03/2025	F	Two storey dwelling house, garage, septic tank and all associated site works and temporary permission to place a mobile home on site for the duration of the building of the house Ballymooney Geashill Co. Offaly
25/60006	Audrey Smyth	P		08/03/2025	F	the construction of a dwelling house, garage, installation of sewerage treatment system with percolation area and all associated site works Kilcooney Geashill Tullamore, Co. Offaly.

Total: 11

***** END OF REPORT *****

Date: 20/03/2025

OFFALY COUNTY COUNCIL
P L A N N I N G A P P L I C A T I O N S

TIME: 13:11:36 PAGE : 1

FURTHER INFORMATION RECEIVED FROM 03/03/2025 To 09/03/2025

Received Date	File Number	Applicants Name	Application Received
03/03/2025	24/60424	Tommy Cunningham	25/10/2024
04/03/2025	24/60285	Killeshal Precast Concrete Ltd	25/07/2024
04/03/2025	24/60363	Bord of Management of Scoil Chartaigh Naofa	20/09/2024
04/03/2025	24/60499	Akash Aggarwal	10/12/2024
05/03/2025	24/60301	Jithin Sabu & Veena Annu Jacob	06/08/2024
05/03/2025	24/60522	Colm Pidgeon Alexandra Maye	19/12/2024
06/03/2025	24/180	LORRAINE AND DAVID BREWER	18/12/2024
06/03/2025	24/60087	Seven Churches Whiskey Ltd	20/03/2024
08/03/2025	25/60006	Audrey Smyth	07/01/2025

Total F.I. Received: 9

A N B O R D P L E A N Á L A
APPEALS NOTIFIED FROM 03/03/2025 To 09/03/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
24/60485	Derrycarney Solar Limited Parsons House, 56 Axis Business Park, Clara Road Tullamore County Offaly R35 K744	P	06/02/2025	C	The proposed development includes the construction of the following: (i) two new independent power provider (IPP) buildings, (ii) two new electrical transformers, (iii) additional air insulated switchgear (AIS) including four new 110kV bays, (v) connection to the grid via the existing 110kV Derrycarney substation, (vi) access to the site is proposed through an upgraded existing entrance onto the R357 regional road consented under planning reference 23/60111 and through the existing Derrycarney 110kV Substation entrance, (vii) all civil engineering works, drainage, internal roads, landscaping, lighting, temporary construction compound and security fencing. Lumcloon Cloghan County Offaly	05/03/2025

Total: 1

***** END OF REPORT *****

Application for Declaration under Section 5

Ref No	Name	Development Address	Date App, for Declaration Rec.
DEC 25/47	Didean Dochas Eireann Teoranta	33 Droim Liath, Tullamore, Co. Offaly, R35 N2K5	06/03/2025
DEC 25/48	Cara O'Neill	Nahana, Rathangan, Co. Offaly, R51 N526	06/03/2025
DEC 25/49	Arlene Murray	28 Dillon St, Tullamore, Co. Offaly, R35 PF34	06/03/2025