

**OFFALY COUNTY COUNCIL  
WEEKLY PLANNING  
07/04/2025 to 13/04/2025**

<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>	n/a
<b>APPEAL DECISIONS</b>	n/a
<b>SECTION 5</b>	√
<b>EIAR/EIS</b>	n/a
<b>NIS</b>	n/a
<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 07/04/2025 To 13/04/2025**

**under section 34 of the Act the applications for permission may be granted permission, subject to or without conditions, or refused;  
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 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>
25/35	STEPHEN KEENA	P	11/04/2025	CONSTRUCTION OF NEW DWELLING HOUSE, DOMESTIC GARAGE/FUEL SHED, INSTALL SEPTIC TANK WITH PERCOLATION AREA AND ALL ANCILLARY SITE WORKS BELLAIR OR BALLYARD, BALLYCUMBER, CO.OFFALY.		N	N	N
25/60113	Eugene and Jan Byrne	P	07/04/2025	construction of an extension to the rear of an existing dwelling house, alterations to existing house and any associated works. Laurencetown Rhode Co. Offaly R35WR82		N	N	N
25/60114	Claire Cassidy	P	08/04/2025	the erection of dwelling house, installation of effluent waste water treatment system including percolation system, new entrance and all ancillary site works Boherfadda Ballycumber Co Offaly		N	N	N
25/60115	Bord na Móna Energy Ltd	P	08/04/2025	Bord na Móna Energy Ltd. intend to apply for Planning Permission for 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		N	N	N

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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 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 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   0 7 / 0 4 / 2 0 2 5   T o   1 3 / 0 4 / 2 0 2 5

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				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 Mountlucas, Esker Beg, Killeen, Ballyhugh, Mullalough or Cavemount, Coole, Toberdaly, Newtown, Ballycon, Esker More, Colgagh, and Clongarret in County Offaly				
25/60116	Edward Dooley	P	09/04/2025	to construct a new warehouse /storage unit, with offices ,storage and staff facilities, car parking ,access and link to adjoining site , fencing, landscaping and associated works Ferbane Business Park ,Ballyvlin/Aghaboy Ballycumber Road Ferbane, Co. Offaly R42Y861		N	N	N
25/60117	Mary Donnellan	P	09/04/2025	demolishing existing dwelling and construct a new dwelling, effluent treatment system and percolation area and ancillary works Leamore Pollagh Tullamore, Co Offaly R35YT38		N	N	N

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25/60118	Shona Stewart	P	09/04/2025	the demolition of existing shed and existing extension to the rear of existing dwelling. Planning permission is also sought for construction of new single story extension to the side and rear of existing dwelling together with all associated site works Located at at church Road, Clara, Co. Offaly. Church Road Clara Co. Offaly		N	N	N
25/60119	Thomas Butler	P	10/04/2025	the 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
25/60120	Avril Spain	P	10/04/2025	the construction of a dwelling house, detached domestic garage, new site entrance, installation of wastewater treatment system with percolation area and all associated site works Rabbitburrow Blueball Tullamore, Co Offaly.		N	N	N

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25/60121	WINDSWEPT FARMS LTD NIGE L& SANDRA ALEXANDER	P	11/04/2025	THE ERECTION OF AN AGRICULTURAL STORE, INCL. ASSOCIATED SITEWORKS DRUMINDUFF SHINRONE BIRR, CO. OFFALY		N	N	N

**Total: 10****\*\*\* END OF REPORT \*\*\***

**PLANNING APPLICATIONS****PLANNING APPLICATIONS GRANTED FROM 07/04/2025 To 13/04/2025**

**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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24/102	GERARD WARD & HELEN SWEENEY	P	06/08/2024	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	07/04/2025	
24/60292	Patrick Ryan	P	30/07/2024	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	08/04/2025	

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24/60519	Tara Healy	P	18/12/2024	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	09/04/2025	
25/14	MARK ANDERSON	P	18/02/2025	THE CONSTRUCTION OF A SINGLE STOREY EXTENSION TO THE SIDE OF AN EXISTING DWELLING AND ALL ASSOCIATED SITE WORKS KILLADERRY DAINGEAN CO.OFFALY	09/04/2025	
25/60008	Siobhan Kelly & Daniel Kavanagh	P	09/01/2025	a new dwelling house, detached garage, new site entrance, treatment system and percolation area and all associated site works Lurgan Tubber Moate, Co. Offaly	07/04/2025	



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25/60035	Leanne Leavy	R	12/02/2025	the elevational and layout changes to the existing house previously granted under planning permission reference TU282895 O'Moore Street Tullamore Co Offaly	07/04/2025	
25/60040	Declan Grennan	R	20/02/2025	existing garage/storage building and all associated works Loughaun Tullamore Co. Offaly R35E4H2	10/04/2025	
25/60042	Nishadi Lakmini P W Wasala Mudiyansele & Krishan Ravisanka Herath Mudiyansele Gamagedara	P	20/02/2025	for a change of house type to that which was previously granted planning under PD19/210, and extension of duration application EX240011 on site no. 9, and all ancillary site development works BALLYDOWNAN GEASHILL VILLAGE CO. OFFALY	11/04/2025	

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**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 07/04/2025 To 13/04/2025**

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25/34	GREGORY WALSH	R	09/04/2025	THE EXISTING MOBILE HOME STRUCTURE AND EXISTING FOUL WATER HOLDING TANK AND ALL ASSOCIATED EXISTING SITEWORKS AS A THREE-YEAR TEMPORARY DEVELOPMENT. PERMISSION FOR THE CONSTRUCTION OF A DORMER STYLE DWELLING WITH DETACHED GARAGE, SEPTIC TANK AND PERCOLATION AREA AND ALL ASSOCIATED SITE WORKS BALLYTEIGE LITTLE, BALLYCOMMON, CO.OFFALY.
25/60092	Noel Sheridan	P	08/04/2025	Dwelling house, domestic garage, effluent treatment system and all ancillary works Ballylin Ferbane Co. Offaly
25/60101	Eamonn Bracken	P	09/04/2025	the construction of a 6 bay slatted shed with lie-back to house cattle and ancillary works (i.e. concrete yards, gates, boundary fence) including demolition of existing derelict farm buildings. All for agricultural purposes only in the existing farmyard Balleek, Durrow Tullamore, Co. Offaly R35 A386

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25/60110	Green Wind Energy (Wexford) Limited	P	10/04/2025	<p>an Operations Building with a floor area of approximately 285m2. The Operations Building will consist of:</p> <ul style="list-style-type: none"><li>- 1 No. Kitchen/Mess</li><li>- 1 No. Locker Room including welfare facilities</li><li>- 1 No. Accessible Toilet</li><li>- 1 No. Toilet</li><li>- 3 No. Offices</li><li>- 1 No. Workshop/Store</li><li>- 2 No. Server/IT store</li><li>- 1 No. Meeting room</li><li>- 1 No. External compound</li><li>- 6 No. Permanent storage containers</li><li>- Roof mounted solar panels</li><li>- Connection to existing water, storm water and sewage infrastructure at Rhode Green Energy Park</li><li>- Temporary cabins to be used during the construction phase</li><li>- External parking, EV charging, lighting, CCTV, fencing etc. and ancillary site works.</li></ul> <p>Coolcor Rhode Co. Offaly</p>

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**Total: 4**

**\*\*\* 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 07/04/2025 To 13/04/2025**

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## 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 07/04/2025 To 13/04/2025

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24/161	SARAH GRANT	P		10/04/2025	F	CHANGE OF USE OF WALCOT TO USE SOLELY AS A FAMILY HOME FROM ITS PREVIOUS USE AS A GUEST HOUSE AND FAMILY HOME. THE CONSERVATION AND REGENERATION AND EXTENSION OF WALCOT AND THE CONSERVATION AND REGENERATION OF ITS MEWS. THE EXTENSION TO WALCOT WILL CONSIST OF A SINGLE STOREY DINING LIVING ROOM ATTACHED TO THE SOUTH OF THE MAIN DWELLING LIVING ROOM AND THE RECONFIGURATION OF THE PLANT ROOM AND THE ADDITION OF A SINGLE STOREY EXTENSION TO THE MASTER BEDROOM AND PROVISION OF A NEW DOUBLE GARAGE. THE REPAVING WITH GRANITE PAVIOURS AND ADJUSTMENT OF GROUND LEVELS AND PROVISION OF RAMP WITHIN THE COURTYARD TO PROVIDE UNIVERSAL ACCESS BETWEEN THE HOUSE, THE GARAGE AND THE MEWS TO THE REAR. THE RECONFIGURATION OF THE SOUTH/EAST BOUNDARY WALL TO THE COURTYARD TO PROVIDE VEHICULAR ACCESS TO THE PROPOSED GARAGES AND ALIGN WITH THE RECONFIGURED PLANT ROOM. THE EXTENSION OF THE EXISTING ACCESS DRIVEWAY TO THE EAST BOUNDARY OF THE SITE TO PROVIDE FOR THE RELOCATION OF CAR PARKING FROM DIRECTLY ADJACENT TO THE FRONT ENTRANCE OF THE HOUSE, TO THE NORTHERN BOUNDARY OF THE SITE AND THE CREATION OF A FORMAL TERRACE AND GARDEN IMMEDIATELY ADJACENT TO THE MAIN ENTRANCE DOOR, KITCHEN AND PROPOSED LIVING DINING ROOM. ALL ANCILLARY SERVICES, LANDSCAPING AND SITE WORKS. SEE FULL DETAILED DESCRIPTION IN ATTACHED APPENDIX A. AT WALCOT PROTECTED STRUCTURE, REF 49-275 OXMANTOWN MALL AND ROSSE ROW, BIRR CO OFFALY R42 D459
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**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 07/04/2025 To 13/04/2025**

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24/173	MARTIN HANNON	P		07/04/2025	F	THE CONSTRUCTION OF A DWELLING AND A DOMESTIC GARAGE AND A WASTEWATER TREATMENT SYSTEM AND A VEHICULAR ENTRANCE AND ALL ASSOCIATED SITE WORKS CROGHAN HILL RHODE CO. OFFALY
24/60312	David & Nichola McGuinness	P		10/04/2025	F	Construction of a four bedroom dwelling with garage. The application will also include use of existing shared entrance, new treatment system & percolation area and all associated site-works, boundary treatments and drainage Ardnurcher Glebe Horseleap Co. Offaly
24/60323	Tony Doolin	P		08/04/2025	F	the extension of the existing boundaries, two new rugby pitches with associated floodlighting, ball stop netting and ancillary works and an illuminated walking track on the perimeter of the proposed development with associated site works Tullamore Rugby Football Club Spollanstown Tullamore, Co. Offaly R35 VF66



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24/60323	Tony Doolin	P		09/04/2025	F	the extension of the existing boundaries, two new rugby pitches with associated floodlighting, ball stop netting and ancillary works and an illuminated walking track on the perimeter of the proposed development with associated site works Tullamore Rugby Football Club Spollanstown Tullamore, Co. Offaly R35 VF66
24/60495	Pat Ward	P		10/04/2025	F	Construct an extension to the rear of his existing derelict dwelling. The application will also include the renovation of this dwelling, the introduction of a new biofilter treatment system & percolation area to replace existing septic tank & Percolation Area and all associated site works and drainage Ballicknahee Clara Co Offaly
25/60025	Ciara Flynn	P		13/04/2025	F	Dwelling house, domestic garage, effluent treatment system and all ancillary works Coole Ferbane Co. Offaly

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25/60037	THE BOARD OF MANAGEMENT MERCY PRIMARY SCHOOL	P		11/04/2025	F	<p>THE DEVELOPMENT WILL CONSIST OF BUILDING ENERGY RETROFIT WORKS, WITH FABRIC ENHANCEMENT AND MECHANICAL AND ELECTRICAL UPGRADES UNDER THE DEPARTMENT OF EDUCATION CLIMATE ACTION REPOWEREU PATHFINDER PROGRAMME 2024-25, TO ALL EXISTING SCHOOL BUILDINGS, INCLUDING:</p> <ol style="list-style-type: none"> <li>1. INTERNAL BREATHABLE DRYLINING AND INSULATION TO EXTERNAL WALLS.</li> <li>2. EXTERNAL INSULATION AND RENDER TO EXTERNAL WALLS.</li> <li>3. REPLACEMENT OF ALL JOINERY WITH NEW DOUBLE/ TRIPLE GLAZED ALUMINIUM WINDOWS AND DOORS.</li> <li>4. NEW HEATING SYSTEMS WITH NEW EXTERNAL HEAT PUMP COMPOUND AND LPG GAS TANK.</li> <li>5. REPLACEMENT OF RAISED TIMBER FLOORS WITH NEW INSULATED CONCRETE FLOORS.</li> <li>6. ASSOCIATED SITE DEVELOPMENT WORKS, INCLUDING VEHICULAR AND PEDESTRIAN GATES REALIGNMENT TO INCREASE SITE ACCESSIBILITY.</li> </ol> <p>WORKS ARE TO AND IN THE CURTILAGE OF THE PROTECTED STRUCTURES, NO.: 53-230 - MERCY PRIMARY SCHOOL (OLD CONVENT PRIMARY SCHOOL), AND NO.: 53-231 - SCOIL LOSEP NAOFA (BOYD BARRETT TYPE BUILDING).  MERCY PRIMARY SCHOOL, CHAPEL LANE,  TOWNPARKS, BIRR,  CO. OFFALY  R42 TX89</p>

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

Date: 16/04/2025

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

TIME: 12:28:02 PAGE : 1

**FURTHER INFORMATION RECEIVED FROM 07/04/2025 To 13/04/2025**

<b>Received Date</b>	<b>File Number</b>	<b>Applicants Name</b>	<b>Application Received</b>
07/04/2025	24/173	MARTIN HANNON	04/12/2024
09/04/2025	24/60323	Tony Doolin	22/08/2024
10/04/2025	24/161	SARAH GRANT	06/11/2024
10/04/2025	24/60312	David & Nichola McGuinness	14/08/2024
10/04/2025	24/60495	Pat Ward	06/12/2024
11/04/2025	25/60037	THE BOARD OF MANAGEMENT MERCY PRIMARY SCHOOL	14/02/2025
13/04/2025	25/60025	Ciara Flynn	31/01/2025

**Total F.I. Received: 7**

## Application for Declaration under Section 5

Ref No	Name	Development Address	Date App, for Declaration Rec.
DEC 25/56	John Guerin	Military Road, Crinkill, Birr, Co. Offaly, R42 XN36	07/04/2025
DEC 25/57	Brenda Hoey	St. Mary's Presbytery, Shinrone, Co. Offaly	08/04/2025
DEC 25/58	Anna & Bartlomiej Klisiewicz	5 Eden Road, Birr, Co. Offaly, R42 AK81	10/04/2025