

**OFFALY COUNTY COUNCIL  
WEEKLY PLANNING  
27/01/2025 to 02/02/2025**

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

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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 27/01/2025 To 02/02/2025**

**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**

<b>FILE NUMBER</b>	<b>APPLICANTS NAME</b>	<b>APP. TYPE</b>	<b>DATE RECEIVED</b>	<b>DEVELOPMENT DESCRIPTION AND LOCATION</b>	<b>EIS RECD.</b>	<b>PROT. STRU</b>	<b>IPC LIC.</b>	<b>WASTE LIC.</b>
25/6	KEITH AND JENNA O'SHEA	P	28/01/2025	(1) THE DEMOLITION OF THE SINGLE STOREY KITCHEN TO THE REAR, AND (2) THE CONSTRUCTION OF A TWO STOREY EXTENSION TO THE REAR OF AN EXISTING DWELLING AND ALL ASSOCIATED SITE WORKS 27 SAINT FRANCIS STREET EDENDERRY CO.OFFALY		N	N	N
25/7	NIAMH AND ODHRÁN KEALEY	P	30/01/2025	THE DEMOLITION OF AN EXISTING DERELICT BUILDING AND THE CONSTRUCTION OF A PROPOSED TWO-STOREY DWELLING, OUTBUILDING AND A PROPOSED SITE ENTRANCE OFF A DISTRIBUTOR ROAD WITHIN THE RETIREMENT VILLAGE CURRENTLY UNDER CONSTRUCTION AND GRANTED PLANNING PERMISSION REFERENCE 21/131 INCLUDING ALL BOUNDARY WORKS AND ASSOCIATED SITE WORKS BALLINCUR KINNITTY, BIRR CO. OFFALY		N	N	N

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25/8	TRACY MILNE	P	31/01/2025	THE CONSTRUCTION OF A GENERAL PURPOSE HAY AND MACHINERY STORE, ANCILLARY CONCRETE AND ALL ASSOCIATED SITE WORKS CLONKELLY BIRR CO.OFFALY		N	N	N
25/60020	EJ Ireland Access Solutions Ltd	P	27/01/2025	(A) demolition of external staircase and service yard walls (B) the construction of a new two-storey office extension to rear of existing office space (C) reconfiguration of existing carpark to include, 4 No. EV Parking spaces, 28 No. standard parking spaces & 2 No. accessible parking spaces and bicycle parking shed and all associated ancillary site works Roscrea Road, Seefin, Birr Co. Offaly R42 X009		N	N	N
25/60021	Joseph Michael Boyan	P	27/01/2025	construction of new straw bedded shed and ancillary site works Carrick Lane, Carrick Rhode, 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   27/01/2025   T o   02/02/2025

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25/60022	Eugene Dunne	R	29/01/2025	of development as constructed to include, (1) House constructed in different location to that permitted under Planning Reference P1276, (2) out-building for domestic storage purposes and (3) all associated site works Clonbrin Rathangan Co. Offaly		N	N	N
25/60023	Bord na Móna Energy Ltd	P	29/01/2025	the development of a recreational shared cycle and walkway located on Bord Na Móna lands. The development proposes the following: 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. 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		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   2 7 / 0 1 / 2 0 2 5   T o   0 2 / 0 2 / 2 0 2 5

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				<p>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)</p> <p>Bord Na Móna lands within the townlands of Knockballyboy, Clonad, Rathfeston, Gorteenkeel, Island, Clonarrow or Riverlyons, Drumcaw or Mountlucas, Esker Beg, Killeen, Ballyhugh, Mullalough or Cavemount, Coole, Toberdaly, Newtown, Ballycon, Esker More, Colgagh, and Clongarret in County Offaly</p>				
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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 27/01/2025 To 02/02/2025**

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<b>FILE NUMBER</b>	<b>APPLICANTS NAME</b>	<b>APP. TYPE</b>	<b>DATE RECEIVED</b>	<b>DEVELOPMENT DESCRIPTION AND LOCATION</b>	<b>EIS RECD.</b>	<b>PROT. STRU</b>	<b>IPC LIC.</b>	<b>WASTE LIC.</b>
25/60024	John Flanagan Developments Ltd	P	31/01/2025	minor amendments to a previously permitted LRD development reg ref 23.216 (An Bord Pleanala ref ABP-318339-23) as amended by reg ref 2460231. The proposed minor amendments include moving the foul sewer pump station to the east by 10m of its current location, relocation of paladin steel mesh fence boundary and extend the site boundary red line area around the new foul sewer pump station location Land at Tyrell's Road, Ardan/Puttaghan, Tullamore, Co Offaly R35YF24		N	N	N
25/60025	Ciara Flynn	P	31/01/2025	Dwelling house, domestic garage, effluent treatment system and all ancillary works Coole Ferbane Co. Offaly		N	N	N

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25/60026	WATERWAYS IRELAND	P	31/01/2025	The development at this site on the Shannon Navigation, downstream of Victoria Lock, in the townland of Clonaheenogue, Co. Offaly will consist of essential maintenance works to the Shannon Navigation in accordance with Waterways Ireland's statutory remit comprising of the following: (i) Removal of 710m3 silt build up, downstream of Victoria Lock. (ii) All works ancillary and incidental to the maintenance item referred to in (i) above. Waterways Ireland, Shannon Navigation Victoria Lock, Clonahenogue, (river location adjacent to R42WF97) Co. Offaly R42WF97		N	N	N
25/60027	John Flanagan Developments Ltd	P	01/02/2025	minor amendments to a previously permitted LRD development reg ref 23/216 (An Bord Pleanala ref ABP-318339-23) as amended by ref ref 24/60231. The proposed minor amendments include moving the foul sewer pump station to the east by 10m of its current location, relocation of paladin steel mesh fence boundary and extend the site boundary red line area around the new foul sewer pump station location. Land at Tyrell's Road, Ardan/Puttaghan, Tullamore, Co Offaly R35YF24		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: 11**

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



**P L A N N I N G   A P P L I C A T I O N S****PLANNING APPLICATIONS GRANTED FROM 27/01/2025 To 02/02/2025**

**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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<b>FILE NUMBER</b>	<b>APPLICANTS NAME</b>	<b>APP. TYPE</b>	<b>DATE RECEIVED</b>	<b>DEVELOPMENT DESCRIPTION AND LOCATION</b>	<b>M.O. DATE</b>	<b>M.O. NUMBER</b>
24/153	ROBERT CRONIN AND SARAH CRIBBIN	P	17/10/2024	(A) NEW SINGLE STOREY EXTENSION TO REAR AND SIDE OF EXISTING DWELLING (B) ALTERATIONS TO THE FRONT OF THE EXISTING DWELLING (C) INSTALLATION OF A NEW WASTEWATER TREATMENT SYSTEM (D) NEW VEHICULAR ENTRANCE (E) NEW LANDSCAPING AND ALL ASSOCIATED SITE DEVELOPMENT WORKS BALLYKILLEEN EDENDERRY CO. OFFALY	30/01/2025	
24/170	STEPHEN COOPER & CIARA GROOME	P	29/11/2024	(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 CLONSAST LOWER BRACKNAGH CO.OFFALY	30/01/2025	
24/60338	ENGIE Developments Ireland Limited	P	03/09/2024	the development and operation of a c. 14MW solar photovoltaic (PV) farm at this 29.75ha site located off Curragh Road (L20171) in the townland	27/01/2025	

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			<p>of Clara, near Clara, Co. Offaly. The application seeks a 10-year permission with an operational lifetime of 35 years. The development will consist of:</p> <ul style="list-style-type: none"> <li>• Approximately 38,000 panels on ground mounted metal frames, with a maximum height above ground of 3.17 metres, including string inverters mounted to the rear of the panels;</li> <li>• 1 no. 38kV substation including 1 no. MV switch room, IPP control room, 1 no. ESB switch room, and associated electrical infrastructure;</li> <li>• 3 no. transformer units;</li> <li>• Underground cabling and ducting;</li> <li>• 1 no. temporary construction compound and ancillary facilities for the duration of the construction phase of the project;</li> <li>• Perimeter Fencing;</li> <li>• CCTV;</li> <li>• Site access provided from existing site access off Curragh Road (L20171), internal tracks, site landscaping and all associated site enabling and site development works.</li> </ul> <p>This planning application is accompanied by a Natura Impact Statement (NIS).</p> <p>Townland of Clara near Clara Co. Offaly</p>	
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24/60467	Marie A Guinan	R	23/11/2024	for the indefinite retention for alterations to the approved site layout plan under permission PD Ref: 04-1284, comprising of the relocation of the dwelling house and garage to the as built locations, together with the realignment of the site boundary and all associated site development works all Ballaghaderry Ballyboy, Kilcormac Co. Offaly R35 E378	27/01/2025	
24/60470	Nicholas Minnock	P	28/11/2024	the construction of a dwelling house, garage, installation of sewerage treatment system with percolation area and all associated site works Culleen, Durrow Tullamore Co. Offaly	29/01/2025	

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<b>FILE NUMBER</b>	<b>APPLICANTS NAME</b>	<b>APP. TYPE</b>	<b>DATE RECEIVED</b>	<b>DEVELOPMENT DESCRIPTION AND LOCATION</b>	<b>M.O. DATE</b>	<b>M.O. NUMBER</b>
24/60473	James McConigley	R	29/11/2024	for extension to the rear of existing dwelling, domestic garage and change of use of attached garage (previously granted permission on foot of planning reference no. 90/316) to store room and home office together with all associated site development works Glasshouse Blueball Tullamore R35PV05	29/01/2025	
24/60475	Patrick Bracken	P	29/11/2024	Renovation of existing derelict dwelling. The application will also include a) Replacing the existing roof and rising the ridge level of same, b) carrying minor revisions to existing elevations and windows, c) Introducing a number of half dormer windows and all associated site works and drainage Church Street Clara Co Offaly R35P9H2	29/01/2025	

**OFFALY COUNTY COUNCIL**  
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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/60477	ADAM GORMAN	P	02/12/2024	PROPOSED TWO STOREY DWELLING, DOMESTIC GARAGE, NEW ENTRANCE WALLS GATES AND PIERS, SEPTIC TANK EFFLUENT TREATMENT SYSTEM, PERCOLATION AREA, NEW CONNECTION TO PUBLIC WATER SUPPLY & ALL ASSOCIATED SITE WORKS ENEGHAN WALSHISLAND GEASHILL, CO.OFFALY	31/01/2025	

**Total: 8**

**\*\*\* 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 27/01/2025 To 02/02/2025**

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<b>FILE NUMBER</b>	<b>APPLICANTS NAME</b>	<b>APP. TYPE</b>	<b>DATE INVALID</b>	<b>DEVELOPMENT DESCRIPTION AND LOCATION</b>
25/60017	John Flanagan Developments Ltd	P	29/01/2025	The proposed minor amendments include moving the foul sewer pump station to the east by 10m of its current location, relocation of paladin steel mesh fence boundary and extend the site boundary red line area around the new foul sewer pump station location Land at Tyrell's Road, Ardan/Puttaghan, Tullamore, Co Offaly R35YF24

**Total: 1**

**\*\*\* 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 27/01/2025 To 02/02/2025**

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<b>FILE NUMBER</b>	<b>APPLICANTS NAME</b>	<b>APP. TYPE</b>	<b>DATE INVALID</b>	<b>DATE RECEIVED</b>		<b>DEVELOPMENT DESCRIPTION AND LOCATION</b>
24/60253	Raheenglass Agri Limited	P		31/01/2025	F	the construction of a new slatted tank, cattle shed and all associated site development works Raheenglass Rath Birr, Co. Offaly R42PT80
24/60266	Deirdre Mulvin and Anne Marie Kelleher, the Executors for the Estate of Tony Mulvin (deceased)	P		31/01/2025	F	(A) Planning permission for 20 no. dwellings consisting of (i) Type A - 2 no. semi-detached 4-bed two-storey type houses (ii) Type B - 12 no. semi-detached 3-bed two-storey type houses (iii) Type C – 1 no. semi-detached 2-bed two-storey type house (iv) Type D - 1 no. semi-detached 2-bed single storey type house (v) Two-storey maisonette type building containing 2 no. 2-bed ground floor dwellings and 2 no. 2-bed first floor dwellings each with ground floor access. (B) Planning permission for foul and surface water drainage works and all associated ancillary siteworks to facilitate this development including the upgrade of the existing agricultural entrance to a vehicular entrance and provision of access roadway, footpaths and public lighting. Road Rhode 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 27/01/2025 To 02/02/2025**

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24/60301	Jithin Sabu & Veena Annu Jacob	P		31/01/2025	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
24/60360	Sinead Shortall & Joseph Higgins	P		28/01/2025	F	construction of a side extension onto our existing dwelling and carry out internal alterations and renovations to the existing dwelling, resulting in a partial reconfiguration of the internal layout of the existing dwelling to create a self-contained granny flat, and also to decommission existing septic tank and replace with new treatment plant with percolation area and all associated site works Kilfoylan Moate Co.Offaly N37T329

**Total: 4**

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



Date: 12/02/2025

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

TIME: 10:02:29 PAGE : 1

**FURTHER INFORMATION RECEIVED FROM 27/01/2025 To 02/02/2025**

<b>Received Date</b>	<b>File Number</b>	<b>Applicants Name</b>	<b>Application Received</b>
28/01/2025	24/60360	Sinead Shortall & Joseph Higgins	17/09/2024
31/01/2025	24/60253	Raheenglass Agri Limited	03/07/2024
31/01/2025	24/60266	Deirdre Mulvin and Anne Marie Kelleher, the Executors for the Estate of Tony Mulvin (deceased)	10/07/2024
31/01/2025	24/60301	Jithin Sabu & Veena Annu Jacob	06/08/2024

**Total F.I. Received: 4**

**A N B O R D P L E A N Á L A****APPEALS NOTIFIED FROM 27/01/2025 To 02/02/2025**

<b>FILE NUMBER</b>	<b>APPLICANTS NAME AND ADDRESS</b>	<b>APP. TYPE</b>	<b>DECISION DATE</b>	<b>L.A. DEC.</b>	<b>DEVELOPMENT DESCRIPTION AND LOCATION</b>	<b>B.P. DATE</b>
24/60035	Tony Kilduff Apt No.32 Butlers Court, 77 Sir John Rogersons Quay Dublin 2 D02 KT78	P	18/12/2024	R	<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>	27/01/2025

**A N B O R D P L E A N Á L A**  
**APPEALS NOTIFIED FROM 27/01/2025 To 02/02/2025**

**Total: 1**

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

## Application for Declaration under Section 5

Ref No	Name	Development Address	Date App, for Declaration Rec.
DEC 25/11	Geashill National School	Geashill, Co. Offaly, R35 W253	27/01/2025
DEC 25/12	Sacred Heart School	Daingean Road, Tullamore, Co. Offaly	29/01/2025
DEC 25/13	Anthony Cocoman	Ballykilleen, Shaen, Edenderry, Co. Offaly	30/01/2025

## 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
25/60026	31/01/2025	Waterways Ireland	Waterways Ireland, Shannon Navigation, Victoria Lock, Clonahenogue, (river location adjacent to R42WF97), Co. Offaly, R42WF97	YES		
25/60023	29/01/2025	Bord Na Mona Energy Ltd	Bord Na Móna lands within the townlands of Knockballyboy, Clonad, Rathfeston, Gorteenkeel, Island, Clonarrow or Riverlyons, Drumcaw or Mountlucas,, Esker Beg, Killeen, Ballyhugh, Mullalough or Cavemount, Coole, Toberdaly, Newtown, Ballycon,, Esker More, Colgagh, and Clongarret in County Offaly	YES		