

**OFFALY COUNTY COUNCIL
WEEKLY PLANNING
29/01/2024 to 04/02/2024**

GRANTED PLANNING APPLICATIONS (Includes Section 42 Applications)	√
RECEIVED PLANNING APPLICATIONS (Includes Section 42 Applications)	√
F.I. RECEIVED	√
INVALID APPLICATIONS	√
REFUSED APPLICATIONS	√
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

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 2 9 / 0 1 / 2 0 2 4 T o 0 4 / 0 2 / 2 0 2 4

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.
24/9	KEVIN O BRIEN	P	29/01/2024	(A) 1 NO. NEW STOREY AND HALF TYPE DWELLING, (B) 1 NO. NEW DOMESTIC GARAGE, (C) INSTALLATION OF A NEW WASTE WATER TREATMENT SYSTEM, (D) VEHICULAR ENTRANCE, (E) NEW LANDSCAPING AND ALL ASSOCIATED SITE DEVELOPMENT WORKS BALLINOWLART SOUTH BRACKNAGH CO. OFFALY		N	N	N
24/10	MAIRÉAD & STEPHEN FEIGHERY	P	30/01/2024	A CHANGE TO DESIGN OF DWELLING HOUSE PLAN FROM THAT PREVIOUSLY GRANTED UNDER 22/318 BROCCA ROAD MUCKLAGH CO. OFFALY		N	N	N

PLANNING APPLICATIONS

PLANNING APPLICATIONS RECEIVED FROM 29/01/2024 To 04/02/2024

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24/11	CLARA WATER LTD	P	02/02/2024	PARTIAL "CHANGE OF USE" FROM EXISTING LEISURE CENTRE TO A WATER BOTTLING PLANT. THE BOTTLING PLANT WILL INCLUDE THE FOLLOWING FACILITIES: RAW MATERIALS STORE, FINISHED PRODUCTS STORE, PACKING AND UNPACKING AREAS, CLEAN ROOM/BOTTLING AREA, SMALL LABORATORY, VARIOUS OFFICE AREAS AND WELFARE FACILITIES TOGETHER WITH ALL ASSOCIATED SITE DEVELOPMENT WORKS. PERMISSION IS ALSO SOUGHT FOR THE CONSTRUCTION OF A PUMP HOUSE AND ASSOCIATED PUMPING EQUIPMENT AND RELATED SITE DEVELOPMENT WORKS CLASHAWAUN CLARA CO. OFFALY		N	N	N
24/60022	Carla Mooney	P	29/01/2024	Planning Permission for a change of house design from that granted permission under planning permission number 23/253, and all associated site works and services, at Trascaun, Portarlinton, Co. Offaly. Trascaun Portarlinton Co. Offaly		N	N	N

PLANNING APPLICATIONS

PLANNING APPLICATIONS RECEIVED FROM 29/01/2024 To 04/02/2024

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24/60023	Paul & Maria Cleary	P	29/01/2024	retrofit, extend and alter existing dwelling to accommodate granny flat and all associated site works. Permission is also sought for a new domestic garage and to connect into all onsite existing services Cill Mhuire, Clonminch Road, Tullamore, Co.Offaly R35RW73		N	N	N
24/60024	Parlon Family Farm	P	29/01/2024	for a slatted livestock cubicle shed with underground slurry storage, a concrete walled silo and all associated site works. The Leap Roscrea Offaly. E53R266		N	N	N
24/60025	Braemar Construction Limited	R	30/01/2024	subdivision of existing dwelling house to one 3 bedroom & one 4 bedroom house, alterations to elevations, retention of boundary works to date and associated site works. Permission is also sought to replace existing front wall with a 1.05m high wall and associated site works. (The development is in the curtilage of RPS No. 46-05.) Patrick Street, Portarlinton, Co. Offaly. R32 AE83		Y	N	N

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24/60026	Bobby & Irene Guilfoyle	P	30/01/2024	Retention permission is sought for existing extension to rear of existing house and existing domestic storage sheds. Planning permission is sought for: demolition of existing chimneys and domestic storage sheds, proposed single storey extension to rear of existing house, proposed domestic storage shed, storm water soakaways, and all associated site works at 6 Lemanaghan, Ballycumber, Co. Offaly. 6 LEMANAGHAN, BALLYCUMBER, CO. OFFALY		N	N	N
24/60027	Tara Gleeson & Cathal Johnson	P	30/01/2024	alterations to previously approved planning permission reference 22-61 at Cushcallow, Banagher, Co. Offaly. The alterations consist of the following; revised dwelling design Cushcallow Banagher Co. Offaly		N	N	N

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24/60028	Tony Kilduff	P	30/01/2024	<p>a live/work development at Lakelands, Clonfinlough on approx 8.28 hectares of land. This will consist of the refurbishment/provision of an access road and gateway from the public road. The retention/refurbishment of an existing (19th Century) single storey, stone built, farm cottage (area 73.8m2) to be repurposed as a communal kitchen and dining area and extended to provide a WC block on the north gable of the cottage. The provision of four new single storey dwellings, three of which are single bed live/work artist studio units. The fourth house will be a two bed house for the sole use of the owner/client. The Gross floor areas of new development will be 505.5m2. The units are proposed to be stand alone and 'off grid.' Power for the units will be provided by a solar array laid out at ground level on the site. It is proposed that water will be provided from a well on site, and most of the surface water run-off will be attenuated and filtered for re-use as potable/non-potable water. The group of houses will be serviced in terms of foul water and waste requirements by a proposed septic tank system built and installed to specifications by specialists. Planting of trees and hedging will be installed to screen the development from the road and environs. An access road and hard and other soft landscaping will also form part of the development. A Natura Impact Statement (N.I.S.) has been prepared and accompanies this application</p> <p>'Lakelands' Clonfinlough Co. Offaly</p>		N	N	N
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24/60029	Chris and Denise Delaney	R	31/01/2024	(A) CHANGE OF USE FROM GARAGE TO FAMILY APARTMENT, AND (B) CONSTRUCTION OF A DOMESTIC SHED TO THE REAR OF THE DWELLING Lowerton Beg Blueball Tullamore R35 XY50		N	N	N
24/60030	Eibhlin Hudson & Colin Wynne	P	01/02/2024	a two-storey dwelling, domestic garage and connections to existing onsite services and all associated site works. 72 Tegan Court Mucklagh Co. Offaly		N	N	N
24/60031	Robert Devery & Paola Orru	P	01/02/2024	replacing the roof of the existing derelict single storey dwelling and make alterations to all windows and doors on the north, west and south elevations. Permission is sought to construct a storey & half extension (130.8sqm) to the east of the existing single storey derelict dwelling and to upgrade the existing domestic entrance onto the public roadway. Permission is also sought to decommission the existing septic tanks and percolation area and to install a septic tank & percolation area and all associated site works Lissanisky Clara Co. Offaly R35YR25		N	N	N

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24/60032	Brona Sullivan	R	01/02/2024	a domestic garage and any associated works Clonmeen Rhode Co. Offaly R35P990		N	N	N
24/60033	Blathnaid Murphy Brendan McAuliffe	P	01/02/2024	the demolition of an existing bungalow and garage and the construction of a new dwelling, the widening of an existing vehicular entrance and the proposed removal of a vehicular entrance, new boundary wall to front and all associated site works and services including hard and soft landscaping 'Castlehale' Charleville Road Tullamore Co. Offaly R35 A290		N	N	N
24/60034	Rolandas Diraitis & Jurgita Diraitiene	R	02/02/2024	of a domestic extension and the retention of an existing single storey detached domestic storage shed with greenhouse. 21 St. Broughan's Park Bracknagh Co. Offaly R51TE27		N	N	N

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24/60035	Tony Kilduff	P	02/02/2024	<p>a live/work development at Lakelands, Clonfinlough on approx 8.28 Hectares of land. This will consist of the refurbishment/provision of an access road and gateway from the public road. The retention/refurbishment of an existing (19th Century) single storey, stone built, farm cottage (area 73.8m2) to be repurposed as a communal kitchen and dining area and extended to provide a WC block on the north gable of the cottage. The provision of four new single storey dwellings, three of which are single bed live/work artist studio units. The fourth house will be a two bed house for the sole use of the owner/client. The Gross floor areas of new development will be 505.5m2</p> <p>The units are proposed to be stand alone and 'off grid.' Power for the units will be provided by a solar array laid out at ground level on the site. It is proposed that water will be provided from a well on site, and most of the surface water run- off will be attenuated and filtered for re-use as potable/non-potable water. The group of houses will be serviced in terms of foul water and waste requirements by a proposed septic tank system built and installed to specifications by specialists.</p> <p>Planting of trees and hedging will be installed to screen the development from the road and environs. An access road and hard and other soft landscaping will also form part of the development. A Natura Impact Statement (N.I.S.) has been prepared and accompanies this application</p> <p>'Lakelands' Clonfinlough Co. Offaly</p>	N	N	N
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P L A N N I N G A P P L I C A T I O N S

PLANNING APPLICATIONS RECEIVED FROM 29/01/2024 To 04/02/2024

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Total: 17

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

OFFALY COUNTY COUNCIL
PLANNING APPLICATIONS
PLANNING APPLICATIONS GRANTED FROM 29/01/2024 To 04/02/2024

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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23/328	PATRICK GORDON & EMER COLEMAN	P	07/07/2023	TWO STOREY DWELLING, ENTRANCE, GARAGE, WASTEWATER TREATMENT SYSTEM WITH RAISED BED POLISHING FILTER AND ALL ASSOCIATED SITE WORKS BOGTOWN CLONEYGOWAN CO. OFFALY	01/02/2024	
23/402	MARTIN MCKEE & STEPHANIE DALY	R	18/10/2023	A MOBILE HOME WITH ANCILLARY SERVICES INCLUDING SEWAGE PUMPSTATION AND PERMISSION FOR A NEW DWELLING HOUSE, DOMESTIC GARAGE, NEW SITE ENTRANCE, SEWAGE TREATMENT SYSTEM AND PERCOLATION AREA AND ALL ASSOCIATED ANCILLARIES RATHKERRIGAN, MOUNTBOLUS TULLAMORE CO. OFFALY	01/02/2024	

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23/410	ADRIAN AND JACQUELINE DOYLE	P	01/11/2023	CONSTRUCTION OF DWELLING HOUSE, DOMESTIC GARAGE, SEPTIC TANK/ETS PERCOLATION AREA AND ASSOCIATED SITE WORKS RABBITBURROW BLUEBALL CO. OFFALY	29/01/2024	
23/60131	Jason Maleney	P	30/09/2023	Construction of a proposed single storey dwelling, domestic garage, septic tank, percolation area, and all associated site works, including a proposed site entrance Clonlyon Glebe Belmont Co Offaly R42X786	02/02/2024	

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23/60142	Brian & Jennifer Mahon	P	10/10/2023	the construction of a new two-storey detached domestic dwelling, detached domestic garage, installation of a new septic tank & percolation area, the installation of photovoltaic panels to the front and rear roof slopes of the new main dwelling and the construction of a new site entrance and all associated site works. Money Kilcormac Co. Offaly	02/02/2024	
23/60208	John Cleary	P	29/11/2023	Carry out Variations of the front facade of dwellinghouse 1 Portavolla, Banagher. Birr. Co. Offaly. R42FN34	31/01/2024	

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

P L A N N I N G A P P L I C A T I O N S R E F U S E D F R O M 29/01/2024 T o 04/02/2024

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
23/219	COLM BYRNE AND RHONA BERGIN	P	19/05/2023	1. PROPOSED CONSTRUCTION OF A TRADITIONAL STYLE TWO-STOREY DWELLING, WITH FIVE BEDROOMS, 2. PROPOSED DOMESTIC STORAGE GARAGE WITH SOLAR PANELS, 3. PROPOSED EFFLUENT TREATMENT SYSTEM AND ALL ASSOCIATED ANCILLARY SITE WORK FOR PERCOLATION AREA, 4. REPLACEMENT OF EXISTING ENTRANCE WITH TRADITIONAL STYLE GATES, REPLACEMENT PIERS AND ALL OTHER ASSOCIATED SITE WORKS DERRYCORUS EDENDERRY CO. OFFALY	30/01/2024	
23/227	JOHN MOYLAN & SARAH MCGUINNESS	P	24/05/2023	A NEW DWELLING HOUSE, DOMESTIC GARAGE, WASTEWATER TREATMENT SYSTEM, BORED WELL, DRIVEWAY AND ENTRANCE AND ALL ASSOCIATED SITE WORKS KNOCKNAHORNA BANAGHER CO. OFFALY	30/01/2024	

Total: 2

***** 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 29/01/2024 To 04/02/2024

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
24/8	STEPHEN BORLAND	R	29/01/2024	EXTENSION AND WORKS CONSISTING OF 3 ROOMS TO EXISTING PROPERTY ANNAGHARVEY TULLAMORE CO. OFFALY
24/60021	Rolandas Diraitis & Jurgita Diraitiene	R	30/01/2024	retention of a domestic extension and the retention of an existing single storey detached domestic storage shed with greenhouse. 21 St. Broughan's Park Bracknagh Co. Offaly R51TE27

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24/60028	Tony Kilduff	P	01/02/2024	<p>a live/work development at Lakelands, Clonfinlough on approx 8.28 hectares of land. This will consist of the refurbishment/provision of an access road and gateway from the public road. The retention/refurbishment of an existing (19th Century) single storey, stone built, farm cottage (area 73.8m2) to be repurposed as a communal kitchen and dining area and extended to provide a WC block on the north gable of the cottage. The provision of four new single storey dwellings, three of which are single bed live/work artist studio units. The fourth house will be a two bed house for the sole use of the owner/client. The Gross floor areas of new development will be 505.5m2. The units are proposed to be stand alone and 'off grid.' Power for the units will be provided by a solar array laid out at ground level on the site. It is proposed that water will be provided from a well on site, and most of the surface water run-off will be attenuated and filtered for re-use as potable/non-potable water. The group of houses will be serviced in terms of foul water and waste requirements by a proposed septic tank system built and installed to specifications by specialists. Planting of trees and hedging will be installed to screen the development from the road and environs. An access road and hard and other soft landscaping will also form part of the development. A Natura Impact Statement (N.I.S.) has been prepared and accompanies this application</p> <p>'Lakelands' Clonfinlough Co. Offaly</p>

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

PLANNING APPLICATIONS

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
23/103	BRIAN DOLAN OF DOLAN'S SHOP / FILLING STATION	P		01/02/2024	F	TO EXTEND THE FORECOURT OF DOLAN'S SHOP/FILLING STATION AT CLARA ROAD, TULLAMORE, CO. OFFALY. THE WORKS WILL INCLUDE THE ENLARGEMENT OF THE FORECOURT/PARKING AREAS, CORRESPONDING REDUCTION IN THE SIZE OF THE ADJACENT RESIDENTIAL GARDEN OF ADJACENT HOUSE AT NORTH BOUNDARY OF THE SITE, DEMOLITION OF EXISTING BOUNDARY WALL AND SMALL SHED AND RECONSTRUCTION OF SAME AT NEW LOCATION, CREATION OF TURNING SPACE AT FRONT OF ADJACENT HOUSE PLUS ASSOCIATED CHANGES TO ROAD MARKINGS, PARKING/DELIVERIES LAYOUT AND SITE EQUIPMENT/SERVICES, ALL PER APPLICATION DOCUMENTS CLARA ROAD TULLAMORE CO. OFFALY

PLANNING APPLICATIONS

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23/259	TULLAMORE VITA STILO LTD., T/A CAPITAL HOMES	P		31/01/2024	F	FOR (A) THE CONSTRUCTION OF 98NO. DWELLINGS, COMPRISING OF 10NO. THREE-BEDROOM TWO STOREY SEMI-DETACHED (TYPE A), 12NO. FOUR-BEDROOM TWO STOREY SEMI-DETACHED (TYPE B), 10NO. THREE-BEDROOM TWO STOREY END-TERRACE (TYPE C), 10NO. THREE-BEDROOM TWO STOREY MID-TERRACED (TYPE D), 20NO. 2-BED TERRACE (TYPE J), 3NO. THREE-BEDROOM TWO STOREY SEMI-DETACHED (TYPE L), 3NO. THREE-BEDROOM TWO STOREY CORNER SEMI-DETACHED (TYPE M), 6NO. THREE-BEDROOM TWO STOREY CORNER END-TERRACE (TYPE N), 16NO. THREE-BEDROOM TWO STOREY MID-TERRACE (TYPE O), 8NO. 2-BED APARTMENTS (TYPE P); (B) PROVISION OF A CRECHÉ FACILITY, A REMOTE WORKING HUB SPACE AND GYM FOR RESIDENTS INCORPORATED AS PART OF THE RESIDENTIAL APARTMENT BUILDING; (C) ASSOCIATED SITE DEVELOPMENT WORKS INCLUDING ROAD ACCESS CONNECTION VIA ADJOINING REDWOOD DEVELOPMENT, INTERNAL ROADS, PATHS, PAVING, PARKING, DRAINAGE, AMENITY SPACE, LANDSCAPED PUBLIC OPEN SPACE, STREET LIGHTING AND ASSOCIATED BOUNDARY TREATMENTS; (D) ALTERATIONS AND DIVERSION OF THE EXISTING COMBINED SEWER CROSSING THE SITE, PROVIDING AN UPGRADED FOUL SEWER WITH A SPEARATE STORM SEWER TO CONNECT TO EXISTING DRAINAGE INFRASTRUCTURE IN THE ADJOINING REDWOOD DEVELOPMENT AND ALL ASSOCIATED SITE DEVELOPMENT WORKS TO COMPLETE THE DEVELOPMENT CLARA ROAD TULLAMORE CO. OFFALY

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23/288	JOAN O'SULLIVAN	R		02/02/2024	F	THE AS BUILT SIDE AND REAR SINGLE STOREY EXTENSION TO THE ORIGINAL COTTAGE INCLUDING ALL ANCILLARY SERVICES AND SITE WORKS BALLYKILLEEN EDENDERRY CO. OFFALY
23/362	NIAMH GARRY	P		31/01/2024	F	NEW PART SINGLE STOREY PART TWO STOREY STYLE DWELLING HOUSE, DOMESTIC GARAGE AND ALL ASSOCIATED SITE WORKS BALLINCUR, KINNITTY BIRR CO. OFFALY
23/423	MARIA SPAIN & KEVIN MORAN	P		30/01/2024	F	CONSTRUCTION OF A DWELLING HOUSE, NEW SITE ENTRANCE, EFFLUENT TREATMENT SYSTEM AND PERCOLATION AREA AND ALL ASSOCIATED SITE WORKS CLONADERIG BALLINAHOWN CO. OFFALY

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
23/60162	Cushina Wind Limited	P		29/01/2024	F	(i) the continued operation of the existing 80 metre meteorological mast which was erected as exempted development in accordance with Class 20A, Schedule 2, of the Planning and Development Regulations 2001 (as amended) and all ancillary infrastructure for a period of up to five years Raheenakeeran Walsh Island, Geashill Co. Offaly

Total: 6

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

OFFALY COUNTY COUNCIL
PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED FROM 29/01/2024 To 04/02/2024

Received Date	File Number	Applicants Name	Application Received
29/01/2024	23/60162	Cushina Wind Limited	26/10/2023
30/01/2024	23/423	MARIA SPAIN & KEVIN MORAN	24/11/2023
31/01/2024	23/259	TULLAMORE VITA STILO LTD., T/A CAPITAL HOMES	06/06/2023
31/01/2024	23/362	NIAMH GARRY	16/08/2023
01/02/2024	23/103	BRIAN DOLAN OF DOLAN'S SHOP / FILLING STATION	13/03/2023
02/02/2024	23/288	JOAN O'SULLIVAN	16/06/2023

Total F.I. Received: 6

OFFALY COUNTY COUNCIL
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APPEAL DECISIONS NOTIFIED FROM 29/01/2024 To 04/02/2024

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
22/351	JOHN DALY C/O D. CLEAR CONSTRUCTION LTD. 16 USHNAGH COURT, LYNN ROAD MULLINGAR, CO. WESTMEATH	R	05/09/2022	CONVERSION OF ATTIC SPACE TO LIVING ACCOMMODATION AND THE CONSTRUCTION OF 4 NUMBER ROOF WINDOWS, THREE TO THE REAR AND ONE TO THE WESTERN ELEVATION. DEVELOPMENT ALSO INCLUDES PLANNING PERMISSION FOR THE PROPOSED INSERTION OF OBSCURE GLAZING IN THE TWO FIRE ESCAPE ROOF WINDOWS TO THE REAR OF THE DWELLING AND THE REMOVAL OF CONDITION NUMBER 3 OF PLANNING REFERENCE PD08/77 (TU7708) NO. 10 CHANCERY LANE CLONCOLLOG, TULLAMORE CO. OFFALY	30/01/2024	CONDITIONAL

Total: 1

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

Application for Declaration under Section 5

Ref No	Name	Development Address	Date App, for Declaration Rec.
DEC 24/14	CWIRE Retail 13 Ltd, T/A Chemist Warehouse, Saucerstown, Co. Dublin	Unit D, Tullamore, Retail Park, Tullamore, Co. Offaly	30/01/2024