

**OFFALY COUNTY COUNCIL**  
**WEEKLY PLANNING**  
**24/02/2025 to 02/03/2025**

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

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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 24/02/2025 To 02/03/2025**

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| <b>FILE<br/>NUMBER</b> | <b>APPLICANTS NAME</b>       | <b>APP.<br/>TYPE</b> | <b>DATE<br/>RECEIVED</b> | <b>DEVELOPMENT DESCRIPTION AND LOCATION</b>   | <b>EIS<br/>RECD.</b> | <b>PROT.<br/>STRU</b> | <b>IPC<br/>LIC.</b> | <b>WASTE<br/>LIC.</b> |
|------------------------|------------------------------|----------------------|--------------------------|---|----------------------|-----------------------|---------------------|-----------------------|
| 25/18                  | TRACEY KEALEY AND PETAR ZULJ | R                    | 24/02/2025               | AN EXISTING SINGLE STOREY EXTENSION TO THE SIDE OF EXISTING DWELLING AND FULL PLANNING PERMISSION FOR THE REMOVAL OF EXISTING EXTENSION, THE ERECTION OF A NEW SINGLE STOREY EXTENSION TO THE EXISTING DWELLING AND THE ERECTION OF A SEPARATE DOMESTIC GARAGE<br>DERRYAD,<br>KILLEIGH,<br>CO.OFFALY. |                      | N                     | N                   | N                     |
| 25/19                  | STEPHEN HANNON               | P                    | 24/02/2025               | THE CONSTRUCTION OF A DWELLING AND A WASTEWATER TREATMENT SYSTEM AND A VEHICULAR ENTRANCE AND ALL ASSOCIATED SITEWORKS<br>BALLYBRITTAN<br>RHODE<br>CO. OFFALY   |                      | N                     | N                   | N                     |

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|------------------------|----------------------------|----------------------|--------------------------|---|----------------------|-----------------------|---------------------|-----------------------|
| 25/20                  | LIAM JUDGE                 | R                    | 24/02/2025               | (B) AN 874 SQ/M COMMERCIAL SHEDS AS CONSTRUCTED.<br>(A) PERMISSION FOR CHANGE OF USE OF ONE NUMBER 351<br>SQ/M STORAGE SHED PREVIOUSLY GRANTED PLANNING<br>UNDER PL REF: 06/17 TO A COMMERCIAL SHED FOR<br>FABRICATION USE AND ALL ASSOCIATED SITE<br>DEVELOPMENT WORKS<br>BALLYCON,<br>MOUNTLUCAS,<br>CO.OFFALY. |                      | N                     | N                   | N                     |
| 25/21                  | FIONA AND ANTHONY SLEVIN   | P                    | 26/02/2025               | THE CONSTRUCTION OF A PREFABRICATED DWELLING<br>HOUSE WITH WASTEWATER TREATMENT SYSTEM AND<br>RAISED BED PERCOLATION AREA, TO INCLUDE<br>CONNECTION TO THE EXISTING WATER WELL SERVICE ON<br>SITE AND USE THE EXISTING SITE ENTRANCE AND ALL<br>ASSOCIATED SITE WORKS<br>STONESTOWN<br>CLOGHAN<br>CO.OFFALY       |                      | N                     | N                   | N                     |
| 25/60043               | Declan and Diana Rainsford | P                    | 24/02/2025               | a 3-bed, 2-storey dwelling, attached to the gable of existing<br>house at No.52 Marian Square, with new vehicular access and<br>on-site car parking and all associated site works<br>52a Marian Square<br>Clara<br>County Offaly  |                      | N                     | N                   | N                     |

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|------------------------|------------------------------|----------------------|--------------------------|--|----------------------|-----------------------|---------------------|-----------------------|
| 25/60044               | Sean Flynn & Caroline Connor | P                    | 24/02/2025               | 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<br>Barnan,<br>Rhode,<br>Co Offaly. |                      | N                     | N                   | N                     |
| 25/60045               | Drumcullen GAA Club          | P                    | 25/02/2025               | the construction of a new single-storey fitness building and all associated site works to complete the development<br><br>Thomastown Demense<br>Rath<br>Birr<br>R42 C588   |                      | N                     | N                   | N                     |
| 25/60046               | Joseph O' Connor             | P                    | 26/02/2025               | the development consisting of knocking an existing extension and rebuilding a new extension<br>No. 03A. Newbridge Street<br>Birr<br>Co. Offaly<br>R42 P527   |                      | N                     | N                   | N                     |

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|------------------------|----------------------------------|----------------------|--------------------------|--|----------------------|-----------------------|---------------------|-----------------------|
| 25/60047               | PJ Lambe, David Lambe Edel Kenny | P                    | 26/02/2025               | change of use of existing commercial unit into funeral parlour, permission is also sought for minor changes to the front entrance together with all associated site works<br>Main Street<br>Tullamore<br>Co. Offaly  |                      | N                     | N                   | N                     |
| 25/60048               | Kevin Klernan                    | R                    | 27/02/2025               | 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<br>Derrygawney<br>Carrick, Castlejordan<br>Co. Offaly |                      | N                     | Y                   | N                     |
| 25/60049               | Leona McDonald                   | P                    | 27/02/2025               | alterations to previously approved house design granted under file reference 23/60130 and previously approved site layout granted under file reference 24/60043<br>Screggan<br>Tullamore<br>Co. Offaly   |                      | N                     | N                   | N                     |

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|------------------------|------------------------|----------------------|--------------------------|---|----------------------|-----------------------|---------------------|-----------------------|
| 25/60050               | Mark Feely             | P                    | 27/02/2025               | construction of a new dwelling house, install an effluent treatment unit with percolation area and all ancillary site works<br>Ballyowen Td<br>Daingean<br>Co. Offaly   |                      | N                     | N                   | N                     |
| 25/60051               | Shane & Soracha Conway | P                    | 27/02/2025               | construction of a four bedroom 2 storey dwelling and garage. The application will also include a new biofilter treatment system and percolation area, new entrance and all associated site works and drainage<br>Feeghs<br>Banagher<br>Co. Offaly |                      | N                     | N                   | N                     |
| 25/60052               | Aideen Fleury          | P                    | 28/02/2025               | Construction of a two storey dwelling, single storey garage, wastewater treatment system, percolation area, new entrance, driveway and all associated site development works<br>Rathgibbon South<br>Killyon<br>Birr, Co.Offaly                    |                      | N                     | N                   | N                     |

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|------------------------|-----------------------------|----------------------|--------------------------|---|----------------------|-----------------------|---------------------|-----------------------|
| 25/60053               | Emma Lynam                  | P                    | 28/02/2025               | Construction of extension to an existing derelict dwelling.<br>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.<br>Meelaghans<br>Tullamore<br>Co. Offaly |                      | N                     | N                   | N                     |
| EX/250001              | EDENDERRY PITCH & PUTT CLUB | E                    | 28/02/2025               | FOR PL2/19/226 (A) ONE NUMBER NEW 40FT CONTAINER CONVERTED FOR THE STORAGE OF MACHINERY (B) ONE NUMBER NEW 40FT CONTAINER CONVERTED FOR THE USE OF (i) KITCHEN (ii) MEETING ROOM & (iii) TWO NUMBER TOILETS AND ALL ASSOCIATED SITE DEVELOPMENT WORKS<br>BLUNDELL PARK<br>EDENDERRY<br>CO OFFALY              |                      | N                     | N                   | N                     |

**Total: 16****\*\*\* END OF REPORT \*\*\***

**PLANNING APPLICATIONS****PLANNING APPLICATIONS GRANTED FROM 24/02/2025 To 02/03/2025**

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|------------------------|-----------------------------|----------------------|--------------------------|--|----------------------|------------------------|
| 24/108                 | TAUTVIS & RUTA MACKEVICIENE | P                    | 07/08/2024               | ERECTION OF A SINGLE STOREY EXTENSION TO THE REAR OF EXISTING SEMI- DETACHED HOUSE AND FOR THE REMOVAL OF TWO TEMPORARY WOODEN SHEDS AND ONE BOILER HOUSE AND ALSO FOR THE ERECTION OF NEW TIMBER SHEETED GARDEN SHED AT THE REAR OF THE SITE AND ALL ANCILLARY WORKS<br>16 ST FRANCIS STREET<br>EDENDERRY<br>CO. OFFALY | 27/02/2025           |                        |
| 24/169                 | SERENA LAWLOR & GREG HICKEY | P                    | 21/11/2024               | (A) CONSTRUCTION OF A SINGLE STOREY "GRANNYFLAT" EXTENSION TO THE SIDE AND REAR OF THE EXISTING DWELLING. (B) EXTENSION TO REAR OF EXISTING DWELLING TO INCLUDE FOR ADDITIONAL BEDROOM AREA AND ALL ASSOCIATED SITE DEVELOPMENT WORKS<br>NO. 9 BLUNDELL WOOD<br>EDENDERRY<br>CO. OFFALY                                  | 27/02/2025           |                        |



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|------------------------|--|----------------------|--------------------------|---|----------------------|------------------------|
| 24/60253               | Raheenglass Agri Limited   | P                    | 03/07/2024               | the construction of a new slatted tank, cattle shed and all associated site development works<br>Raheenglass<br>Rath<br>Birr, Co. Offaly<br>R42PT80   | 25/02/2025           |                        |
| 24/60266               | Deirdre Mulvin and Anne Marie Kelleher, the Executors for the Estate of Tony Mulvin (deceased) | P                    | 10/07/2024               | (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.<br>(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.<br>Road<br>Rhode<br>Co. Offaly | 27/02/2025           |                        |

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|------------------------|----------------------------------|----------------------|--------------------------|--|----------------------|------------------------|
| 24/60360               | Sinead Shortall & Joseph Higgins | P                    | 17/09/2024               | 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<br>Kilfoylan<br>Moate<br>Co.Offaly<br>N37T329 | 24/02/2025           |                        |
| 24/60474               | Brian Fahy                       | P                    | 29/11/2024               | A NEW DWELLING HOUSE, DOMESTIC GARAGE, WASTEWATER TREATMENT SYSTEM, DRIVEWAY AND ENTRANCE AND ALL ASSOCIATED SITE WORKS<br>BALLYHUGH<br>DAINGEAN<br>Co.Offaly  | 27/02/2025           |                        |

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|------------------------|--|----------------------|--------------------------|--|----------------------|------------------------|
| 24/60529               | William Grant And Sons Irish Manufacturing, Ltd. | P                    | 23/12/2024               | the construction of a 12.8m x 4.6m x 4.5m high forklift charging station (58.88 sqm) on an existing concrete yard slab. The proposed development is for modifications to an establishment to which the major accidents directive applies and is for the purposes of an activity requiring an integrated pollution prevention and control licence.<br>Tullamore Distillery Campus at Ballard & Clonminch<br>Tullamore<br>Co. Offaly<br>R35 E027 | 27/02/2025           |                        |
| 24/60533               | Imelda Usher & Bernard Lynch                     | R                    | 23/12/2024               | a sunroom extension to the side of an existing house and any associated works that were part of this development<br>Clonmore<br>Rhode<br>Co. Offaly<br>R35 YK76  | 24/02/2025           |                        |

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|------------------------|------------------------|----------------------|--------------------------|--|----------------------|------------------------|
| 25/60005               | Jacinta Guinan         | P                    | 06/01/2025               | the demolition of elements of the existing dwelling and the provision of a new single storey extension to the rear of the dwelling, internal and external alterations and refurbishment works to the existing dwelling including a new front porch and new wastewater treatment system and coco filter together with all associated site development works.<br>Gallen<br>Ferbane, Birr<br>Co. Offaly | 26/02/2025           |                        |

**Total: 9**

**\*\*\* 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 REFUSED FROM 24/02/2025 To 02/03/2025**

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|------------------------|------------------------|----------------------|--------------------------|--|----------------------|------------------------|
| 25/60001               | Gary & Sophie Buckley  | P                    | 23/12/2024               | Construction of a four bedroom 2 storey dwelling and garage.<br>The application will also include a new biofilter treatment system and percolation area, new entrance and all associated site works and drainage<br>Raheen<br>Clara<br>Co. Offaly                                      | 25/02/2025           |                        |
| 25/60007               | James Pollard          | P                    | 09/01/2025               | (A) erection of two storey house<br>(B) garage store for domestic use,<br>(C) installation of proprietary wastewater treatment system with percolation area,<br>(D) a recessed vehicular entrance and all associated site development works.<br>Carrick Road<br>Edenderry<br>Co. Offly | 28/02/2025           |                        |

**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 24/02/2025 To 02/03/2025**

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|------------------------|------------------------------|----------------------|-------------------------|--|
| 25/60044               | Sean Flynn & Caroline Connor | P                    | 25/02/2025              | 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<br>Barnan,<br>Rhode,<br>Co Offaly.   |
| 25/60053               | Emma Lynam                   | P                    | 28/02/2025              | Construction of 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.<br>Meelaghans<br>Tullamore<br>Co. Offaly |

**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****FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 24/02/2025 To 02/03/2025**

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|------------------------|------------------------|----------------------|-------------------------|--------------------------|---|---|
| 24/150                 | MAEVE BUCKELY          | P                    |                         | 26/02/2025               | F | CONSTRUCTION OF A FOUR-BAY SLATTED SHED WITH LAYBACK,<br>THREE-BAY MACHINERY SHED AND ALL ASSOCIATED SITE WORKS<br>CREGGAN<br>FERBANE<br>CO. OFFALY   |
| 24/60129               | Canbe Limited          | P                    |                         | 24/02/2025               | F | 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<br>County Arms Hotel, Railway Road<br>Townparks<br>Birr, Co. Offaly |

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|------------------------|--|----------------------|-------------------------|--------------------------|---|--|
| 24/60289               | Rhode LDES Limited                                 | P                    |                         | 25/02/2025               | F | development of a 22-hectare site. The proposed development comprises (i) two (2no.) air dome structures for the storage of carbon dioxide at atmospheric pressure (each 500m x 120m x 34m high) and associated cooling, compression, pumping and power generation equipment and machinery (ii) a single-storey storage and control building, (iii) internal site access roads and connection to existing and consented roads at Rhode Green Energy Park, (iv) underground electrical cable connection to Derryiron 110kV substation, (v) all civil engineering works, surface water and foul water drainage, landscaping, lighting and security fencing in the townlands of Clonin & Coolcor Rhode, Co. Offaly |
| 24/60337               | L and S Fireplaces, Wholesale and Distribution Ltd | P                    |                         | 28/02/2025               | F | Extension to warehouse and all associated site works<br><br>Carrick Road<br>Edenderry<br>Co Offaly<br>R45 EH24   |
| 24/60351               | Niall and Jacinta Lowther                          | P                    |                         | 28/02/2025               | F | the construction of a single storey extension to the rear of the existing dwelling house, new septic tank and percolation area and all associated site works<br>Derrydolney<br>Kilcormac<br>Co. Offaly<br>R42 AF38   |



**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 24/02/2025 To 02/03/2025**

**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**

| <b>FILE<br/>NUMBER</b> | <b>APPLICANTS NAME</b>          | <b>APP.<br/>TYPE</b> | <b>DATE<br/>INVALID</b> | <b>DATE<br/>RECEIVED</b> |   | <b>DEVELOPMENT DESCRIPTION<br/>AND LOCATION</b>  |
|------------------------|---------------------------------|----------------------|-------------------------|--------------------------|---|--|
| 24/60418               | Tom Egan                        | P                    |                         | 27/02/2025               | F | (a) the erection of Two no. 3-bedroom semi-detached houses to be identified as 920A & 921A<br>(b) new connection into existing foul sewer for each house and<br>(c) upgrading of existing entrance serving site 920 and 921 into two combined entrances serving all properties and all associated site works.<br>920 & 921 St Mary's Street,<br>Edenderry<br>Co. Offaly<br>R45XY56 |
| 24/60459               | Teresa Dooley and Johnny Rigney | P                    |                         | 24/02/2025               | F | a new dwelling house, domestic garage, wastewater treatment system, driveway, entrance and all associated site works<br>Kyle<br>Kinnitty<br>Co. Offaly   |
| 24/60505               | Lauren Dunne                    | P                    |                         | 28/02/2025               | F | dormer style dwelling, wastewater treatment system, upgrading of existing agricultural entrance to combined agricultural/domestic recessed entrance & all associated site works<br>Aghameelick<br>Clonbullogue<br>Co. Offaly   |

**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: 8**

**\*\*\* 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: 09:52:17 PAGE : 1

**FURTHER INFORMATION RECEIVED FROM 24/02/2025 To 02/03/2025**

| <b>Received<br/>Date</b> | <b>File<br/>Number</b> | <b>Applicants Name</b>                             | <b>Application<br/>Received</b> |
|--------------------------|------------------------|--|---------------------------------|
| 24/02/2025               | 24/60129               | Canbe Limited                                      | 16/04/2024                      |
| 24/02/2025               | 24/60459               | Teresa Dooley and Johnny Rigney                    | 18/11/2024                      |
| 25/02/2025               | 24/60289               | Rhode LDES Limited                                 | 29/07/2024                      |
| 26/02/2025               | 24/150                 | MAEVE BUCKELY                                      | 11/10/2024                      |
| 27/02/2025               | 24/60418               | Tom Egan   | 23/10/2024                      |
| 28/02/2025               | 24/60337               | L and S Fireplaces, Wholesale and Distribution Ltd | 03/09/2024                      |
| 28/02/2025               | 24/60351               | Niall and Jacinta Lowther                          | 12/09/2024                      |
| 28/02/2025               | 24/60505               | Lauren Dunne                                       | 12/12/2024                      |

**Total F.I. Received: 8**

**OFFALY COUNTY COUNCIL  
AN BORD PLEANÁLA****APPEAL DECISIONS NOTIFIED FROM 24/02/2025 To 02/03/2025**

| <b>FILE<br/>NUMBER</b> | <b>APPLICANTS NAME<br/>AND ADDRESS</b>  | <b>APP.<br/>TYPE</b> | <b>DECISION<br/>DATE</b> | <b>DEVELOPMENT DESCRIPTION<br/>AND LOCATION</b>  | <b>B.P.<br/>DEC. DATE</b> | <b>DECISION</b> |
|------------------------|---|----------------------|--------------------------|--|---------------------------|-----------------|
| 24/60029               | Chris and Denise Delaney<br>Lowerton Beg<br>Blueball<br>Tullamore<br>R35 XY50 | R                    | 15/10/2024               | (A) CHANGE OF USE FROM GARAGE TO FAMILY<br>APARTMENT, AND (B) CONSTRUCTION OF A<br>DOMESTIC SHED TO THE REAR OF THE<br>DWELLING<br>Lowerton Beg<br>Blueball<br>Tullamore<br>R35 XY50 | 25/02/2025                | CONDITIONAL     |

**Total: 1****\*\*\* END OF REPORT \*\*\***

## Application for Declaration under Section 5

| Ref No    | Name  | Development Address   | Date App, for Declaration Rec. |
|-----------|---|---|--------------------------------|
| DEC 25/39 | SLBN T/A Fairport                                 | Emmet House, Emmet St, Birr, Co. Offaly, R24 X017             | 26/02/2025                     |
| DEC 25/40 | An Garda Siochana                                 | Birr Garda Station, Emmet Square, Birr, Co. Offaly, R42 XY31  | 25/02/2025                     |
| DEC 25/41 | East Region Maintenance                           | Belmont Weir, Ballingowan, Belmont, Co. Offaly, R42 VE28      | 25/02/2025                     |
| DEC 25/42 | Didean Dochas Eireann Teoranta                    | 36 Norbury Woods Green, Tullamore, Co. Offaly, R35 P2F1       | 27/02/2025                     |
| DEC 25/43 | Didean Dochas Eireann Teoranta                    | 89 Ballin Rí, Tullamore, Co. Offaly, R35 T2C0                 | 27/02/2025                     |
| DEC 25/44 | Didean Dochas Eireann Teoranta                    | 10 Eiscir End Road, Tullamore, Co. Offaly, R35 C6C7           | 27/02/2025                     |
| DEC 25/45 | Didean Dochas Eireann Teoranta                    | 27 Chancery Park Rise, Tullamore, Co. Offaly, R35 V9R0        | 27/02/2025                     |
| DEC 25/46 | Board of Management, St. Patrick's Primary School | St. Patrick's Primary School, Edenderry, Co. Offaly, R45 XV22 | 25/02/2025                     |