

**OFFALY COUNTY COUNCIL
WEEKLY PLANNING
14/04/2025 to 20/04/2025**

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	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**PLANNING APPLICATIONS RECEIVED FROM 14/04/2025 To 20/04/2025**

**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**

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
25/36	KEITH BYRNE AND CHAROLETTE HEALY	P	16/04/2025	CONSTRUCTION OF A NEW DWELLING HOUSE, DOMESTIC GARAGE/FUEL SHED, INSTALL SEPTIC TANK WITH PERCOLATION AREA AND ALL ANCILLARY SITE WORKS NOGGUSDUFF, FERBANE, CO.OFFALY.		N	N	N
25/37	GREGORY WALSH	R	17/04/2025	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 DOMER STYLE DWELLING WITH DETACHED GARAGE, SEPTIC TANK AND PERCOLATION AREA AND ALL ASSOCIATED SITE WORKS BALLYTEIGE LITTLE, BALLYCOMMON, CO.OFFALY.		N	N	N
25/60122	Eugene and Mediha McDermott	R	14/04/2025	as built conversion of original outhousing and extension into a self-contained dwelling including associated site works. Killeigh Co. Offaly Ireland R35 NN52		N	N	N

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25/60123	Vincent Nolan	P	14/04/2025	front & rear extension to existing dwelling with elevation alterations all associated site works 22 Coolagarry Walsh Island Co. Offaly		N	N	N
25/60124	Peter Leonard & Molly Molloy	P	14/04/2025	an extension and alterations to an existing dwelling house and all associated site works Ballykeenaghan Rahan Tullamore, Co. Offaly		N	N	N
25/60125	Greg Neville	P	15/04/2025	construction of (i) slatted shed with covered feeding area (ii) Meal bin and all associated site works Lynally Glebe, Screggan, Co. Offaly		N	N	N
25/60126	Philip & Tina Corboy	P	16/04/2025	a new dwelling house, domestic garage, new site entrance onto existing private laneway, septic tank and percolation area and all associated site works Clonkelly Crinkill Birr, Co. Offaly		N	N	N

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
25/60127	Martyna Wilk & Tomasz Matloch	P	16/04/2025	an attic conversion with Velux style windows to the front of the existing detached house at. The development will consist of two new bedrooms, play room, utility and storage areas with new roof windows to the front of the property Carrick Road Edenderry Co. Offaly R45 D251		N	N	N
25/60128	Lisa O'Brien	P	17/04/2025	construction of a single storey dwelling (170.3sqm), a domestic garage (45.3sqm) and a domestic entrance onto the public roadway. Permission is also sought to install a secondary treatment system and polishing filter and all associated site works Ballina Geashill Co. Offaly.		N	N	N

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
25/60129	Green Wind Energy (Wexford) Limited	P	17/04/2025	an Operations Building with a floor area of approximately 285m2. The Operations Building will consist of: - 1 No. Kitchen/Mess - 1 No. Locker Room including welfare facilities - 1 No. Accessible Toilet - 1 No. Toilet - 3 No. Offices - 1 No. Workshop/Store - 2 No. Server/IT store - 1 No. Meeting room - 1 No. External compound - 6 No. Permanent storage containers - Roof mounted solar panels - Connection to existing water, storm water and sewage infrastructure at Rhode Green Energy Park - Temporary cabins to be used during the construction phase - External parking, EV charging, lighting, CCTV, fencing etc. and ancillary site works Coolcor Rhode Co. Offaly		N	N	N

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
25/60130	Clara Water Ltd.	R	17/04/2025	existing potable water borehole for use in the commercial production of water at proposed new bottling plant together with all associated site works Clashawaun Clara Co. Offaly		N	N	N

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
25/60131	Fitzpatrick & Heavey Homes Ltd	P	17/04/2025	(i) the demolition of an existing single storey shed to the south-west of the site; (ii) the construction of a residential development comprising of 39 no. units (including 8 no. one-bedroom maisonettes, 13 no. terraced two-bedroom houses, 2 no. semi-detached two-bedroom bungalows, 10 no. terraced three-bedroom houses, 4 no. semi-detached three-bedroom houses, and 2 no. detached three-bedroom houses); (iii) the provision of private amenity space for all units, and 55 no. vehicular parking spaces total; (iv) the provision of a shared vehicular/pedestrian entrance via Burke's Hill with internal access roads to serve all 39 no. units; and (v) all ancillary site and infrastructural works, inclusive of landscaped public open space, tree removal/planting, general landscaping, boundary treatments, SuDS, and foul/surface water drainage works necessary to facilitate the development. Lands to the rear/east of Nos. 15-20 Woodlands Park fronting Burke's Hill Townparks Birr, Co. Offaly. R35 F893		N	N	N

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS RECEIVED FROM 14/04/2025 To 20/04/2025**

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25/60132	Enda Quirke	P	19/04/2025	(a) Demolition of existing single storey rear annex (Floor area to be demolished = 47sqm), forming of new openings to front and two side facades, erection of a single storey extension (Floor area = 171sqm) to the rear of existing derelict dwelling (Existing floor area = 116sqm), partial demolition and alterations to the existing derelict shed structure to provide a private domestic shed (Floor area = 28sqm), alterations to existing site entrance, decommissioning of existing septic tank system on site and connection of effluent disposal to the public sewer system together with all associated site works Rathangan Road Clonbullogue Co. Offaly. R45 Y206		N	N	N
EX/25003	DARREN & LESLEY KEYES	E	17/04/2025	19/123 FOR ERECTION OF A NEW STOREY AND A HALF DWELLING WITH CONNECTION TO A NEW SEPTIC TANK AND PERCOLATION AREA WITH AND THE ERECTION OF A NEW SEPARATE DOMESTIC GARAGE, AND ALL ANCILLARY SITE WORKS NEWTOWN KILLEIGH TULLAMORE, 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: 14

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

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 14/04/2025 To 20/04/2025**

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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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/70	MARGARET KENNY	R	05/06/2024	AN EXISTING SEPTIC TANK ON THE PROPOSED REVISED & REDUCED SITE WHICH SERVES THE EXISTING TWO STOREY DWELLING HOUSE. PERMISSION TO REVISE SITE BOUNDARIES, REDUCE SITE AREA & ALTER SITE ENTRANCE TO PROVIDE FOR A SHARED ENTRANCE WITH ADJACENT SITE TO THE WEST, WHICH PROPOSED REVISIONS ALL DIFFER FROM THAT PREVIOUSLY APPROVED ON FOOT OF PLANNING FILE REFERENCE PL2/00/672 & PL2/01/1224 & TOGETHER WITH ALL ASSOCIATED SITE DEVELOPMENT WORKS REQUIRED TO FACILITATE DEVELOPMENT LOUGHROE RAHAN CO. OFFALY	16/04/2025	

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24/60120	Beech Avenue Properties Limited	P	11/04/2024	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	15/04/2025	
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24/60122	Eoin Garry	P	11/04/2024	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	15/04/2025	
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24/60391	John Maguire	P	08/10/2024	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	16/04/2025	
24/60461	Cillian Ring & Alanna Marron	O	19/11/2024	domestic dwelling, wastewater treatment system, new recessed entrance & all associated site works Ballyshane Bracknagh Co. Offaly	17/04/2025	
24/60516	Rigney Farming Ltd	P	17/12/2024	construction of a new circular overground slurry storage tower for agricultural use completed with associated siteworks Clonlyon (Gerald) Belmont Birr Co Offaly R42 HC96	15/04/2025	

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24/60523	Conor McEvoy & Louise Conroy	P	19/12/2024	a new dwelling house and domestic garage, a septic tank and percolation area together with all ancillary services Ballymacrossan Geashill Offaly	16/04/2025	
25/60002	Jill Keeley	P	23/12/2024	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	16/04/2025	
25/60039	David and Martina Kelly	R	18/02/2025	3 no. Dormer windows to the front elevation of the existing property together with all associated site works. Castletown Ballycumber Co. Offaly	14/04/2025	

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25/60041	McDonald's Restaurants of Ireland Ltd.	P	20/02/2025	proposed external and internal modifications/upgrade works including internal alterations to the kitchen and dining area, new fire doors, new freezer/chiller area with an extension to provide a new dry store within the existing corral with new corral doors and all associated alterations to facilitate all modifications/upgrade works; new window to west elevation; new wall and window to east elevation; new window shutters to south elevation; upgrade works to existing windows and doors including booth redecoration; improvements to drive-thru lane including new signage and relocation of and upgrade of existing signage including sky sign, new dual ordering configuration with devices and bollards, with associated works to the site including new road markings, landscaping including outdoor furniture/seating area, additional bicycle parking, relocation and extension of existing remote bin store with new gates, new boundary treatments and lighting, and all associated works to facilitate the proposed development McDonald's Restaurant, Church Road Tullamore Co. Offaly R35 XW65	16/04/2025	

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
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 Thomastown Demense Rath Birr R42 C588	17/04/2025	

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**INVALID APPLICATIONS FROM 14/04/2025 To 20/04/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60117	Mary Donnellan	P	15/04/2025	demolishing existing dwelling and construct a new dwelling, effluent treatment system and percolation area and ancillary works Leamore Pollagh Tullamore, Co Offaly R35YT38
25/60127	Martyna Wilk & Tomasz Matloch	P	16/04/2025	an attic conversion with Velux style windows to the front of the existing detached house at. The development will consist of two new bedrooms, play room, utility and storage areas with new roof windows to the front of the property Carrick Road Edenderry Co. Offaly R45 D251

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 14/04/2025 To 20/04/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/178	LIGHTSKY IRELAND LTD.	P		16/04/2025	F	THE CONSTRUCTION OF 4 NO. ONE BEDROOM DWELLING UNITS TO BE USED IN CONJUNCTION WITH THE EXISTING RESIDENTIAL CARE COMPLEX FOR PEOPLE WITH DISABILITIES PREVIOUSLY APPROVED UNDER 16/297 AND ALL ASSOCIATED SITE WORKS AND SERVICES. MILL HOUSE, KILLEENMORE KILLEIGH CO.OFFALY R35 V9D5

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 14/04/2025 To 20/04/2025**

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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		15/04/2025	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>

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60273	Edenderry Canoe Club	P		18/04/2025	F	Construction of a new six-bay, contemporary style lightweight, single-storey building on the site of the existing club, which is now housed in two converted shipping containers. The new clubhouse will consist of a boardroom, a kitchenette, boat storage, gear storage, changing rooms and toilet facilities. The existing previously granted containers will remain on site to be used as additional storage. The additional extra container onsite will be removed. Modification to existing security fencing, to extend down to the new entrance. Close the existing entrance once construction work is completed. Connection to exiting to public sewer and all other associated site works Edenderry Canoe Club, Woodfield, Blundell, Edenderry, CO. OFFALY, R45 WE04
24/60301	Jithin Sabu & Veena Annu Jacob	P		14/04/2025	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

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 14/04/2025 To 20/04/2025

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Total: 4

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

Date: 24/04/2025

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

TIME: 12:35:28 PAGE : 1

FURTHER INFORMATION RECEIVED FROM 14/04/2025 To 20/04/2025

Received Date	File Number	Applicants Name	Application Received
14/04/2025	24/60301	Jithin Sabu & Veena Annu Jacob	06/08/2024
15/04/2025	24/60087	Seven Churches Whiskey Ltd	20/03/2024
16/04/2025	24/178	LIGHTSKY IRELAND LTD.	16/12/2024
18/04/2025	24/60273	Edenderry Canoe Club	18/07/2024

Total F.I. Received: 4

A N B O R D P L E A N Á L A
APPEALS NOTIFIED FROM 14/04/2025 To 20/04/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
24/60418	Tom Egan Mountwilson Edenderry Co. Offaly R45X662	P	26/03/2025	R	(a) the erection of Two no. 3-bedroom semi-detached houses to be identified as 920A & 921A (b) new connection into existing foul sewer for each house and (c) upgrading of existing entrance serving site 920 and 921 into two combined entrances serving all properties and all associated site works. 920 & 921 St Mary's Street, Edenderry Co. Offaly R45XY56	17/04/2025

Total: 1

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

Application for Declaration under Section 5

Ref No	Name	Development Address	Date App, for Declaration Rec.
DEC 25/59	Aidan Conway	8 The Elms, Spollanstown, Tullamore, Co. Offaly, R35 X516	14/04/2025