

**OFFALY COUNTY COUNCIL
WEEKLY PLANNING
10/03/2025 to 16/03/2025**

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	n/a
SECTION 5	n/a
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 10/03/2025 To 16/03/2025**

**under section 34 of the Act the applications for permission may be granted permission, subject to or without conditions, or refused;
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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.
25/22	DECLAN HACKETT	R	10/03/2025	A FOUR BAY DOUBLE SLATTED CATTLE SHED AND PERMISSION FOR THE CONSTRUCTION OF A FIVE BAY SLATTED CATTLE SHED BROUGHAL FERBANE CO.OFFALY		N	N	N
25/23	JAMES CARROLL	P	11/03/2025	(1) AMENDMENT TO SITE BOUNDARY AND (2) UPGRADE EXISTING PERCOLATION AREA AT EXISTING DWELLING CLONEARL DEMESNE DAINGEAN, CO.OFFALY R35 YC42		N	N	N

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25/24	NOREEN & BRIAN SEXTON	P	14/03/2025	DEMOLITION OF THE EXISTING SINGLE STOREY EXTENSIONS TO BOTH THE SOUTH EAST AND THE SOUTH WEST, REMOVAL OF EXISTING MAIN ROOF AND CHIMNEY AND THE PROPOSED CONSTRUCTION OF TWO-STOREY EXTENSIONS TO THE SOUTH EAST AND NORTH WEST, THE RAISING OF THE MAIN ROOF TO PROVIDE LIVING ACCOMMODATION ON THE FIRST FLOOR, A SINGLE STOREY EXTENSION TO THE SOUTH WEST, ALL INTERNAL MODIFICATIONS, PROPOSED EXTENSION OF EXISTING OUTBUILDING TO THE REAR, THE WIDENING OF THE EXISTING SITE ENTRANCE INCLUDING ALL ASSOCIATED SITEWORKS CURRAGHAVARNA & PORTAVOLLA HARBOUR ROAD, BANAGHER CO.OFFALY. R42KD68		N	N	N

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25/25	KEITH VAUGH	P	14/03/2025	(A) FORM NEW ATTACHED GRANNY FLAT TO EXISTING DWELLING HOUSE, BY CONVERTING THE EXISTING DETACHED DOMESTIC GARAGE TO HABITABLE LIVING AREA AND THE CONSTRUCTION OF ADDITION AND ALTERATIONS TO EXISTING DETACHED DWELLING HOUSE TO CONNECT THE TWO STRUCTURES AND (B) ERECTION OF PREFABRICATED STEEL DOMESTIC GARAGE AND ALL ANCILLARY SITE WORKS BALLYCLARE FERBANE CO.OFFALY		N	N	N
25/60066	Flanagan Securities Limited	P	10/03/2025	alterations of existing building to convert existing 2-bedroom apartment at first floor level to 2 No. studio apartments and all associated works to complete the development 15 O'CARROLL STREET TULLAMORE CO. OFFALY R35 X789		N	N	N
25/60067	Noel Sheridan	P	10/03/2025	Dwelling house, domestic garage, effluent treatment system and all ancillary works Ballylin Ferbane Co. Offaly		N	N	N

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25/60068	Patrick & Annette Egan	R	11/03/2025	A Steel Frame Storage Shed and all ancillary works Clonlyon, Glebe, Belmont Co. Offaly R42 R298		N	N	N
25/60069	Neil Gleeson	P	11/03/2025	Renovation of Existing Cottage, Convert Outhouse To Part Of The Dwelling, Construct New Extension To Rear, New Waste Water Treatment System With Percolation Area And All Associated Site Works Cullenwaine Cloughjordan Co. Offaly E53 X470		N	N	N
25/60070	Mark Feely	P	12/03/2025	Construction of a new dwelling house, install an effluent treatment unit with percolation area and all ancillary site works Ballyowen Td Daingean Co. Offaly		N	N	N

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25/60071	Tomasz Matloch & Martyna Wilk	P	12/03/2025	attic conversion with Velux style windows to the front of the existing detached house. The development will consist of two new bedrooms, play room, utility and storage areas with new roof windows to the front of the property Carrick Road Edenderry Co. Offaly R45 D251		N	N	N
25/60072	Kevin O'Rourke	P	13/03/2025	Construction of 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		N	N	N
25/60073	BRENDAN BRYAN	R	13/03/2025	REAR EXTENSION TO NORTH ELVATION, SIDE PORCH TO EAST ELEVATION AND FRONT PORCH TO SOUTH ELEVATION OF THE EXISTING SINGLE STOREY DWELLING 2.RETENTION FOR TURF STORAGE SHED TO FRONT AND ALSO DRY STORAGE SHED TO THE REAR & ALL ASSOCIATED SITE WORKS RATHFESTON GEASHILL CO.OFFALY R35VN65		N	N	N

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25/60074	Brian & Dypna O' Carroll	R	14/03/2025	1/ Retain the use of the existing residential building as a B&B/guesthouse. 2/ Retain the use of the existing rear shed building as ancillary use to the B&B/guesthouse. 3/ Retain of the existing residential building and rear shed as constructed. 4/ Retain existing roadside B&B/guesthouse advertising signage and ancillary works Ely House, Cloghan Road, Shannonbridge, Co. Offaly N37 A400		N	N	N
25/60075	LIAM & JENNIFER DOUGHAN	P	14/03/2025	THE ERECTION OF A GARAGE, INCLUDING ASSOCIATED SITEWORKS Foxburrow Cloughjordan CO. Offaly E53T270		N	N	N
EX/25002	SHANE TURLEY & JOE TURLEY	E	11/03/2025	19458 FOR DEVELOPMENT CONSISTING OF THE CONSTRUCTION OF 8 NO. THREE BED TWO STOREY DWELLINGS AND ALL ASSOCIATED WORKS, INCLUDING CONNECTION TO EXISTING SERVICES AND ROADS BREACHACH BIRR ROAD, CLOGHAN 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

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Total: 15

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

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 10/03/2025 To 16/03/2025**

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
24/172	JOHN CLEARY	R	03/12/2024	THE FOLLOWING TO A PROTECTED STRUCTURE RPS 39-34: (1) A SECTION OF THE STRUCTURE (STORAGE SHED) IN THE VICINITY OF PORTAVOLLA ROAD WAS DEMOLISHED IN THE INTEREST OF SAFETY. (2) THE REMOVAL OF CHIMNEY STACK ON THE HIGH PART OF ROOF AND THE RE- SLATING OF SAME ROOF FRONT & BACK OF EXISTING DWELLING. (3) DORMER WINDOW AT THE REAR OF DWELLING WHICH HAD COLLAPSED SOME YEARS AGO AND REPLACE WITH 2NO. NEW ROOF LIGHTS. (4) INTERNAL WORKS TO EXISTING DWELLING, NEW STUDDED WALLS AT FIRST & SECOND FLOOR LEVELS. PLANNING PERMISSION FOR THE FOLLOWING: (1) TO RE-SLATE ROOF AT THE STOREY AND A HALF SECTION OF THE DWELLING TO MATCH EXISTING ROOF, ALSO CONVERT UPPER LEVEL OF SAME TO AN ENSUITE AND PROVIDE ACCESS TO MAIN BUILDING. (2) CONSTRUCT NEW TIMBER STAIRS AND RAILS AT GROUND FLOOR LEVEL TO MATCH EXISTING STAIRS AT FIRST & SECOND FLOOR LEVELS. (3) REPAIR OR REPLACE EXISTING TIMBER WIDOWS AS REQUIRED. (4) REPLACE FRONT DOOR WITH HARDWOOD TIMBER DOOR TO MATCH EXISTING. (5) EXISTING SECTION OF DWELLING IN THE VICINITY OF PORTAVOLLA	11/03/2025	

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

P L A N N I N G A P P L I C A T I O N S G R A N T E D F R O M 10/03/2025 T o 16/03/2025

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				ROAD TO BE REFURBISHED INTERNALLY AT GROUND FLOOR & FIRST FLOOR LEVELS. EXTERNALLY REMOVE UNSAFE CHIMNEY STACK OF SAME AND CONSTRUCT NEW SLATED ROOF TO MATCH EXISTING DWELLING. (6) THE SECTION OF STRUCTURE (STORAGE SHED) THAT HAS BEEN DEMOLISHED, IT IS PROPOSED TO CONSTRUCT A 3 .5M WIDE VEHICULAR ACCESS WITH A WROUGHT IRON GATE 1.8M HIGH APPROX. INCLUDING STONE WALL ON EITHER SIDE IN THE VICINITY OF PORTAVOLLA ROAD CURRAGHAVARNA HOUSE WEST END & PORTAVOLLA ROAD BANAGHER, CO OFFALY R42 E672		
24/60393	Piotr Osinski	P	09/10/2024	Development for New Workshop, New Entrance, New Sewage Treatment System with Percolation Area and all associated site works Boheradurrow Banagher Co. Offaly	13/03/2025	

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/60421	Courtney Lally & Eoghan Corrigan	P	23/10/2024	construction of new single/dormer type dwelling house, install septic tank with percolation area, form new entrance & all associated site works Knockbarron Td., Kinnitty, Co. Offaly	12/03/2025	
24/60431	Matthew Kirwan and Amy Drea	P	01/11/2024	A NEW DWELLING HOUSE, DOMESTIC GARAGE, WASTEWATER TREATMENT SYSTEM, DRIVEWAY AND ENTRANCE AND ALL ASSOCIATED SITE WORKS Lissanisky Clara Co. Offaly	10/03/2025	
24/60471	Liam Cocoman & Nicola Cunneen	P	28/11/2024	a private dwelling house, proprietary effluent treatment system and percolation area, entrance onto the public road and all ancillary site services Old Croghan, Rhode, Co. Offaly.	12/03/2025	

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24/60481	Darragh Lawlor	P	04/12/2024	proposed new dwelling house, domestic garage, new site entrance, septic tank treatment system, percolation area and all associated site works. Garryhinch Portarlinton Co. Offaly	12/03/2025	
24/60483	Ger McIntyre	P	05/12/2024	alterations and extension to existing dwelling house, alterations to existing garage, new site entrance, new septic tank and percolation area and all associated siteworks Broughal Kilcormac Co. Offaly	11/03/2025	
24/60501	Seamus Todd	P	10/12/2024	the construction of a dwelling house, garage, installation of sewerage treatment system with percolation area and all associated site works. Ballycommon Tullamore Co. Offaly	12/03/2025	

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25/60015	Ronan Lynch	P	21/01/2025	PLANNING PERMISSION TO CONSTRUCT A 1.5 STOREY EXTENSION TO THE SIDE AND REAR OF EXISTING HOUSE, SINGLE STOREY EXTENSION TO SIDE OF EXISTING HOUSE, NEW ROOF OVER EXISTING HOUSE, WASTE WATER TREATMENT SYSTEM, STORM WATER SOAKAWAYS, AND ALL ASSOCIATED SITE WORKS. Ballyshane Cloghan, Birr Co. Offaly	13/03/2025	

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25/60016	Donal O'Brien & Danielle Dunican	P	22/01/2025	A. Restoration of the existing derelict farmhouse, including the demolition and reconstruction of the current utility room and pantry at the rear, and the construction of a new contemporary-style dormer extension on the east side of the farmhouse. B. Conversion of an existing disused shed into a home office, WC, and storage area for domestic use. C. Installation of a new sewage treatment plant and percolation area to manage waste from the main house and home office. D. Upgrade of the existing vehicular entrance from agricultural to residential, including the addition of new gravel, stone piers, and entrance gates. E. Site landscaping and all associated site works MUINIAGH, TULLAMORE, CO. OFFALY,	13/03/2025	

Total: 10

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/3	MICHAEL LYNAM	R	13/03/2025	CONSTRUCTED EXTENSION TO EXISTING DWELLING HOUSE COMPRISING TWO NUMBER KITCHENS, DINING ROOM, SITTING ROOM, HOTPRESS, BATHROOM AND PLANT ROOM AT GROUND FLOOR LEVEL AND HOME OFFICE AND ATTIC STORAGE WITH W.C AT FIRST FLOOR LEVEL. RETENTION PLANNING PERMISSION TO RETAIN AS CONSTRUCTED PORTAL FRAME SHED FOR USE ASSOCIATED WITH THE DWELLING HOUSE TO THE REAR OF EXISTING DWELLING HOUSE. PLANNING PERMISSION TO DEMOLISH EXISTING EXTENSION TO FRONT ELEVATION AT GROUND FLOOR LEVEL AND TO REPLACE WITH NEW FRONT ELEVATION BALLINCLOGHAN RAHAN CO.OFFALY
25/23	JAMES CARROLL	P	13/03/2025	(1) AMENDMENT TO SITE BOUNDARY AND (2) UPGRADE EXISTING PERCOLATION AREA AT EXISTING DWELLING CLONEARL DEMESNE DAINGEAN, CO.OFFALY R35 YC42
25/60009	Gerard & Naomi Killaly	R	11/03/2025	the existing apartments in the existing basement of the dwelling house. Permission is also sought to retain and complete for the existing outbuilding to the south boundary of the site. Permission is also sought to install a secondary treatment system and polishing filter all associated site works Shean Edenderry Co. Offaly R45 Y978

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60065	Donna Torrens	P	11/03/2025	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
25/60067	Noel Sheridan	P	12/03/2025	Dwelling house, domestic garage, effluent treatment system and all ancillary works Ballylin Ferbane Co. Offaly
25/60071	Tomasz Matloch & Martyna Wilk	P	13/03/2025	attic conversion with Velux style windows to the front of the existing detached house. The development will consist of two new bedrooms, play room, utility and storage areas with new roof windows to the front of the property Carrick Road Edenderry Co. Offaly R45 D251

Total: 6***** END OF REPORT *****

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 10/03/2025 To 16/03/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/102	GERARD WARD & HELEN SWEENEY	P		12/03/2025	F	THE CONSTRUCTION OF A PROPOSED TWO- STOREY DWELLING AND DOMESTIC OUT BUILDINGS IN THE REAR GARDEN OF AN EXISTING DWELLING ON ARDEN LANE THE DECOMMISSIONING OF AN EXISTING SEPTIC TANK PROPOSED SERVICES CONNECTIONS ALL ASSOCIATED SITE WORKS INCLUDING A PROPOSED SITE ENTRANCE THIS PROPOSED SITE WILL BE ACCESSED OFF A ROADWAY CURRENTLY UNDER CONSTRUCTION THAT SERVES THE RESIDENTIAL DEVELOPMENT APPROVED UNDER PLANNING REF 20450 ARDEN LANE TULLAMORE CO . OFFALY
24/157	PAUL McPADDEN	P		12/03/2025	F	CONSTRUCTION OF A DWELLING HOUSE, DOMESTIC GARAGE, SEPTIC TANK, PERCOLATION AREA, VEHICULAR ENTRANCE AND ALL ASSOCIATED SITE WORKS CLONMORE EDENDERRY CO. OFFALY

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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		13/03/2025	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		13/03/2025	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

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 10/03/2025 To 16/03/2025**

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24/60273	Edenderry Canoe Club	P		11/03/2025	F	Construction of a new six-bay, contemporary style lightweight, single-storey building on the site of the existing club, which is now housed in two converted shipping containers. The new clubhouse will consist of a boardroom, a kitchenette, boat storage, gear storage, changing rooms and toilet facilities. The existing previously granted containers will remain on site to be used as additional storage. The additional extra container onsite will be removed. Modification to existing security fencing, to extend down to the new entrance. Close the existing entrance once construction work is completed. Connection to exiting to public sewer and all other associated site works Edenderry Canoe Club, Woodfield, Blundell, Edenderry, CO. OFFALY, R45 WE04
24/60279	Mooney Organics Lough Boora Farm	P		11/03/2025	F	Two organic growing polytunnel units, rainwater harvesting, new entrance and all ancillary works. Leabeg Tullamore Co. Offaly

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 10/03/2025 To 16/03/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60292	Patrick Ryan	P		14/03/2025	F	construction of a new single storey dwelling house, detached domestic garage, septic tank, percolation area and permission for use of existing vehicular entrance into the site from the public road; all completed with associated site works Moneygall Birr Co Offaly
24/60509	Anthony Garahy	P		11/03/2025	F	demolition of two existing single storey rear extensions, renovation of an existing 2-storey house and construction of new 2-storey rear extension, and conversion of an existing rear outbuilding into a residential unit. The house is a Protected Structure Hill St Magherabane Cloghan R42WY11
24/60519	Tara Healy	P		15/03/2025	F	THE CONSTRUCTION OF A NEW SINGLE STOREY DWELLING HOUSE, ENTRANCE, SEPTIC TANK WITH PERCOLATION AREA, CONNECTION TO PUBLIC WATER MAIN AND ALL ASSOCIATED SITE WORKS TO COMPLETE THE DEVELOPMENT AT BOHERNAGRISNA, BALLYCUMBER, CO OFFALY. Bohernagrisna Ballycumber Co Offaly

OFFALY COUNTY COUNCIL
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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60008	Siobhan Kelly & Daniel Kavanagh	P		13/03/2025	F	a new dwelling house, detached garage, new site entrance, treatment system and percolation area and all associated site works Lurgan Tubber Moate, Co. Offaly

Total: 10

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

Date: 20/03/2025

OFFALY COUNTY COUNCIL
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FURTHER INFORMATION RECEIVED FROM 10/03/2025 To 16/03/2025

Received Date	File Number	Applicants Name	Application Received
11/03/2025	24/60273	Edenderry Canoe Club	18/07/2024
11/03/2025	24/60279	Mooney Organics Lough Boora Farm	23/07/2024
11/03/2025	24/60509	Anthony Garahy	13/12/2024
12/03/2025	24/102	GERARD WARD & HELEN SWEENEY	06/08/2024
12/03/2025	24/157	PAUL McPADDEN	25/10/2024
13/03/2025	24/60120	Beech Avenue Properties Limited	11/04/2024
13/03/2025	24/60122	Eoin Garry	11/04/2024
13/03/2025	25/60008	Siobhan Kelly & Daniel Kavanagh	09/01/2025
14/03/2025	24/60292	Patrick Ryan	30/07/2024
15/03/2025	24/60519	Tara Healy	18/12/2024

Total F.I. Received: 10