

**OFFALY COUNTY COUNCIL
WEEKLY PLANNING
17/03/2025 to 23/03/2025**

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	√
APPEAL DECISIONS	n/a
SECTION 5	√
EIAR/EIS	n/a
NIS	√
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 17/03/2025 To 23/03/2025**

**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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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
25/26	CYRIL STANLEY	P	18/03/2025	ERECTION OF PREFABRICATED STEEL DOMESTIC GARAGE AND ALL ANCILLARY SITE WORKS CLONOGHIL UPPER SYNGEFIELD, BIRR CO.OFFALY		N	N	N
25/27	THE BIRR SCIENTIFIC AND HERITAGE FOUNDATION	P	18/03/2025	WORKS TO A PROTECTED STRUCTURE: PROPAGATION HOUSE: REPAIR OF RANDOM RUBBLE LIMESTONE WALLS, A NEW STEPPED ENTRANCE ON THE EAST SIDE MATCHING EXISTING. REMOVAL OF CONCRETE FLOOR AND WATER TANK. RECONSTRUCTION OF THE TIMBER FRAMED GLASSHOUSE. 2NO. POTTING SHEDS: REMOVAL OF TOP COURSES OF YELLOW BRICKWORK AND REPAIRS TO RISING WALLS. REMOVAL OF INNER BLOCKWORK WALLS AND WATER TANKS. RECONSTRUCTION OF THE TIMBER FRAMED GLASSHOUSES. TOMATO HOUSE: FULL RECONSTRUCTION OF THE EXISTING GLASSHOUSE STRUCTURE. STOVE HOUSE: ROOF AND FLOOR REPAIRS. LIKE-FOR-LIKE REPLACEMENT OF TIMBER DOOR. EXTERNAL WORKS: INSTALLATION OF A BELOW GROUND RAINWATER STORAGE TANK IN THE YARD. AND ASSOCIATED SITE WORKS WALLED GARDEN OF BIRR CASTLE DEMESNE, ROSSE ROW BIRR, CO.OFFALY R42 V027		N	N	N

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25/28	PADDY SCALES ON BEHALF OF ST. RYNAGHS HURLING CLUB	P	19/03/2025	THE INSTALLATION OF 6NO. 20M HIGH FLOOD LIGHTING COLUMNS WHICH WILL ACCOMMODATE A TOTAL OF 42NO. 1.5KW LED FLOODLIGHTS, A 150KVA GENERATOR, UNDERGROUND SERVICE DUCTING AND ASSOCIATED SITE WORKS FOR THE TRAINING PITCH TO THE NORTH SIDE OF THE GROUNDS OF ST RYNAGHS HURLING CLUB CURRAGHAVARNA, BANAGHER CO.OFFALY R42 TY83		N	N	N
25/29	JAMES CARROLL	P	19/03/2025	(1) AMENDMENT TO SITE BOUNDARY AND (2) UPGRADE EXISTING PERCOLATION AREA AT EXISTING DWELLING CLONEARL DEMESNE DAINGEAN, CO.OFFALY R35 YC42		N	N	N
25/60076	John & Noeleen McDonald	R	18/03/2025	existing machine/tool shed & existing assembly workshop structures as constructed and permission 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		N	N	N

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25/60077	Colin Fogarty	P	18/03/2025	a) Construct a new 2 storey extension to the rear of the existing dwelling house / derelict structure; b). renovate the existing dwellinghouse / derelict structure; including elevational changes; c). demolish existing rear extension to dwelling house / derelict structure; d). construction of a garden shed (e). all associated site works and services. Saint Mary's, O'Moore Street Tullamore Co. Offaly R35EH66		N	N	N
25/60078	Donna Torrens	P	19/03/2025	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, Crinkill, Co. Offaly		N	N	N
25/60079	Christopher & Christina Doolan	P	19/03/2025	to construct an extension onto our existing dwelling and carry out internal alterations to the dwelling, resulting in part reconfiguration of the internal layout to create a self-contained granny flat extension, ancillary to the existing dwelling house and all associated site works Aghaboy Ferbane Co.Offaly		N	N	N

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25/60080	Emma Lynam	P	20/03/2025	Construction of an extension to an existing derelict dwelling. The application will also include the renovation of the existing derelict dwelling, The installation of an effluent treatment system and percolation area and all associated site works and drainage. Meelaghans Tullamore Co. Offaly		N	N	N
25/60081	Martina Gallagher	P	20/03/2025	the construction of a dwelling house, new entrance, effluent treatment system, percolation area and all associated site works Barranaghs Mountmellick 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

P L A N N I N G A P P L I C A T I O N S R E C E I V E D F R O M 1 7 / 0 3 / 2 0 2 5 T o 2 3 / 0 3 / 2 0 2 5

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25/60082	OBM Solar Limited	P	20/03/2025	Amendments to the development permitted under Offaly County Council Planning Register Reference 20/494 to: (i) revise the layout of the permitted development including solar array and inverter/transformer units; (ii) increase the height of the permitted solar array from 2.914 metres to up to 3.3 metres; (iii) provide for variable spacings between the solar array rows; (iv) provide for varying solar array tilt-angles; (v) alter the design of the electrical inverter/transformer units and reduce the number of electrical inverter/transformer units from 27 no. to 14 no.; (vi) revise the alignment of approximately 250 metres of existing on-site access tracks and construct approximately 7,500 metres of access track; (vii) relocate and redesign the permitted battery energy storage system compound including an increase in the compound footprint from approximately 3,850 square metres to approximately 10,100 square metres; (viii) alter the design of the battery energy storage system and increase the number of battery energy storage system and ancillary containers from 38 no. to 83 no.; (ix) alter Condition No. 6(b) to provide for the planting of screening vegetation at the end of the construction phase; (x) alter Condition No. 5(a) to provide for the decommissioning of the development no later than 40-years from the date of commissioning; and, (xi) all associated site development, drainage, access and reinstatement works. This planning application is accompanied by a Natura Impact Statement (NIS) Srah, Wood and Greenhills Rhode County Offaly		N	N	N
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25/60083	OBM Solar Limited	P	20/03/2025	Amendments to the development permitted under Offaly County Council Planning Register Reference 21/488 to: (i) revise the layout of the permitted development including solar array and inverter/transformer units; (ii) increase the height of the permitted solar array from 2.914 metres to up to 3.3 metres; (iii) provide for variable spacings between the solar array rows; (iv) provide for varying solar array tilt-angles; (v) alter the design of the electrical inverter/transformer units and reduce the number of electrical inverter/transformer units from 6 no. to 2 no.; (vi) construct approximately 1,600 metres of access tracks; (vii) alter Condition No. 5(b) to provide for the planting of screening vegetation at the end of the construction phase; (viii) alter Condition No. 4(a) to provide for the decommissioning of the development no later than 40-years from the date of commissioning; and, (ix) all associated site development, drainage, access and reinstatement works. This planning application is accompanied by a Natura Impact Statement (NIS) Greenhills Rhode Co. Offaly		N	N	N

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25/60084	Thomas Butler	P	21/03/2025	construction of a dwelling house, domestic garage, new site entrance, septic tank treatment system, percolation area and all associated site works Coolreagh or Cloghan Hill, Cloghan Co. Offaly		N	N	N
25/60085	James Keating	P	21/03/2025	construction of a dwelling house and domestic garage, to install a treatment system and percolation area, proposed bored well water supply, new site entrance and all associated site works Cormeen Mountbolus Co. Offaly R35 KW18		N	N	N
25/60086	Hibernian Cellular Hibernian Cellular Networks,	P	21/03/2025	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). Raghra Shannonbridge 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 17/03/2025 To 23/03/2025**

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
24/135	SJCR LIMITED	P	24/09/2024	(1) CHANGE OF USE FROM RESIDENTIAL DWELLING TO A 5 BEDROOM SHORT TERM TOURIST ACCOMMODATION BUILDING WITH COMMON AREA ANCILLARY FACILITIES BIKE STORE AND ONSITE CAR PARKING TO THE REAR AND (2) THE DEMOLITION OF A SINGLE STOREY EXTENTION TO THE REAR ADJUSTMENTS TO WINDOWS AND DOOR OPES AND A PROPOSED TWO-STOREY EXTENSION TO THE REAR, ADDITIONAL WINDOW OPES, ALL INTERNAL MODIFICATIONS ROOFLIGHTS, SIGNAGE ,BOUNDRY UPGRADES INCLUDING ALL ASSOCIATED SITE WORKS MAIN STREET (RAGHRA) SHANNONBRIDGE CO. OFFALY R37H392	19/03/2025	

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/60129	Canbe Limited	P	16/04/2024	a) removal of existing temporary structures, minor internal alterations, and partial demolition to facilitate the construction of a new two-storey extension to the southern elevation of existing hotel building. b) extension of existing car park including the provision of groundworks, pathways, public lighting, and landscaping. c) and all associated site development works to complete the development. The proposed development includes works to a protected structure OCC RPS No. 53-361 NIAH Reg. No. 14819293 and also is within the curtilage of a protected structure OCC RPS No. 53-360 NIAH Reg. No. 14819292 County Arms Hotel, Railway Road Townparks Birr, Co. Offaly	21/03/2025	
24/60428	Mary Fay	P	30/10/2024	Demolition of sheds, reconstruction of existing house and shop to form 2 no. two storey dwellings and all associated site works. This is a protected structure ref. 17-072 4 O'Connell Square Edenderry Co. Offaly R45V009	18/03/2025	

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/60459	Teresa Dooley and Johnny Rigney	P	18/11/2024	a new dwelling house, domestic garage, wastewater treatment system, driveway, entrance and all associated site works Kyle Kinnitty Co. Offaly	21/03/2025	
24/60510	Shanna Dunne	P	13/12/2024	the construction of a new dwelling house, new garage, new effluent treatment system and all associated site development works Loughroe, Rahan Tullamore Co. Offaly	18/03/2025	
25/4	BALLYFORE GAA	P	23/01/2025	(A) 153 SQ/M EXTENSION TO THE SIDE OF THE EXISTING BUILDING FOR THE USE OF A MEETING ROOM/STORAGE AND TOILETS (B) INSTALLATION OF A NEW WASTE WATER TREATMENT SYSTEM (C) NEW VEHICULAR ENTRANCE AND ALL ASSOCIATED SITE DEVELOPMENT WORKS. RATHLUMBER EDENDERRY CO.OFFALY	18/03/2025	

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60019	Padraic and Carla Kinnarney	P	24/01/2025	a change of design of the dwelling house from that previously granted under planning file reference number 21784 and all associated site works Killurin Tullamore Co. Offaly	18/03/2025	

Total: 7

***** 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 17/03/2025 To 23/03/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60023	Bord na Móna Energy Ltd	P	20/03/2025	<p>the development of a recreational shared cycle and walkway located on Bord Na Móna lands. The development proposes the following:</p> <p>a) The delivery of a shared cycle and walkway on Bord na Móna lands. This will include the repurposing of 18,958 meters of existing former rail bed and 827 meters along pre-existing machine access routes. b) The proposed shared cycle and walkway will connect into the existing Grand Canal Way within the townlands of Coole and Knockballyboy; the Public Amenity Facilities at Mountlucas Wind Farm within the townlands of Clonarrow or Riverlyons and Drumcaw or Mountlucas; and the Cloncreen Wind Farm Amenity Track within the townland of Clongarret.</p> <p>c) The construction of car and / or bicycle parking facilities at a number of gateway locations along the proposed route and the provision of EV Charging spaces at the Gateway locations. This will include; i. 3 Type 3 Gateways, ii. 2 Type 4 Gateways, iii. 7 Minor Rest Points. d) Upgrade works to 2 no. local access road crossings, and 6 no. agricultural crossings. e) Upgrade works to the Croghan Tippler Bridge (BNM Ref 37-109) and the Ballycon Rail Bridge (BNM Ref 37-112). f) The construction of a new pedestrian and cycle bridge extending to 30.5 meters spanning the Grand Canal within the Coole townland, located adjacent to the existing Grand Canal lift bridge (BNM Ref 37-05). g) The erection of wayfinding and interpretative signage at Gateway locations along the route. h) The implementation of Sustainable Drainage Systems (SuDS) nature-based drainage proposals at the Gateway locations to cater for surface water drainage at car park locations. i) Fencing and screening will be erected where required for biodiversity reasons which will include 7,636 meters of ecological screening. j) All other ancillary and associated site work.</p> <p>This Planning Application is accompanied by a Natura Impact Statement (NIS) Bord Na Móna lands within the townlands of Knockballyboy, Clonad, Rathfeston, Gorteenkeel, Island, Clonarrow or Riverlyons, Drumcaw or</p>

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				Mountlucas, Esker Beg, Killeen, Ballyhugh, Mullalough or Cavemount, Coole, Toberdaly, Newtown, Ballycon, Esker More, Colgagh, and Clongarret in County Offaly
25/60078	Donna Torrens	P	19/03/2025	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, Crinkill, Co. Offaly
25/60084	Thomas Butler	P	21/03/2025	construction of a dwelling house, domestic garage, new site entrance, septic tank treatment system, percolation area and all associated site works Coolreagh or Cloghan Hill, Cloghan Co. Offaly

Total: 3

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PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 17/03/2025 To 23/03/2025**

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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		20/03/2025	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>

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

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24/60120	Beech Avenue Properties Limited	P		19/03/2025	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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24/60122	Eoin Garry	P		19/03/2025	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

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24/60391	John Maguire	P		21/03/2025	F	CONSTRUCTION OF A SINGLE STOREY DWELLING HOUSE, VEHICULAR ENTRANCE, INSTALLATION OF A SEPTIC TANK/PERCOLATION AREA AND ANY OTHER ASSOCIATED SITE WORKS Bunsallagh Croghan, Rhode, Co. Offaly
24/60516	Rigney Farming Ltd	P		19/03/2025	F	construction of a new circular overground slurry storage tower for agricultural use completed with associated siteworks Clonlyon (Gerald) Belmont Birr Co Offaly R42 HC96
24/60523	Conor McEvoy & Louise Conroy	P		23/03/2025	F	a new dwelling house and domestic garage, a septic tank and percolation area together with all ancillary services Ballymacrossan Geashill Offaly
25/60002	Jill Keeley	P		22/03/2025	F	the construction of a dwelling house, separate garage, installation of an effluent wastewater treatment system with percolation area, and all associated site works Ballynamona Durrow Co Offaly

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Date: 26/03/2025

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

TIME: 11:55:49 PAGE : 1

FURTHER INFORMATION RECEIVED FROM 17/03/2025 To 23/03/2025

Received Date	File Number	Applicants Name	Application Received
19/03/2025	24/60120	Beech Avenue Properties Limited	11/04/2024
19/03/2025	24/60122	Eoin Garry	11/04/2024
19/03/2025	24/60516	Rigney Farming Ltd	17/12/2024
20/03/2025	24/60087	Seven Churches Whiskey Ltd	20/03/2024
21/03/2025	24/60391	John Maguire	08/10/2024
22/03/2025	25/60002	Jill Keeley	23/12/2024
23/03/2025	24/60523	Conor McEvoy & Louise Conroy	19/12/2024

Total F.I. Received: 7

A N B O R D P L E A N Á L A
APPEALS NOTIFIED FROM 17/03/2025 To 23/03/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
24/60518	James Brady Ballykean Geashill, Tullamore Co. Offaly	P	20/02/2025	C	a) construct 1 No. ancillary storage shed together with all ancillary structures and associated site works, and, b) amend/modify/remove Condition No. 16 (relating to a Special Development Contribution) attached to planning permission ref: 13/71 previously granted to this farm Ballykean, Geashill Tullamore Co. Offaly	19/03/2025

Total: 1

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

Application for Declaration under Section 5

Ref No	Name	Development Address	Date App, for Declaration Rec.
DEC 25/50	Colin Mitchell and Emma Corey	Ballymorán, Edenderry, Co. Offaly, R45 YR67	19/03/2025
DEC 25/51	Michael Noone	Fr McWey Street, Edenderry, Co. Offaly	19/03/2025

DETAILS OF NIS

Planning Ref No	Date Application Received	Name	Development Address	NIS Received With Application Y/N	NIS Requested Under F.I	NIS Received Under F.I
25/60083	20/03/2025	OBM Solar Limited	Greenhills, Rhode, Co. Offaly	Y		
25/60082	20/03/2025	OBM Solar Limited	Srah, Wood & Greenhills, Rhode, Co. Offaly	Y		
25/60086	21/03/2025	Hibernian Cellular Hibernian Cellular Networks	Raghra, Shannonbridge, Co. Offaly	Y		