

**OFFALY COUNTY COUNCIL
WEEKLY PLANNING
30/06/2025 to 06/07/2025**

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 30/06/2025 To 06/07/2025**

**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.
25/60274	Joe and Kay Feely	P	30/06/2025	a new two-storey dwelling house, garage, external store, boundary walls, entrance and all associated site works and services Clara Road Srah Tullamore, Co. Offaly R35 YK54		N	N	N
25/60275	Gerard Buckley	P	30/06/2025	the construction of a dwelling, garage, instillation of a secondary treatment system and polishing filter, entrance, and all associated site works. Oughter Rahan Offaly		N	N	N
25/60276	Melissa Gleeson	P	01/07/2025	a new dwelling house, domestic garage, treatment system and percolation area and all associated siteworks The Walk Kinnitty Birr, 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 30/06/2025 To 06/07/2025**

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25/60277	Emmett Breatnach	P	02/07/2025	The Board of Management of Scoil Chartaigh Naofa intend to apply to Offaly County Council for permission for construction of a single storey extension to an existing school comprising classroom accommodation together with additional parking, upgraded drainage & related works at Scoil Chartaigh Naofa, Rahan, Co. Offaly Scoil Chartaigh Naofa Rahan Co. Offaly R35 P263		N	N	N
25/60278	Kieran Walsh	P	02/07/2025	Amendment to previously refused planning permission ref. no.2460524. The proposed new works will comprise of a 410 sq.m extension to the existing manufacturing factory, reaching a height of 14.5m at the ridge. The works also include a proposed dock leveller and ramp as well as minor modifications to existing manufacturing factory (PA Ref. 03/36 & PL2/94/425) and associated site works. Cloncollig Industrial Estate Church Road Tullamore, Co. Offaly R35 E202		N	N	N

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25/60279	Erin Rovers GAA club	P	02/07/2025	The development will consist of the construction of a single storey gymnasium / indoor training facility, relocation of existing electric generator and all associated site development works. Lemanaghan Ballycumber Offaly		N	N	N
25/60280	Ruth and Aaron Dunican	P	02/07/2025	Demolition of existing house and construction of new house with revised site layout from previously approved permission granted under ref. 21/812, construction of garage, effluent treatment system, percolation area and all associated works and services Oughter, Pollagh, Co. Offaly		N	N	N
25/60281	Nigel Grennan	P	02/07/2025	Construction of a 3 bedroom dwelling. The application will also include the installation of an effluent treatment system and percolation area, new entrance, a domestic garage and all associated site works and drainage Moorock Ballycumber Co. Offaly		N	N	N

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25/60282	Bryan Donnelly & Roisin Horan	P	03/07/2025	Construction of a new Slatted Shed and a new Calf Shed including slurry storage tanks and all associated site works and services. Ballymacmurragh Kinnitty, Birr Co. Offaly		N	N	N
25/60283	Emily Somers	P	03/07/2025	Permission for new dwelling, entrance and all ancillary site works. Site No 33 Ashley Court Tullamore Offaly		N	N	N
25/60284	Liam Carter	R	03/07/2025	existing car garage/store/workshop (139m2) & existing store (14m2) Whitethorn House, Ballymacwilliam, Rhode, Co. Offaly. R35 A789		N	N	N

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25/60285	Board of Management St Colmans NS	P	04/07/2025	a single storey extension adjoining the front of the existing school, this extension will consist of 3 No. Special Education Tuition (SET) Rooms. The works will include an addition of 4 No. rooflights in the existing school roof and minor alterations to the existing elevations and all ancillary site works. ST COLMANS NS MUCKLAGH CO. OFFALY R35 HR63		N	N	N
25/60286	Christopher Wilson	P	04/07/2025	100MW Battery Energy Storage Station with 53 battery containers and associated equipment, with a control room container, site entrance, and all associated works Clondallow Birr Co. Offaly		N	N	N
25/60287	Shannon Farrell	P	04/07/2025	change of use from a commercial unit to a 6-bedroom guest house, refurbishment works, and all associated site works. 1 Market Square, Townparks Birr Co.Offaly R42TF44		Y	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 30/06/2025 To 06/07/2025

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Total: 14

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

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 30/06/2025 To 06/07/2025**

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
25/49	DECLAN CLEARY AND LENA CONROY	P	09/05/2025	NEW DWELLING HOUSE, DOMESTIC GARAGE/FUEL SHED, INSTALL EFFLUENT TREATMENT UNIT WITH SOIL POLISHING FILTER AND ALL ANCILLARY SITE WORKS MUCKLONE EAST SHINRONE CO.OFFALY	02/07/2025	
25/60055	Damien Minnock & Michelle Mullaney	P	03/03/2025	the construction of a new dwelling house, new garage, new vehicular entrance, new effluent treatment system and all associated site development works. Ballina Ballycumber Tullamore, Co. Offaly	03/07/2025	
25/60090	James Keating	P	25/03/2025	construction of a dwelling house and domestic garage, to install a treatment system and percolation area, proposed bored well water supply, new site entrance and all associated site works Cormeen Mountbolus Co. Offaly R35 KW18	30/06/2025	

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25/60102	Luke Gordon & Nicole Carroll	P	02/04/2025	a two storey house, one storey domestic garage, effluent treatment system & polishing filter, recessed entrance and all associated siteworks KILNANTOGUE LOWER RATHANGAN CO. OFFALY	30/06/2025	
25/60108	Clara Town Football Club	P	03/04/2025	installation of a 66 x 96 metre astro turf pitch and ca 750 metre long walking track. The application will also include a 1.2 metre high galvanised fence, LED Flood light system to both the walking track and pitch and all associated site works and drainage Lissanisky Clara Co. Offaly	03/07/2025	

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25/60159	Fechin & Mary Daly	R	07/05/2025	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	30/06/2025	
25/60161	Gary & Sophie Buckley	P	08/05/2025	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	01/07/2025	

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60162	Robbie Burns & Sarah Maher	R	08/05/2025	extension to property constructed to wall plate level & existing detached storage shed on site & Permission to complete aforementioned extension along with renovation works to existing house including conversion of existing attached garage to living space Emmel East Cloughjordan Co Offaly E53 YD21	01/07/2025	
25/60164	Philip Blackburn Claire Dolan	P	09/05/2025	single storey extension to existing dwelling, upgrade to existing septic tank/percolation area, and all associated site works Kilmochonna, Lusmagh, Co Offaly R42 V277	03/07/2025	
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	01/07/2025	

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS GRANTED FROM 30/06/2025 To 06/07/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
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	02/07/2025	
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	03/07/2025	

Total: 12

***** 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 30/06/2025 To 06/07/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/60160	Enda McIntyre	P	08/05/2024	5 No. 1 bed glamping pods, 2 No. 2 bed glamping pods, connection to public amenities, access and all ancillary works Shannon Harbour Birr Co. Offaly	04/07/2025	
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	01/07/2025	

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 30/06/2025 To 06/07/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60165	Enda Quirke	P	01/07/2025	<p>(a) The renovation of existing derelict dwelling, 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.</p> <p>(b) Retention permission without any time limitation for an existing timber dwelling as previously granted permission under Planning Register Reference 15/277 at Rathangan road, Clonbullogue, Co. Offaly. Rathangan road Clonbullogue Co. Offaly. R45 Y206</p>
25/60246	Arden Square Development Limited	P	04/07/2025	<p>amendments and modifications to the permission granted for 98 residential units (including 36 no. apartments within three duplex blocks) under Planning Ref. 21/327 (no change is proposed to the number of dwelling units or dwelling mix), which will include:</p> <ul style="list-style-type: none"> - Elevational and design changes to all dwelling units including materials, fenestration, canopies and omission of chimneys; - Addition of side passages to a number of houses to enable direct access from the front to the rear gardens of several dwelling units (units 149, 150, 159, 160, 169, 170, 187, 188); - New universally accessible parking space off the permitted vehicular access road to the west of the block of duplex units 102-113 that were permitted under Planning Ref. 21/327 (also being applied for under concurrent

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

INVALID APPLICATIONS FROM 30/06/2025 To 06/07/2025

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				<p>application);</p> <ul style="list-style-type: none"> - Relocation of the permitted bin and bike storage serving three blocks of duplex units 129-140, 117-128 and 102-113 of the permitted development; - 1 no. new substation adjacent and to the north of the permitted vehicular access road from Arden Road (also being applied for under concurrent application); - Modifications to driveways and increase in private amenity space to serve houses throughout the permitted development; - Finished floor, ground and road levels reduced throughout; - Front garden boundary walls of dwelling units abutting shared surfaces replaced with hedging; - Rear garden, side boundary walls to be replaced by concrete post with infill timber panel boundary to each dwelling unit; - Modifications to road layout and parking spaces throughout the permitted development; - Rationalisation of permitted open space to reflect the changes in the overall layout; and - Amendments to all site development works, attenuation, foul and storm water drainage network, hard and soft landscaping, lighting, fencing, and signage as well as connection to permitted development as granted under Ref. 21/328, and proposed to be amended under concurrent application. <p>Arden Tullamore Co. Offaly</p>
25/60247	Arden Square Development Limited	P	04/07/2025	<p>amendments and modifications to the permission granted for 98 residential units (including 28 no. apartments) & a community creche under Planning Ref. 21/328, including:</p> <ul style="list-style-type: none"> -Elevational and design changes to all dwelling units -Relocation of the permitted northern boundary wall; -Repositioning of the permitted dwelling units 27 & 68-72 to facilitate the

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				relocation of the permitted northern boundary wall; -Repositioning of the permitted dwelling units 17-27 to facilitate the change in the location of the eastern boundary wall -Change to road layout to the front of dwelling units 21-27; -Relocation of the permitted bin and bike storage serving both blocks of duplex units 1-16 and 87-98 as well as redesign of the car parking layout to the front of both blocks and provision of EV spaces to the north of the playground between these blocks; -New universally accessible parking space off the permitted vehicular access road to the west of the block of duplex units 102-113 that were permitted under Planning Ref. 21/327; -Modifications to driveways and increase in private amenity space to serve houses throughout; -Addition of side passages to a number of houses to enable direct access from the front to the rear gardens of several dwelling units (units 36, 37,46,47,56,57,66,67,68,72); -Private off-road and off-curtilage parking changes throughout including 2 no. additional car parking spaces to the front of the dwelling units 46/47 and 66/67 of the permitted development; -Amendments to the creche car parking layout; -Finished floor, ground and road levels reduced throughout; -Front garden boundary walls of dwelling units abutting shared surfaces replaced with hedging; -Rear garden, side boundary walls to be replaced by concrete post with infill timber panel boundary to each dwelling unit; -2 no new substations with 1 no. adjacent and to the north of the permitted vehicular access road from Arden Road & 1 no. to the east of the permitted creche; -Rationalisation of permitted open space to reflect the changes in the overall layout; & -Amendments to all site development works, attenuation, foul & storm water
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				<p>drainage network, hard & soft landscaping, lighting, fencing, & signage as well as connection to permitted development as granted under Ref.21/327, & proposed to be amended under concurrent application.</p> <p>See Application form Appendix A for full development description</p> <p>Arden Tullamore Co. Offaly</p>
25/60262	Caroline Buckley	P	02/07/2025	<p>a proposed new single storey dwelling, new vehicular entrance, proposed new well, waste water treatment system, storm water soakaways and all associated site works</p> <p>Roscore Blueball, Tullamore Co. Offaly</p>
25/60263	John Tierney	P	02/07/2025	<p>A) demolition of existing rear extension B) raising the roof of the existing two storey house C) the construction of a new part single storey part two storey extension to the rear. Permission is also sought for a new treatment system and percolation area and a new site entrance together with all associated site works.</p> <p>FRANKFORT DUNKERRIN CO. OFFALY E53 V382</p>

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60266	Gerard Buckley	P	30/06/2025	the construction of a dwelling, Garage, installation of a secondary treatment system and polishing filter, entrance, and all associated site works Oughter Rahan Co Offaly
25/60267	DDR Investments Ltd	R	02/07/2025	the change of use of part of the existing warehouse to a use for the manufacture or use of coating materials in processes which are an IPPC licenced activity Cloncollig Industrial Estate, Church Road, Tullamore, County Offaly. R35HW40
25/60268	Erin Rovers GAA club Committee	P	02/07/2025	the construction of a single storey gymnasium / indoor training facility and all associated site development works Lemanaghan Ballycumber Offaly
25/60272	Board of Management St Colmans NS	P	03/07/2025	a single storey extension adjoining the front of the existing school. This extension will consist of 3 No. Special Education Tuition (SET) Rooms. The works will include an addition of 4 No. rooflights in the existing school roof and minor alterations to the existing elevations and all ancillary site works ST COLMANS NS MUCKLAGH CO. OFFALY R35 HR63

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INVALID APPLICATIONS FROM 30/06/2025 To 06/07/2025

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Total: 9

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

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 30/06/2025 To 06/07/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60489	Clara Water Ltd.	P		03/07/2025	F	partial "change of use" from existing Leisure Centre to a Water Bottling Facility. The development will include the following: Raw Materials Store, Finished Products Store, Packing and Unpacking Areas, Clean Room/Bottling Area, Small Laboratory, various Office Areas and Welfare Facilities together with all associated site development works. Permission is also sought for the construction of a new pump house building and all associated pumping equipment (to replace existing temporary demountable pump house structure) and all associated site works. Retention permission is also sought for the temporary demountable pump house structure Clashawaun Clara Co. Offaly R35T0V2
24/60512	Offaly Local Development Company	R		02/07/2025	F	alterations to previous consent 21.673 and Permission to Complete all works. Retention permission for the alterations to planning file for the Green HQ as granted by the previous consent including a) amendments to all proposed elevations b) variations to side extension c) modifications to all internal layouts and all drainage & ancillary associated site works and Permission to complete all works Main Street Ballycollin Td., Kilcormac, 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 30/06/2025 To 06/07/2025**

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25/46	NIAL KEEGAN AND EMMA TRACEY	P		03/07/2025	F	THE ERECTION OF A NEW SINGLE STOREY DWELLING, CONNECTION TO A NEW EFFLUENT WASTE WATER TREATMENT SYSTEM AND PERCOLATION AREA, THE ERECTION OF A NEW DOMESTIC GARAGE AND ALL ANCILLARY SITE WORKS RAHEEN CLARA CO. OFFALY
25/60052	Aideen Fleury	P		30/06/2025	F	Construction of a two storey dwelling, single storey garage, wastewater treatment system, percolation area, new entrance, driveway and all associated site development works Rathgibbon South Killyon Birr, Co.Offaly
25/60057	Cloghan Wind Farm Limited	R		03/07/2025	F	for an operational compound to include a Ring Main Unit, storage containers, office/welfare container, well and avian radar with associated fence and all associated site works. Cloghan Wind Farm Stonestown Co. Offaly
25/60081	Martina Gallagher	P		01/07/2025	F	the construction of a dwelling house, new entrance, effluent treatment system, percolation area and all associated site works Barranaghs Mountmellick 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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25/60140	Clara Water Ltd.	R		03/07/2025	F	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

Total: 7

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

Date: 10/07/2025

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

TIME: 14:28:35 PAGE : 1

FURTHER INFORMATION RECEIVED FROM 30/06/2025 To 06/07/2025

Received Date	File Number	Applicants Name	Application Received
30/06/2025	25/60052	Aideen Fleury	28/02/2025
01/07/2025	25/60081	Martina Gallagher	20/03/2025
02/07/2025	24/60512	Offaly Local Development Company	16/12/2024
03/07/2025	24/60489	Clara Water Ltd.	06/12/2024
03/07/2025	25/46	NIALL KEEGAN AND EMMA TRACEY	02/05/2025
03/07/2025	25/60057	Cloghan Wind Farm Limited	03/03/2025
03/07/2025	25/60140	Clara Water Ltd.	24/04/2025

Total F.I. Received: 7

Application for Declaration under Section 5

Ref No	Name	Development Address	Date App, for Declaration Rec.
DEC 25/85	Aoife Mollin and Seamus Hoey	Newtown, Rahan, Tullamore, Co. Offaly	30/06/2025
DEC 25/86	William Molloy	Cushcallow, Banagher, Co. Offaly, R42 ED76	03/07/2025