

OFFALY COUNTY COUNCIL
WEEKLY PLANNING
21/04/2025 to 27/04/2025

| | |
|---|------------|
| 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 | 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 21/04/2025 To 27/04/2025**

**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**

| FILE NUMBER | APPLICANTS NAME | APP. TYPE | DATE RECEIVED | DEVELOPMENT DESCRIPTION AND LOCATION | EIS RECD. | PROT. STRU | IPC LIC. | WASTE LIC. |
|------------------------|------------------------|----------------------|--------------------------|---|----------------------|-----------------------|---------------------|-----------------------|
| 25/38 | BRIDGET HAMILL | R | 23/04/2025 | ALTERATIONS TO EXISTING DWELLING HOUSE TO INCLUDE (A) ATTIC CONVERSION (B) INSTALLATION OF (VELUX) ROOF WINDOWS AND ASSOCIATED SITE WORKS KIA ORA, ATHLONE ROAD FERBANE, CO.OFFALY. R42 YW01 | | N | N | N |
| 25/39 | MICHAEL LYNAM | R | 24/04/2025 | 1. AS CONSTRUCTED EXTENSION TO EXISTING DWELLING HOUSE COMPRISING KITCHEN, DINING ROOM, SITTING ROOM, HOTPRESS, BATHROOM AND PLANT ROOM AND PORCH AT GROUND FLOOR LEVEL AND HOME OFFICE AND ATTIC STORAGE WITH W.C AT FIRST FLOOR LEVEL. 2. RETENTION PLANNING PERMISSION TO RETAIN AS CONSTRUCTED KITCHEN TO GRANNY FLAT. 3. RETENTION PLANNING PERMISSION TO RETAIN AS CONSTRUCTED PORTAL FRAME SHED FOR USE ASSOCIATED WITH THE DWELLING HOUSE TO THE REAR OF EXISTING DWELLING HOUSE. 4. PLANNING PERMISSION TO DEMOLISH EXISTING EXTENSION TO FRONT ELEVATION AT GROUND FLOOR LEVEL AND TO REPLACE WITH NEW FRONT ELEVATION TO EXISTING GRANNY FLAT BALLINCLOGHAN RAHAN CO. OFFALY | | N | N | N |

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|------------------------|--|----------------------|--------------------------|---|----------------------|-----------------------|---------------------|-----------------------|
| 25/40 | CIARA FUREY AND STEPHEN DOYLE | P | 24/04/2025 | (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. DRUMCOOLEY, EDENDERRY, CO. OFFALY. | | N | N | N |
| 25/60133 | Rolandas Diraitis & Jurgita Diraitiene | R | 21/04/2025 | a domestic extension and the retention of an existing single storey detached domestic storage shed with greenhouse. Both structures are intended for domestic use. 21 St. Broughan's Park Bracknagh Co. Offaly R51TE27 | | N | N | N |
| 25/60134 | Noel Sheridan | P | 22/04/2025 | Dwelling house, domestic garage, effluent treatment system and all ancillary works Ballylin Ferbane Co. Offaly | | N | N | N |

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|------------------------|------------------------|----------------------|--------------------------|--|----------------------|-----------------------|---------------------|-----------------------|
| 25/60135 | Minister for Education | P | 22/04/2025 | the construction of a two storey, special school with a floor area of approx. 3367m2. The new school will comprise of 12 no. classrooms, general purpose hall, music room, home economics room, multi-sensory rooms, library, administration areas, sanitary facilities and associated ancillary accommodation. The development also includes provision of:• New vehicular and pedestrian site entrance from Norbury Woods Avenue with all associated site works including, covered walkway between the school and the bus set down, car parking, bicycle parking, school garden with external play areas, bin stores, site services, and utility connections to facilitate the development • New extended footpath on the Norbury Woods Avenue connecting to the existing. • All landscaping, boundary treatments, associated drainage, and other site services and ancillary works Norbury Woods Avenue Ardan Tullamore, Co. Offaly R35 AX22 | | N | N | N |
| 25/60136 | Yvonne Gibson | P | 23/04/2025 | the demolition of the existing storage sheds to the side of the existing house, and the construction of new storage sheds to the rear of the site and all associated site works. 20 Ardan View Tullamore Co Offaly R35 KF89 | | N | N | N |

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| 25/60137 | Fechin & Mary Daly | R | 24/04/2025 | existing single storey side extension and existing single storey rear sun room extension to existing two storey detached house, existing single storey garden shed and existing single storey garage all to the rear of existing house and all associated site works as constructed 40 Blundell Wood Edenderry Co. Offaly | | N | N | N |
| 25/60138 | Gary & Sophie Buckley | P | 24/04/2025 | Construction of a four bedroom dwelling and garage. The application will also include connections to existing services, new entrance and all associated site works and drainage. Curragh Road Clara Co Offaly | | N | N | N |

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| 25/60139 | Clara Tidy Towns Association | P | 24/04/2025 | Construction of a proposed rain garden, including removal of existing hard surface and the construction of rainwater planters and water intake sculptures to the south of the existing building. The proposed development is within the curtilage of Clara Community and Family Resource Centre, which is the former Charlestown Catholic Chapel, and a protected structure (OCC ref no. 12-11). Clara Community and Family Resource Centre Parochial Hall, River Street, Clara, Co. Offaly R35TH24 | | Y | N | N |
| 25/60140 | Clara Water Ltd. | R | 24/04/2025 | 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 |
| 25/60141 | Ivan & Carol Gethings | P | 24/04/2025 | an extension to the existing dwelling and associated site works Colehill Cappincur Tullamore R35 AW25 | | N | N | N |

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|------------------------|-----------------------------------|----------------------|--------------------------|---|----------------------|-----------------------|---------------------|-----------------------|
| 25/60142 | John Hughes and Margaret Multaney | P | 24/04/2025 | the construction of a new single-storey dwelling, with a garage for domestic use only, a waste water treatment system, a vehicular entrance, and all other associated site development work Ballinrath, Edenderry, CO. OFFALY, | | N | N | N |

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|------------------------|------------------------|----------------------|--------------------------|--|----------------------|-----------------------|---------------------|-----------------------|
| 25/60143 | WATERWAYS IRELAND | P | 25/04/2025 | 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. An Ecological Impact Assessment (EclA) and Natura Impact Statement (NIS) has been prepared in respect of the planning application. The proposed maintenance works will require access through the front and rear curtilage of Victoria Lock House (RPS No. 38-04) and use of the field to the rear of Victoria Lock House beyond its immediate curtilage & access only through the east and south curtilage of Victoria Lock (RPS 38-05). No works or alterations to the physical structure of either the Lock House, its associated outhouses or to the Lock, are required as part of proposed maintenance works. Waterways Ireland, Shannon Navigation Victoria Lock, Clonahenoge, (river location adjacent to R42WF97 Co. Offaly R42WF97 | | Y | N | N |

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|------------------------|---------------------------------|----------------------|--------------------------|---|----------------------|-----------------------|---------------------|-----------------------|
| 25/60144 | Philip Blackburn & Claire Dolan | P | 26/04/2025 | Single storey extension to existing dwelling, upgrade to existing septic tank / percolation area, and all associated site works. Kilmochonna, Lusmagh, Co Offaly R42 V277 | | N | N | N |
| EX/25004 | JOSEPH & RUTH KELLY | E | 23/04/2025 | 20/248 FOR A NEW DWELLING HOUSE, DOMESTIC GARAGE, NEW SITE ENTRANCE, SEPTIC TANK AND PERCOLATION AREA AND ALL ASSOCIATED SITE WORKS CLONFINLOUGH ATHLONE CO. OFFALY | | N | N | N |

Total: 16***** 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 21/04/2025 To 27/04/2025**

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 |
|------------------------|----------------------------------|----------------------|--------------------------|---|----------------------|------------------------|
| 24/60217 | Mark Whitten & Cassandra Mahon | P | 11/06/2024 | a new dwelling house, domestic garage, new site entrance, septic tank and percolation area and all associated site works Mossfield Clareen Birr, Co. Offaly | 25/04/2025 | |
| 24/60279 | Mooney Organics Lough Boora Farm | P | 23/07/2024 | Two organic growing polytunnel units, rainwater harvesting, new entrance and all ancillary works. Leabeg Tullamore Co. Offaly | 23/04/2025 | |
| 24/60451 | Clodagh Byrne | P | 13/11/2024 | demolition of an open sided lean-to fuel shed and a raised decking area in rear garden and constructing a detached log house and associated site works 7 Coolagary Walsh Island Geashill, Co. Offaly R35 F668 | 23/04/2025 | |

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS GRANTED FROM 21/04/2025 To 27/04/2025**

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|------------------------|------------------------|----------------------|--------------------------|--|----------------------|------------------------|
| 24/60525 | NIALL MURPHY | P | 19/12/2024 | Two storey house, domestic garage, effluent treatment plant, new site entrance, landscaping and all associated site development works Ballinowlart South BRACKNAGH RATHANGAN COUNTY OFFALY | 22/04/2025 | |
| 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 Screggan Tullamore Co. Offaly | 22/04/2025 | |

Total: 5***** 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 21/04/2025 To 27/04/2025**

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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|------------------------|--------------------------|----------------------|--------------------------|--|----------------------|------------------------|
| 25/21 | FIONA AND ANTHONY SLEVIN | P | 26/02/2025 | THE CONSTRUCTION OF A PREFABRICATED DWELLING HOUSE WITH WASTEWATER TREATMENT SYSTEM AND RAISED BED PERCOLATION AREA, TO INCLUDE CONNECTION TO THE EXISTING WATER WELL SERVICE ON SITE AND USE THE EXISTING SITE ENTRANCE AND ALL ASSOCIATED SITE WORKS STONESTOWN CLOGHAN CO.OFFALY | 22/04/2025 | |

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**INVALID APPLICATIONS FROM 21/04/2025 To 27/04/2025**

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| FILE NUMBER | APPLICANTS NAME | APP. TYPE | DATE INVALID | DEVELOPMENT DESCRIPTION AND LOCATION |
|------------------------|------------------------------|----------------------|-------------------------|---|
| 25/60059 | St.Rynaghs GAA football club | P | 24/04/2025 | extension of the existing facilities site boundaries to include a powder coated fence to the eastern boundary to match existing and native hedgerow to the southern boundary and 1m high rendered block wall to the western boundary to match existing wall, to extend 1.2m wide walking track around same to match the existing walking track, install seating and bicycle parking and 15no. additional car parking spaces along with 2no. marked coach parking areas to existing parking area, a wild flower area, a new football pitch with ball stop nets, LED flood lighting and all associated site works Birr Road Cloghan Co.Offaly. R42 T386 |
| 25/60130 | Clara Water Ltd. | R | 24/04/2025 | 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 |

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|------------------------|--------------------------------|----------------------|-------------------------|---|
| 25/60131 | Fitzpatrick & Heavey Homes Ltd | P | 24/04/2025 | (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 |

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|------------------------|------------------------|----------------------|-------------------------|---|
| 25/60135 | Minister for Education | P | 22/04/2025 | the construction of a two storey, special school with a floor area of approx. 3367m2. The new school will comprise of 12 no. classrooms, general purpose hall, music room, home economics room, multi-sensory rooms, library, administration areas, sanitary facilities and associated ancillary accommodation. The development also includes provision of: • New vehicular and pedestrian site entrance from Norbury Woods Avenue with all associated site works including, covered walkway between the school and the bus set down, car parking, bicycle parking, school garden with external play areas, bin stores, site services, and utility connections to facilitate the development • New extended footpath on the Norbury Woods Avenue connecting to the existing. • All landscaping, boundary treatments, associated drainage, and other site services and ancillary works Norbury Woods Avenue Ardan Tullamore, Co. Offaly R35 AX22 |

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 21/04/2025 To 27/04/2025**

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|------------------------|---|----------------------|-------------------------|--------------------------|---|--|
| 24/60336 | Peter Quigley & Ciara O'Shea | P | | 22/04/2025 | F | construction of domestic dwelling house along with domestic garage, new treatment system and percolation area, and all ancillary site development works Clonaderig Ballinahown, Athlone Co. Offaly. |
| 24/60454 | Pauric Pearse Chairperson of Raheen GAA Club, | P | | 22/04/2025 | F | the provision of new entrance and ancillary site works and services on the R420, to future sports and community facilities which will be subject of a separate Planning application Cloneygowan Co Offaly Co. Offaly |
| 25/6 | KEITH AND JENNA O'SHEA | P | | 25/04/2025 | F | (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 |

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|------------------------|---------------------------|----------------------|-------------------------|--------------------------|---|--|
| 25/13 | JASON AND ERIN PYKE | P | | 22/04/2025 | F | THE EXTENSION AND RENOVATION OF EXISTING DWELLING, THE ERECTION OF A SEPARATE DOMESTIC GARAGE AND ALL ANCILLARY SITE WORKS SRAH ROAD TULLAMORE CO.OFFALY |
| 25/15 | ORLA JONES | P | | 25/04/2025 | F | THE CONSTRUCTION OF A SINGLE STOREY DWELLING AND A DOMESTIC GARAGE AND A WASTE WATER TREATMENT SYSTEM AND VEHICULAR ENTRANCE AND ALL ASSOCIATED SITE WORKS TOGHER RHODE CO.OFFALY |
| 25/60033 | Padraic Troy & Erin Maher | P | | 25/04/2025 | F | a dwelling house, domestic garage, new site entrance, septic tank treatment system, percolation area and all associated site works Lumcloon Cloghan Co. Offaly |
| 25/60056 | Olivia & Barry Wallace | P | | 24/04/2025 | F | change of house design and re locate position of garage on the site previously approved under planning reference 24/60003 and connect to services approved under this planning and all associated site works Ballystanley Roscrea 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: 7

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

Date: 28/04/2025

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

TIME: 14:44:08 PAGE : 1

FURTHER INFORMATION RECEIVED FROM 21/04/2025 To 27/04/2025

| Received Date | File Number | Applicants Name | Application Received |
|--------------------------|------------------------|---|---------------------------------|
| 22/04/2025 | 24/60336 | Peter Quigley & Ciara O'Shea | 02/09/2024 |
| 22/04/2025 | 24/60454 | Pauric Pearse Chairperson of Raheen GAA Club, | 15/11/2024 |
| 22/04/2025 | 25/13 | JASON AND ERIN PYKE | 17/02/2025 |
| 24/04/2025 | 25/60056 | Olivia & Barry Wallace | 03/03/2025 |
| 25/04/2025 | 25/6 | KEITH AND JENNA O'SHEA | 28/01/2025 |
| 25/04/2025 | 25/15 | ORLA JONES | 18/02/2025 |
| 25/04/2025 | 25/60033 | Padraic Troy & Erin Maher | 11/02/2025 |

Total F.I. Received: 7

Application for Declaration under Section 5

| Ref No | Name | Development Address | Date App, for Declaration Rec. |
|-----------|-----------------|--|--------------------------------|
| DEC 25/60 | Patrick Bracken | Church Street, Clara, Co. Offaly | 22/04/2025 |
| DEC 25/61 | Desmond Lynam | 34 Pearse Park, Srah, Tullamore, Co. Offaly, R35 TH73 | 22/04/2025 |
| DEC 25/62 | Derek Martin | St. Brigid's Road, Edenderry, Co. Offaly, R45 WP48 | 22/04/2025 |