

**OFFALY COUNTY COUNCIL
WEEKLY PLANNING
12/05/2025 to 18/05/2025**

GRANTED PLANNING APPLICATIONS (Includes Section 42 Applications)	√
RECEIVED PLANNING APPLICATIONS (Includes Section 42 Applications)	√
F.I. RECEIVED	√
INVALID APPLICATIONS	√
REFUSED APPLICATIONS	√
APPEALS NOTIFIED	√
APPEAL DECISIONS	√
SECTION 5	√
EIAR/EIS	√
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 12/05/2025 To 18/05/2025**

**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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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
25/60167	Damian Walsh	R	12/05/2025	retention planning permission for (a) as built dormer bungalow, to include minor alterations to the dormer bungalow plans, previously granted planning permission under Offaly Co Co planning reference 98709, (b) retention permission of single storey garage for domestic use and (c) all associated site-works. DRUMCOOLY EDENDERRY CO OFFALY R45 TD45		N	N	N
25/60168	Laurence O'Reilly Elaine Dolan	P	12/05/2025	renovation and extension to derelict cottage, construction of garage, installation of Tertiary Treatment System and Infiltration / treatment area and all associated site works and services Ballyknockan Geashill Co. Offaly		N	N	N
25/60169	Kelly Brazil	P	13/05/2025	construction of a new dwelling, garage, wastewater treatment system & polishing filter, alter existing entrance to road and all associated site works Gorteen Killeigh 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**PLANNING APPLICATIONS RECEIVED FROM 12/05/2025 To 18/05/2025**

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25/60170	EJ Ireland Access Solutions Ltd	P	13/05/2025	a proposed lean to extension to rear of the existing warehouse building & all associated site works EJ Ireland Access Ltd Roscrea Road, Seefin Birr, Co. Offaly R42 X009		N	N	N
25/60171	Kathleen Kelly	P	14/05/2025	Installation of septic tank and percolation area, realignment of site boundaries and including all associated site works Woodfield Birr Co. Offaly R42W738		N	N	N
25/60172	Jerry Glynn & Triona Smith	P	14/05/2025	the change of design of the previously granted extension to the existing dwelling house, which was previously granted under planning permission 21170. The new design with include a single storey extension to the south and east side of the existing dwelling house with associated modifications and adjustments to existing windows and all ancillary site works Cogran, Lusmagh Co Offaly R42 TC03		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 12/05/2025 To 18/05/2025**

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25/60173	James Dolan	R	14/05/2025	of dwelling house as constructed and permission to fit Tertiary Treatment System and infiltration / treatment area and all associated site works and services. Ballyknockan Geashill Co Offaly R35 HP76		N	N	N
25/60174	Lisa Moore	P	15/05/2025	the construction of a new dwelling, garage, septic tank, percolation area, entrance, and all associated site works Killaderry Daingean Co. Offaly		N	N	N
25/60175	Crinkle GAA Club	P	15/05/2025	the construction of a new spectator stand, a new turnstile block and all associated site development works Boherdeel Road, Ballinree, Crinkle, Birr, Co. Offaly R42 TC93		N	N	N
25/60176	William and Danielle Carroll	P	16/05/2025	A new dwelling house, domestic garage, wastewater treatment system, driveway, entrance and all associated site works. Clonlee Clareen Co. Offaly		N	N	N

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25/60177	Fitzpatrick & Heavey Homes Ltd	P	16/05/2025	The development will consist of: (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 12/05/2025 To 18/05/2025**

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25/60178	John Condron	P	16/05/2025	The development will consist of further quarry development concerning an authorised quarry, registered as QY28, authorised under substitute consent ABP Ref. 19.SU.0131 and extended under ABP Ref. 19.QD.0008 to include: 1. Extension of the area of the quarry into known aggregate reserves by circa 7ha to a depth of 63mOD. 2. Provision of boundary berms, planting and landscaping generally to the north-west of the proposed extension area together with security fencing;...4. Re-commencement of quarrying works within circa 4ha of the lands subject to substitute consent under ABP Ref. 19.SU.0131 to a depth of 63mOD Agall and Glaskill Screggan Tullamore, Co. Offaly	Y	N	N	N
EX/25005	MARK QUINN	E	12/05/2025	PL2/19/523 FOR THE CONSTRUCTION OF A DWELLING HOUSE, DETACHED GARAGE, INSTALLATION OF SEPTIC TANK WITH PERCOLATION AREA, NEW SITE ENTRANCE AND ALL ASSOCIATED SITE WORKS BALLINAGAR 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

PLANNING APPLICATIONS RECEIVED FROM 12/05/2025 To 18/05/2025

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Total: 13

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

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 12/05/2025 To 18/05/2025**

In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received 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
25/29	JAMES CARROLL	P	19/03/2025	(1) AMENDMENT TO SITE BOUNDARY AND (2) UPGRADE EXISTING PERCOLATION AREA AT EXISTING DWELLING CLONEARL DEMESNE DAINGEAN, CO.OFFALY R35 YC42	13/05/2025	
25/60079	Christopher & Christina Doolan	P	19/03/2025	construction of an extension onto our existing dwelling and carry out internal alterations to the dwelling, resulting in part reconfiguration of the internal layout to create a self-contained granny flat extension, ancillary to the existing dwelling house and all associated site works Aghaboy Ferbane Co.Offaly	13/05/2025	
25/60087	EirGrid plc	P	24/03/2025	EirGrid plc, with the consent and approval of the Electricity Supply Board (ESB) is applying to Offaly County Council for permission for works associated with the proposed uprate of the existing 110 kV Overhead Line (OHL) between the existing Cushaling 110 kV substation in the townland of Ballykilleen, Co. Offaly and the existing Portlaoise 110 kV substation in the townlands of Clonminam	16/05/2025	

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and Kylekiproe, Co. Laois. The Proposed Development works across the functional area of Co.Offaly will comprise: Replacement ("restringing") of the existing overhead line circuit conductor with a new higher capacity conductor including installation of a new fibre communication connection; replacement of the existing earthwire with new earthwire between structures 1 and 8; replacement of steel members at 3 no. towers; Full tower painting required at 3 no. locations; replacement of wooden poles only at 7 no. locations; replacement of wooden poles and crossarm at 2 no. locations; replacement of crossarm only at 3 no. locations; replacement of existing danger notices at various locations, as required; replacement of hardware and fittings, such as insulators, insulator hardware, earthwire hardware and anti-climbing guards at various locations, as required; replacement of suspension clamps, vibration dampers & compression assemblies at all locations, as required; All associated temporary site development works to gain access to the existing structures & other temporary associated & ancillary development works required for the purpose of the uprate of the existing circuit. No additional structures are proposed along the existing circuit. Structure 203 will be relocated approx. 101m back towards structure 202 due to its existing position on top of

P L A N N I N G A P P L I C A T I O N S

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				a gravel mound & the potential for subsidence of gravel in the long term. No alteration to the nature, extent, alignment, character or voltage of existing electricity infrastructure is proposed. A Natura Impact Statement (NIS) has been submitted with this application. Full description of all works within Site Notice. Ballykilleen (Edenderry Rural Electoral Division), Kilcumber, Cloncant, Ballydermot, Clonmel, Clonbrown, Clonroosk Little, Clonroosk Big, Coolygagan, Clonbrock Upper, Kilcloncorkry, Kilnantoge Lower, Kilnantoge Upper and Shean. Co. Offaly		
25/60089	Niall Cleary & Brenda Wright	P	24/03/2025	CONSTRUCTION OF A NEW DWELLING AND GARAGE WITH A NEW ENTRANCE, WELL AND A NEW TREATMENT PLANT SYSTEM AND POLISHING FILTER AND ALL ASSOCIATED SITEWORKS MUCKLONE WEST, SHINRONE, BIRR CO. OFFALY	15/05/2025	

P L A N N I N G A P P L I C A T I O N S

PLANNING APPLICATIONS GRANTED FROM 12/05/2025 To 18/05/2025

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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**PLANNING APPLICATIONS REFUSED FROM 12/05/2025 To 18/05/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/60087	Seven Churches Whiskey Ltd	R	20/03/2024	<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>	12/05/2025	

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: 1

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P L A N N I N G A P P L I C A T I O N S**INVALID APPLICATIONS FROM 12/05/2025 To 18/05/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60151	Clonarrow Windfarm Limited	P	16/05/2025	<p>the dev.will incl.the following main components:•Erection of 4wind turbines;The candidate wind turbines for T1, T2 and T4 have a rotor diameter of 150m, a hub height of 105m and a tip height of 180m. The candidate wind turbine for T3 has a rotor diameter of 117m,a hub height of 91.5m & a tip height of 150m;•Construction of permanent Turbine Hardstands & Turbine Foundations;•Construction of new permanent internal Access Tracks & upgrade of existing internal Access Tracks;•Development of an internal site drainage network & sediment control systems;•Construction of a permanent 38kV Onsite Substation with surrounding palisade fence 2.6m in height;•Installation of battery arrays located within container units (4 no. units) and associated electrical plant for grid stabilisation adjacent to Onsite Substation building with surrounding palisade fence 2.6m in height;•All associated internal underground electrical &communications cabling connecting the wind turbines to the Onsite Substation;•All associated site development works including soil excavation, spoil storage & biodiversity enhancement measures;•Installation of a meteorological mast (32m in height) for monitoring wind speeds, set in a 5m x 5m reinforced concrete foundation with surrounding paladin fence 2.4m in height;•Installation of a Relay Mast (to re-route the Three Ireland radio link between Mount Lucas and Curragh) 19.8m in height including lightning protection rods set in an 8m x 8m reinforced concrete foundation with surrounding paladin fence 2.4m in height with an adjacent outdoor cabinet on a 3m x 2m concrete base;•Temporary Road widening and strengthening works at the R402 and L50203 junction to accommodate abnormal load deliveries;•Existing bridge on L50203 (ITM 650044E, 727144N) to be permanently upgraded to accommodate abnormal load deliveries;•Temporary bridge & temporary local access road to facilitate local traffic while the bridge upgrade works are being carried out;•Upgrade of an existing Site entrance located on a private road off the L50203; and•Construction of a Temporary Construction Compound with associated</p>

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				temporary site offices, parking areas, security fencing welfare facilities & wastewater holding tank. An additional Temporary Construction Compound will be constructed for the bridge upgrade & temporary bridge works. A 10 year planning permission & 35year operational life from the date of commissioning of the entire wind farm is being sought. EIAR & NIS accompany this application Clonarrow or Riverlyons, and Killoneen, Co. Offaly.
25/60153	Kelly Brazil	P	13/05/2025	construction of a new dwelling, garage, wastewater treatment system & polishing filter, alter existing entrance to road and all associated site works Gorteen Killeigh Co. Offaly

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25/60157	Fitzpatrick & Heavey Homes Ltd	P	14/05/2025	(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
25/60160	James Dolan	R	14/05/2025	dwelling house as constructed and permission to fit Tertiary Treatment System and infiltration/treatment area and all associated site works and services Ballyknockan Geashill Co Offaly R35 HP76

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60163	EJ Ireland Access Solutions Ltd	P	13/05/2025	a proposed lean to extension to rear of the existing warehouse building & all associated site works EJ Ireland Access Ltd Roscrea Road Birr, Co. Offaly R42 X009
25/60166	Sam Carter	P	13/05/2025	ERECTION OF ONE, TWO STOREY DOMESTIC DWELLING, C/W P.I.A APPROVED WASTEWATER TREATMENT SYSTEM TO EN 12566-3, ONE CAR GARAGE/FUELSTORE, ENTRANCE DRIVEWAY & PARTIAL HEDGE REMOVAL C/W ENTRANCE PIERS/WALL, AND ASSOCIATED SITE WORKS. Ballyfore Big Edenderry Co.Offaly
25/60178	John Condron	P	16/05/2025	The development will consist of further quarry development concerning an authorised quarry, registered as QY28, authorised under substitute consent ABP Ref. 19.SU.0131 and extended under ABP Ref. 19.QD.0008 to include: 1. Extension of the area of the quarry into known aggregate reserves by circa 7ha to a depth of 63mOD. 2. Provision of boundary berms, planting and landscaping generally to the north-west of the proposed extension area together with security fencing;...4. Re-commencement of quarrying works within circa 4ha of the lands subject to substitute consent under ABP Ref. 19.SU.0131 to a depth of 63mOD Agall and Glaskill Screggan Tullamore, Co. Offaly

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INVALID APPLICATIONS FROM 12/05/2025 To 18/05/2025

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Total: 7

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60359	Kevin Keenan	P		15/05/2025	F	conversion of the attic from storage to habitable living accommodation ancillary to the existing dwelling, including 2no. new dormer windows to the southeast, 1no. dormer window to the south west, 1no. dormer window to the north west at first floor and remove 1no. roof lights from the rear of the house and all associated site works Clonaderig Ballinahown Co. Offaly N37TP92

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 12/05/2025 To 18/05/2025**

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24/60411	Tullamore Vita Stilo Limited, t/a Capital Homes	P		15/05/2025	F	(A) the construction of 78no. dwellings, comprising of 2no. three-bedroom two storey semi-detached (Type A), 18no. four-bedroom two storey semi-detached (Type B), 12no. three-bedroom two storey end-terrace (Type C), 16no. three-bedroom two storey mid-terraced (Type D), 5no. 2-bed terrace (Type J), 6no. three-bedroom two storey semi-detached (Type L), 6no. three-bedroom two storey corner semi-detached (Type M), 2no. three-bedroom two storey corner end-terrace (Type N), 3no. three-bedroom two storey mid-terrace (Type O), 4no. one-bedroom ground floor apartment (Type Q), 4no. one-bedroom first floor apartment (Type R). (B) associated site development works including new site entrance from Clara Road, estate road connection to adjoining Knockowen estate, internal roads, paths, paving, parking, drainage, amenity space, landscaped public open space, street lighting and associated boundary treatments; and all associated site development works to complete the development Clara Road Tullamore Co.Offaly

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24/60448	Vantage Towers Limited	P		13/05/2025	F	for the erection of a 24m lattice telecommunications support structure on a 1.2 metre high raised foundation (providing an overall height of 25.2 metres) together with associated antennas and dishes and to remove the existing 15 metre lattice telecommunications structure with antennas and dish (providing an overall height of 17.1 metres). The proposed development is all enclosed within an existing compound Clashagad Upper, Dunkerrin County Offaly
25/60004	Shane Lynch & Grace Lyons	P		15/05/2025	F	1. A two story extension to the south east of our existing home. 2.Increase overall height and width of existing chimney stack in line with Building Regulations. 3.Alterations to front elevation windows of existing house. All associated site works. Faddan Belmont Birr, Co Offaly R42N882

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60018	Blue Pine Solar 01 Ltd.	P		15/05/2025	F	The development will consist of the creation and use of a temporary vehicular access onto the public carriageway at Kilmalogue Park for use for the construction of a permitted 10KV single storey substation and its associated operational access track both previously permitted under Planning Ref. No. 17/275 as revised by Planning Ref. 23/196 as part of a solar farm development. The proposed development will comprise the temporary removal of a section of an existing boundary wall (c. 5.4m) at Kilmalogue Park, the provision of a temporary construction track, ancillary development works, full reinstatement of the wall upon completion of the construction of the permitted substation and an increase in the area of permanent gravel track around the substation. The development will be used for the construction of the permitted substation in lieu of a previously permitted construction access track permitted under Planning Ref. No. 17/275 for the construction of the substation. Kilmalogue Park and Kilmalogue and Shanderry Portarlinton County Offaly
25/60022	Eugene Dunne	R		16/05/2025	F	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

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

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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 INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60068	Patrick & Annette Egan	R		13/05/2025	F	A Steel Frame Storage Shed and all ancillary works Clonlyon, Glebe, Belmont Co. Offaly R42 R298

Total: 7

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

Date: 22/05/2025

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

TIME: 13:19:35 PAGE : 1

FURTHER INFORMATION RECEIVED FROM 12/05/2025 To 18/05/2025

Received Date	File Number	Applicants Name	Application Received
13/05/2025	24/60448	Vantage Towers Limited	12/11/2024
13/05/2025	25/60068	Patrick & Annette Egan	11/03/2025
15/05/2025	24/60359	Kevin Keenan	17/09/2024
15/05/2025	24/60411	Tullamore Vita Stilo Limited, t/a Capital Homes	17/10/2024
15/05/2025	25/60004	Shane Lynch & Grace Lyons	04/01/2025
15/05/2025	25/60018	Blue Pine Solar 01 Ltd.	23/01/2025
16/05/2025	25/60022	Eugene Dunne	29/01/2025

Total F.I. Received: 7

OFFALY COUNTY COUNCIL
AN BORD PLEANÁLA

APPEAL DECISIONS NOTIFIED FROM 12/05/2025 To 18/05/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
23/96	SYNERGY HEALTH IRELAND LIMITED C/O THORNTON O'CONNOR TOWN PLANNING NO. 1 KILMACUD ROAD UPPER DUNDRUM DUBLIN 14	P	24/01/2024	THE CONSTRUCTION OF A STERILIZATION TECHNOLOGY FACILITY, WHICH WILL HAVE A MAXIMUM ROOF HEIGHT OF 19.65 METRES WITH A FLUE EXTENDING TO 22.4 METRES AND A GROSS FLOOR AREA OF 6,726 SQ M, COMPRISING A STORAGE (HIGH BAY AND LOADING) AREA (3,731 SQ M), PROCESS AREA (698 SQ M), TECHNOLOGY AREA (691 SQ M), AND ANCILLARY OFFICES AND CIRCULATION (1,606 SQ M). THE DEVELOPMENT WILL ALSO INCLUDE: THE REPOSITIONING AND UPGRADE OF THE 2 NO. EXISTING ENTRANCES TO THE SITE FROM CLARA ROAD (R420) TO PROVIDE A MULTIMODAL ENTRANCE WITH A STAFF ENTRANCE TO THE SITE AND A DEDICATED TRUCK ENTRANCE TO THE SITE; THE PROVISION OF INTERNAL ROADS, FOOTPATHS AND A BICYCLE PATH; 42 NO. CAR PARKING SPACES (INCLUDING EV AND ACCESSIBLE PARKING SPACES); A DELIVERIES AND LOADING YARD WITH 8 NO. TRUCK PARKING SPACES (INCLUDING EV PARKING SPACES); LOADING DOCK ACCESSES; DOCK LEVELLERS; AN EXTERNAL CANOPY; MAINTENANCE PARKING; BICYCLE PARKING; AN ESB SUBSTATION; PLANT; PV PANELS; LIGHTING; BOUNDARY TREATMENTS; HARD AND SOFT LANDSCAPING; 3 NO. GROUND MOUNTED FLAGPOLES; SIGNAGE; A SEGREGATED CYCLEWAY ALONG THE BOUNDARY OF THE SUBJECT SITE ON CLARA ROAD (R420); AND ALL ASSOCIATED SITE	14/05/2025	CONDITIONAL

AN BORD PLEANÁLA

APPEAL DECISIONS NOTIFIED FROM 12/05/2025 To 18/05/2025

				AND DEVELOPMENT WORKS ABOVE AND BELOW GROUND. PERMISSION FOR DEVELOPMENT AT THIS C. 3.21 HA SITE FRONTING CLARA ROAD (R420) BALLYDUFF, TULLAMORE, CO. OFFALY. THE LANDS ARE GENERALLY BOUND TO THE NORTH BY PROPERTIES FRONTING CLARA ROAD (R420), TO THE NORTH-EAST BY CLARA ROAD (R420), TO THE SOUTH BY AXIS BUSINESS PARK, AND TO THE WEST BY GREENFIELD LANDS, WITH LEAH VICTORIA PARK FURTHER WEST CLARA ROAD (R420), BALLYDUFF TULLAMORE CO. OFFALY		
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Total: 1

*** END OF REPORT ***

AN BORD PLEANÁLA

APPEALS NOTIFIED FROM 12/05/2025 To 18/05/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
24/60122	Eoin Garry The Maltings, Castle Street, Birr, Co. Offaly R42 TW88	P	15/04/2025	C	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	12/05/2025

A N B O R D P L E A N Á L A
APPEALS NOTIFIED FROM 12/05/2025 To 18/05/2025

Total: 1

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

EIAR/EIS DETAILS

Planning Ref No	Date Application Received	Name	Development Address	EIS Received With Application Y/N	EIS Requested Under Section 103 on:	EIS Received Following Section 103 Request on:
25/60178	16/05/2025	John Condron	Agall and Glaskill, n, Tullamore, Co. Offaly	Y		

Application for Declaration under Section 5

Ref No	Name	Development Address	Date App, for Declaration Rec.
DEC 25/68	Keith Kilroe and Elaine Boland	Broghal, Kilcormac, Co. Offaly, R42 F972	14/05/2025