

OFFALY COUNTY COUNCIL
WEEKLY PLANNING
14/07/2025 to 20/07/2025

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 14/07/2025 To 20/07/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
25/71	KAREN LOWRY AND PAUL DARCY	P	14/07/2025	THE CONSTRUCTION OF A PROPOSED TWO-STOREY DWELLING, DOMESTIC OUTBUILDING, INTEGRATED CARPORT, A PROPOSED SEPTIC TANK WITH PERCOLATION AREA, ALL ASSOCIATED SITEWORKS, INCLUDING A PROPOSED SITE ENTRANCE BOOLINARIG BIG BIRR CO. OFFALY		N	N	N
25/72	NOEL QUINN & ELMA RAVENHILL QUINN	P	15/07/2025	A SINGLE STOREY EXTENTION TO, AND THE CONVERSION OF AN EXISTING DOMESTIC GARAGE TO A GRANNY FLAT WITH CONNECTION TO THE PUBLIC MAINS AND ALL ANCILLARY SITE WORKS. 24 PARNELL STREET, TULLAMORE, CO. OFFALY.		N	N	N
25/73	CIARA BROPHY	P	15/07/2025	THE ERECTION OF A NEW BUNGALOW 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 ASHFIELD CLARA CO. OFFALY		N	N	N

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25/60303	Millennial Homes Ltd	P	14/07/2025	<p>permission to:</p> <p>(a) the construction of 1no. two storey unit, consisting of 3 no. terraced house dwellings.</p> <p>(b) to partly reduce the height of the existing 1.8m high boundary wall to 1.1 in height to the east of the proposed development.</p> <p>(c) The development will include the provision for the construction of service road, footpaths, grass margins, public lighting, open space, boundary wall treatment and connecting to mains water, storm water and foul water services within the adjacent 'Riverside' housing development and to connect to existing services on site and adjacent site boundaries and all associated site works.</p> <p>Riverside, Kilmalogue Portarlinton Co. Offaly</p>		N	N	N

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25/60304	David & Deirdre Flanagan	P	14/07/2025	the demolition of the existing dormer bungalow and outbuildings, the construction of a new two storey dwelling with garage, the widening of the existing vehicular entrance and all associated works, landscaping, boundary treatments and ancillary site works required to carry out the development. Ivy Leigh, Bachelors Walk Tullamore Co. Offaly R35 WY68		N	N	N
25/60305	Brian Alwell	P	14/07/2025	an alteration to the previously approved stock numbers on the pig farm from that as approved by Offaly Co. Co. under Planning Ref: 23/60196 (approved 06/12/2024). Roundhill and Derry Upper Kilcormac Co. Offaly R42 F240	Y	N	Y	N
25/60306	MJ Cleary	P	14/07/2025	the construction of an extension to the rear of the existing dwelling house, construction of a detached domestic garage and all associated site works. Castletown Fortal Birr R42N622		N	N	N

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25/60307	Emily Somers	P	14/07/2025	new dwelling, entrance and all ancillary site works. Site No 33 Ashley Court Tullamore Offaly		N	N	N
25/60308	KIERAN CLANCY	P	15/07/2025	alterations to my existing house, to construct a side and rear extension to my existing house, to include connection to the existing public foul sewer and existing water mains services on site, proposed new site entrance, proposed garage and all associated site works Ballyclare Ferbane Co.Offaly R42 WN62		N	N	N
25/60309	Emily Gallagher & Rebecca Ennis	P	15/07/2025	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. Bunnagappagh Walsh Island Co. Offaly		N	N	N

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25/60310	Joe Longworth	R	15/07/2025	amendments made to previously granted four bedroom dwelling. The application will also include retention for existing rear garage. Please note the previous application reference was 02/1160 Lugamarla Mountbolus Co Offaly R35X230		N	N	N
25/60311	Aidan Waterstone & Mark Waterstone	R	16/07/2025	two domestic sheds to front and rear of existing dwelling house. This development is in the curtilage of Protected Structure No. 23-007 and NIAH Reg. No. 14916024 St. Bartholomews, Lynally Glebe, Screggan, Co. Offaly. R35 FY61		Y	N	N
25/60312	Conor Moran and Roisin Burke	P	16/07/2025	a new dwelling house, domestic garage, wastewater treatment system, driveway, entrance and all associated site works Glaskill Screggan Tullamore, Co. Offaly		N	N	N

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25/60313	Caroline Buckley	P	17/07/2025	a proposed new single storey dwelling, new vehicular entrance, proposed new well, waste water treatment system, storm water soakaways and all associated site works Roscore Demesne, Blueball, Tullamore Co. Offaly		N	N	N
25/60314	Arden Square Development Limited	P	17/07/2025	We, Arden Square Development Limited intend to apply for permission for development at this site at Arden, Tullamore, Co. Offaly. The development will consist of 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). This application is being made concurrently with an application for modifications to the permission granted under Planning Ref. 21/328 on lands to the east. This development will consist of: - Elevational and design changes to all dwelling units including materials, fenestration, canopies, PV panels 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 application); - Relocation of the permitted bin and bike storage serving		N	N	N

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

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				<p>three blocks of duplex units 129-140, 117-128 and 102-113 of the permitted development;</p> <ul style="list-style-type: none"> - 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 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 County Offaly</p>				
25/60315	Arden Square Development Limited	P	18/07/2025	amendments & modifications to the permission granted for 98residential units (including 28 no. apartments) & a		N	N	N

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community creche under Ref. 21/328, made concurrently with an application for modifications to the permission granted under Ref. 21/327, including: -Elevational & design changes to all dwelling units; -Relocation of the 2.4m high northern boundary wall; -Repositioning of the permitted dwelling units 27 & 68-72 to facilitate the relocation of the 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 offcurtilage 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 replaced with hedging; -Rear garden, side boundary walls to be replaced by concrete post with infill timber panel boundary to each
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				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 and drainage works, 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. See Application form Appendix A for full development description-unable to include full description here. Arden Tullamore Co. Offaly				
25/60316	Brendan & Kelley McVeigh	P	17/07/2025	the proposed construction of an agricultural type shed incorporating stables & feed storage together with a roofed manure pit with adjoining yard area all ancillary site works. Clonaderg Ballinahown, Athlone Co. Westmeath		N	N	N

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25/60317	Brendan Minnock Offaly GAA County Board	P	18/07/2025	<p>the construction of additional training facilities for the faithful fields. Which includes a new all-weather synthetic pitch complete with flood lighting, pitch drainage and all associated site development works.</p> <p>The proposed all-weather synthetic pitch is intended to provide an additional playing surface during periods when the existing grass pitches are unplayable due to weather conditions, particularly throughout the winter months. This will ensure year-round access to training and match facilities.</p> <p>Ballybracken Kilcormac Co.Offaly</p>		N	N	N
25/60318	Avril Mooney	P	19/07/2025	<p>Single storey dwelling and domestic garage with permission for an effluent treatment system and percolation area with all ancillary site works</p> <p>Clonmore Tullamore Co. Offaly</p>		N	N	N

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Total: 19

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

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/60273	Edenderry Canoe Club	P	18/07/2024	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	15/07/2025	

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24/60411	Tullamore Vita Stilo Limited, t/a Capital Homes	P	17/10/2024	(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	15/07/2025	

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24/60440	Christena Kenny Murray	P	06/11/2024	construction of loose stables, a roofed manure pit, an all weather arena and ancillary works (i.e. concrete yards and fencing - all for agricultural purposes only) in existing farmyard area utilising the existing farm entrance Deerpark Moystown Shannon Harbour Co.Offaly R42 DX72	15/07/2025	
25/17	RICHARD EGAN	P	21/02/2025	THE CONSTRUCTION OF AN EXTENSION AND ALTERATIONS TO EXISTING DWELLING HOUSE AND ASSOCIATED SITEWORKS BALLYCLARE ROAD FERBANE CO. OFFALY	14/07/2025	
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.	15/07/2025	

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25/52	JAMES CARROLL	R	23/05/2025	(1) SEPTIC TANK AND (2) RETENTION AND UPGRADE TO PERCOLATION AREA AT EXISTING DWELLING ROSE LODGE, CLONEARL DEMESNE DAINGEAN CO.OFFALY, R35 F789	16/07/2025	
25/60182	ANTJE HERZOG-GALLAGHER AND DECLAN GALLAGHER	P	21/05/2025	EXTENSION TO DWELLING; ALTERED VEHICULAR ENTRANCE; NEW WASTE WATER TREATMENT SYSTEM WITH RAISED POLISHING FILTER; AND ALL ASSOCIATED SITE WORKS BISHOPSWOOD PORTARLINGTON CO. OFFALY R32NT67	15/07/2025	
25/60194	Oliver Pyke	P	26/05/2025	construction of an extension to existing dwelling. Permission is also sought to demolish existing rear projection, decommission existing septic tank, provide a new wastewater treatment system and percolating area and all associated site works. Clonagh West, Tullamore, Co.Offaly R35PD35	18/07/2025	

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25/60197	Paul Henson	P	26/05/2025	retrofit, extend and alter existing dwelling, demolish previous extension and Turf shed. Permission is also sought to construct new domestic garage, connect into all onsite existing services and all associated site works. Corracullen, Ballynahown, Co.Offaly. N37WK22	18/07/2025	
25/60202	Palladio Ireland Packaging Solutions Limited	R	27/05/2025	an existing warehouse structure as a permanent building and permission to construct two new extensions to the rear of the existing production and storage facility, insertion of new fire exits into the north and south elevations of the existing production facility, installation of four roof access ladders and associated site works to complete the development Palladio Ireland Packaging Solutions Limited Srah Business & Technology Park Tullamore, Co. Offaly R35 NN59	18/07/2025	

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EX/25007	PAUL KEARNEY	E	23/05/2025	PL2/20/296 FOR (A) NEW DETACHED BUNGALOW DWELLING HOUSE, (B) NEW RECESSED SITE ENTRANCE, (C) NEW ON-SITE DOMESTIC WASTEWATER TREATMENT SYSTEM, (D) LANDSCAPING AND ALL ASSOCIATED SITE DEVELOPMENT WORKS DERRYMORE CLONBULLOGUE CO. OFFALY	16/07/2025	

Total: 11

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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 14/07/2025 To 20/07/2025**

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25/70	MAURICE & DEIRDRE COFFEY	P	18/07/2025	(A) 1 NO. NEW TWO STOREY 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 ASSOCAITED SITE DEVELOPMENT WORKS. BALLYLEAKIN EDENDERRY CO. OFFALY
25/60286	Christopher Wilson	P	15/07/2025	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
25/60287	Shannon Farrell	P	15/07/2025	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
25/60291	Colin & Aaron Tierney	P	17/07/2025	Construction of two number two bedroom dwellings. The application will also include new connections to existing public services, new entrance and all associated site-works, boundary treatments, and drainage. Collinstown Clara Co Offaly

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25/60293	DDR Investments Ltd	R	17/07/2025	The development consists of the retention of 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
25/60296	Leonard Kirwan	P	15/07/2025	1/ Proposed subdivision of existing site into 2No. sites. 2/ Construction of new site entrance to service the existing dwelling on proposed Site No.1. 3/ Construction of new dwelling house incorporating existing site entrance in proposed Site No. 2 and all ancillary works Ballindarra Riverstown Birr Co. Offaly, Ireland R42 F682
25/60297	Conor Moran and Roisin Burke	P	15/07/2025	A new dwelling house, domestic garage, wastewater treatment system, driveway, entrance and all associated site works Glaskill Screggan Tullamore, Co. Offaly

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60303	Millennial Homes Ltd	P	14/07/2025	<p>permission to:</p> <p>(a) the construction of 1no. two storey unit, consisting of 3 no. terraced house dwellings.</p> <p>(b) to partly reduce the height of the existing 1.8m high boundary wall to 1.1 in height to the east of the proposed development.</p> <p>(c) The development will include the provision for the construction of service road, footpaths, grass margins, public lighting, open space, boundary wall treatment and connecting to mains water, storm water and foul water services within the adjacent 'Riverside' housing development and to connect to existing services on site and adjacent site boundaries and all associated site works.</p> <p>Riverside, Kilmalogue Portarlinton Co. Offaly</p>
25/60309	Emily Gallagher & Rebecca Ennis	P	15/07/2025	<p>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.</p> <p>Bunnagappagh Walsh Island Co. Offaly</p>

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

INVALID APPLICATIONS FROM 14/07/2025 To 20/07/2025

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Total: 9

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

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 14/07/2025 To 20/07/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60289	Rhode LDES Limited	P		14/07/2025	F	development of a 22-hectare site. The proposed development comprises (i) two (2no.) air dome structures for the storage of carbon dioxide at atmospheric pressure (each 500m x 120m x 34m high) and associated cooling, compression, pumping and power generation equipment and machinery (ii) a single-storey storage and control building, (iii) internal site access roads and connection to existing and consented roads at Rhode Green Energy Park, (iv) underground electrical cable connection to Derryiron 110kV substation, (v) all civil engineering works, surface water and foul water drainage, landscaping, lighting and security fencing in the townlands of Clonin & Coolcor Rhode, Co. Offaly
25/33	ADRIAN & KATHERINE HAINES	P		14/07/2025	F	THE DEMOLITION OF AN EXISTING STORAGE SHED AND THE CONSTRUCTION OF A PROPOSED SINGLE STOREY DWELLING WITH OUTBUILDING, BOUNDARY WORKS, PRIVATE OPEN SPACE, PARKING, SITE ENTRANCE AND ASSOCIATED SITE WORKS. THE PROPOSED WORKS ARE WITHIN THE CURTILAGE OF A PROTECTED STRUCTURE IN THE OFFALY COUNTY DEVELOPMENT PLAN 2021-2027 (RPS REFERENCE 49-286) THE GREEN BIRR 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 14/07/2025 To 20/07/2025

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Total: 2

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

Date: 29/07/2025

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

TIME: 12:56:59 PAGE : 1

FURTHER INFORMATION RECEIVED FROM 14/07/2025 To 20/07/2025

Received Date	File Number	Applicants Name	Application Received
14/07/2025	24/60289	Rhode LDES Limited	29/07/2024
14/07/2025	25/33	ADRIAN & KATHERINE HAINES	04/04/2025

Total F.I. Received: 2

A N B O R D P L E A N Á L A
APPEALS NOTIFIED FROM 14/07/2025 To 20/07/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
24/178	LIGHTSKY IRELAND LTD. C/O FRANK MURRAY PALLAS PARK, BLUEBALL TULLAMORE CO.OFFALY	P	20/06/2025	C	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	15/07/2025
24/60285	Killeshal Precast Concrete Ltd Killeshil, Clonearl Demesne, Killaderry, Daingean Co Offaly R35YK85	R	19/06/2025	C	1) offices incorporating conversion of attic rooms to offices and 1st floor offices to rear, 2) extension to manufacturing unit, 3) extension to storage facility, 4) extension to concrete store, 5) building including storage units, 6) canteen and toilets, 7) toilet block adjacent to concrete store, 8) machine store, 9) container storage units, 10) steel storage shed, 11) extension to site curtilage, 12) extension to car-park and 13) culverted stream as indicated on site layout map, all associated site works and permission to construct screening berm, planting on the north boundary and additional surface water drainage Killeshil Clonearl Demesne, Killaderry Daingean, Co. Offaly R35YK85	16/07/2025

Total: 2

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

Application for Declaration under Section 5

Ref No	Name	Development Address	Date App, for Declaration Rec.
DEC 25/89	Thomas James Carey	Clonsast Lower, Rathangan, Co. Offaly	16/07/2025