

**OFFALY COUNTY COUNCIL
WEEKLY PLANNING
07/08/2023 to 11/08/2023**

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	n/a
APPEAL DECISIONS	n/a
SECTION 5	√
EIAR/EIS	n/a
NIS	√
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	√
LRD APPLICATIONS	n/a

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 0 7 / 0 8 / 2 0 2 3 T o 1 1 / 0 8 / 2 0 2 3

**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
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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
23/354	KIRBY COX AND DARREN LEONARD	P	08/08/2023	THE ERECTION OF A NEW SINGLE STOREY DWELLING WITH CONNECTION TO A NEW SEPTIC TANK AND PERCOLATION AREA AND THE ERECTION OF A NEW DOMESTIC GARAGE AND ALL ANCILLARY WORKS BALLYCUE GEASHILL CO. OFFALY		N	N	N
23/355	MW HOUSE VIEW FARM LIMITED	P	09/08/2023	A NEW VEHICULAR ENTRANCE AND CLOSING OF AN EXISTING VEHICULAR ENTRANCE AND ALL ASSOCIATED SITE DEVELOPMENT WORKS RAHEENMORE KILCLONFERT, RHODE CO. OFFALY		N	N	N
23/356	DOMINIC AND LAVINIA GOODINGS	R	09/08/2023	AN AS CONSTRUCTED DOMESTIC SHED AND FUEL STORE TO REAR OF EXISTING DWELLING PANAMA HOUSE MULLALOUGH, DAINGEAN CO. OFFALY R35 XN77		N	N	N

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23/357	EMMET LYNCH	R	10/08/2023	THE CONVERSION OF EXISTING APPROVED TWO STOREY DWELLING TO EMERGENCY SHORT STAY ACCOMMODATION CONSISTING OF 10 FAMILY ROOMS AND COMMUNAL AREA AND RETENTION OF 5 NO. SINGLE STOREY SINGLE ROOMS UNITS TO REAR OF THE CURRENT PROPERTY AND 1 NO. LAUNDRY / PLANT ROOM TO REAR, CAR PARKING TO FRONT OF EXISTING HOUSE LYNCH'S TOWNHOUSE, ARDEN ROAD, TULLAMORE CO. OFFALY R35 C950		N	N	N
23/60049	Vantage Towers Limited	P	08/08/2023	Erecting a 30m high telecommunications lattice structure together with antennas, dishes, access track and associated telecommunications equipment, all enclosed by security fencing Kiltubbrid Island, Kinnitty, Birr, Co. Offaly.		N	N	N

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23/60054	Ina Boland	P	08/08/2023	Construction of an extension to the north & west of existing dwelling. The application will also include the renovation of existing derelict dwelling, new biofilter treatment system to replace existing septic tank all associated site works and drainage Curraghboy/Woodfield Clara Co. Offaly		N	N	N
23/60055	Jonathan Whelan	P	09/08/2023	new industrial unit with connection to existing foul sewer using existing vehicular entrance and all associated site works Botley Lane Kilmalogue Portarlington, Co. Offaly		N	N	N
23/60058	Bernadette Foy Thomas Brady	P	09/08/2023	Decommissioning of existing septic tank and installation of new septic tank and percolation area, demolition of existing sheds, partial demolition of dwelling house and permission to construct new garage / shed and extension to dwelling house incorporating dormer floor and all associated site works and services Graigue Killeigh Co Offaly R35KN93		N	N	N
23/60059	Collins Lane Housing Development Ltd.	P	09/08/2023	A Large Scale Residential Development (LRD). The proposed development consists of 126 no. residential units comprised of 102 no. dwelling houses and 24 no. apartments and a childcare facility/creche. The houses are arranged as 7 no.		N	N	N

PLANNING APPLICATIONS

PLANNING APPLICATIONS RECEIVED FROM 07/08/2023 To 11/08/2023

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two-story, detached houses (5 no. 3-bedroom, and 2 no. 4-bedroom), 50 no. two-storey, semi-detached houses (2 no., 4-bedroom, 44 no. 3-bedroom and 4 no. 2-bedroom), 21 no. two-storey terraced houses (in 7 terraces each with 3 no. 2-bedroom houses) and 24 no. three-story (third floor in roof/dormer space), semi-detached houses (containing 4 bedrooms). The apartments are arranged as two-story (and part single-story) units with own-door access with 2 no. units, each containing 4 no. 2-bedroom apartments (2 no. 2-bed at ground floor level and 2 no. 2-bed at first floor level) and 2 no. terraced apartment units each containing 8 no. apartments (4 no., 2-bed at ground floor level and 4 no., 1-bed at first floor level). Bin/recycling stores and bicycle shelters are proposed for the apartments. The development also includes a single-story, childcare facility/creche containing pre-school and after-school facilities with associated, on-site parking, bicycle shelter, bins/recycling stores and amenity/play areas. Proposed vehicular access is proposed to be provided off the existing roundabouts (on the north-south link road between Collins Lane (R443) and the Educate Together School), one by the continuation of the existing road serving the Jehovah Witness Hall site, one by a new roadway from the central roundabout (through the neighbourhood centre zoned site). A new vehicular entrance serving the development is also proposed off the R443, Collin's Lane. An internal link road is proposed to The Hawthorns housing estate to the north of the site. Works include all new estate roads, boundary treatments, public open space serving the development including amenity/play areas, landscaping, pedestrian, cycle facilities and

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				landscaping along the R443. Works include waste and surface water services, the under-grounding of overhead power lines and ground-mounted transformers, related and ancillary services and all associated site-works. The application may also be viewed on-line on a website set up by the applicants at www.collinslanehousinglrd.com Collins Lane (R443) Ardan Tullamore R35 WK53				
23/60060	Tony Mills	R	09/08/2023	rear and side extensions and alterations to existing dwelling Ballyclare Ferbane Co Offaly R42F628		N	N	N
23/60061	Euram Air Leases Ireland Ltd.	P	10/08/2023	construction of a 1008m2 warehouse, together with parking, security fencing, lighting, signage, surface water attenuation system, connect to all services, and all ancillary site works Ferbane Business and Technology Park Ballycumber Road, Aghaboy Td., Ferbane, Co. Offaly		N	N	N

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23/60065	Matthew Farrelly Gemma Farrelly	P	11/08/2023	Partial demolition, reconstruction, extension to dwelling house, incorporating change of use from dwelling house to Community Coffee Shop, Meeting Room and all associated site works. This is a protected structure ref 35-019 and NIAH 14814022. Church View, Geashill Co. Offaly R35 PT98		Y	N	N
23/60066	Ulster Bank Ireland DAC	R	11/08/2023	Indefinite retention permission regarding the changes to the front façade of the premises. Permission to carry out changes to the front façade to include the removal of the ATM with temporary cover and night safe, replacing with stone to match existing. Permission for the removal of the blue shop front signs. Permission to carry out internal works for the removal of the ATM's in the stud wall, as well as the removal of loose furniture and the removal of Ulster Bank signage and merchandise on all floors High Street Tullamore Co. Offaly R35 R293		N	N	N

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23/60067	Dean and Lorraine Wynne	P	11/08/2023	construction of a 4 bedroom dwelling. The proposed dwelling will incorporate existing structures previously used as the Clara Town Reservoir. The application will also include a domestic garage, effluent treatment system, percolation area, new entrance and all associated minor site-works and drainage Raheen Clara Co. Offaly		N	N	N

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ex/23014	LIDL IRELAND GmbH	E	10/08/2023	17/392 FOR DEVELOPMENT AT THIS SITE MEASURING C. 1.33 HA. THE DEVELOPMENT WILL CONSIST OF THE DEMOLITION OF THE 5 NO. EXISTING COMMERCIAL BUILDINGS ON SITE (5,179 SQ M) AND THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT COMPRISING A SINGLE-LEVEL, DOUBLE HEIGHT LICENSED DISCOUNT FOODSTORE WITH ANCILLARY OFF-LICENCE AREA (2,575 SQ M GROSS FLOOR AREA) AND A NET SALES AREA OF 1,670 SQ M AND A SINGLE STOREY CRECHE (319 SQ M). THE DEVELOPMENT ALSO PROPOSES: A LINK ROAD TOWARDS THE WESTERN BOUNDARY OF THE SITE BETWEEN CHURCH ROAD AND TANYARD LANE, WHICH PROVIDES VEHICULAR ACCESS TO THE DEVELOPMENT; CAR-PARKING, CYCLE PARKING AND MOTORCYCLE PARKING SPACES; A SERVICE YARD; TROLLEY BAY; ILLUMINATED FREE STANDING AND BUILDING MOUNTED SIGNAGE; PLANT; HARD AND SOFT LANDSCAPING; BOUNDARY TREATMENTS; OUTDOOR PLAY AREA ASSOCIATED WITH THE CRECHE; PEDESTRIAN ACCESSES; AND ALL ASSOCIATED WORKS ABOVE AND BELOW GROUND CHURCH ROAD AND TANYARD LANE 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 07/08/2023 To 11/08/2023

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Total: 15

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

OFFALY COUNTY COUNCIL
PLANNING APPLICATIONS
PLANNING APPLICATIONS GRANTED FROM 07/08/2023 To 11/08/2023

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
23/187	BRIAN O'CARROLL	P	02/05/2023	A NEW DWELLING, SITE ENTRANCE, DRIVEWAY, SEPTIC TANK, PERCOLATION AREA AND ALL ASSOCIATED SITE WORKS BALLINTEMPLE CLOUGHJORDAN CO. OFFALY	08/08/2023	

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 07/08/2023 To 11/08/2023

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
23/318	ENDRIM CONSTRUCTION SERVICES LTD	P	11/08/2023	FOR (A) TWO WAREHOUSE/ STORAGE UNITS, ONE WITH A 2 STOREY ANNEX BUILDING COMPRISING OFFICES AND STAFF FACILITIES; (B) A SINGLE STOREY LINK BUILDING TO FORM A LOADING BAY TO SERVE BOTH NEW UNITS; (C) CAR PARKING, ACCESS AND FENCING AND ASSOCIATED WORKS FERBANE BUSINESS PARK, BALLYVLIN/AGHABOY FERBANE CO. OFFALY
23/60049	Vantage Towers Limited	P	11/08/2023	Erecting a 30m high telecommunications lattice structure together with antennas, dishes, access track and associated telecommunications equipment, all enclosed by security fencing Kiltubbrid Island, Kinnitty, Birr, 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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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
23/60050	Offaly Solar Energy AS Ltd.	P	11/08/2023	<p>The installation of a solar photovoltaic (PV) farm, including a Battery Energy Storage System (BESS) consisting of 48no. units and provision of a bridge crossing the Silver River, on 87.96Ha./217.37 acres of lands comprising 18no. agricultural fields on two separate land parcels within the townlands of Lumcloon and Falsk, Gallen Co. Offaly (E: 613500; N: 720000 – centre of site). The solar farm will consist of a series solar photovoltaic (PV) panels mounted on steel support structures to a height not greater than 3.00m. Development ancillary to the siting of solar PV panels includes 19no. transformers; pole-mounted CCTV cameras; underground cabling; deer fenceline measuring 2.00m high; a proposed 5.00m wide graded track between an existing site entrance and BESS; internal access tracks; widening of 2no. existing field entrances and all associated development. Two temporary compounds, measuring 5250sqm approx. in overall area, will be established during the construction phase of the solar farm. The planning permission will have a duration of 10-years, with a subsequent operational lifetime of 40- years, after which it will be decommissioned with all associated lands returned to their original use excluding the Silver River bridge crossing, which shall be retained. A Natura Impact Statement (NIS) has been prepared and submitted in support of this planning application.</p> <p>Lands within the townlands of Lumcloon and Falsk Gallen Co. Offaly</p>

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
23/60051	JOED Build SPV Limited	P	10/08/2023	for change of use from previously granted development (PL Ref: 081047) for residential apartments comprising nine one-bed apartments, three two-bed apartments, alterations to existing elevations, construction of apartments within existing carport, as well as all associated site works and services at Main Street, Banagher, County Offaly. Main Street Banagher Co. Offaly
23/60056	Patrick Muldoon	P	11/08/2023	(A) Planning Permission for the demolition of existing single storey house to facilitate access to the proposed development from the R400 (B) Planning Permission for 69 no. houses consisting of (i) Type A - 6 no. detached 3 bed single storey type houses (ii) Type B - 4 no. detached 3 bed single storey type houses (iii) Type C – 5 no. detached 2 bed single storey type houses (iv) Type D - 3 no. detached 3 bed dormer type houses (v) Type E- 20 no. semi-detached 3 bedroom two storey type houses (vi) Type F – 17 no. semi-detached 4 bedroom two storey type houses (vii) Type G – 3 no. semi-detached 3 bedroom two storey dual aspect type houses (viii) Type H – 7 no. semi-detached 2 bedroom two storey type houses (ix) Type J – 4 no. 1 bedroom maisonettes type houses (C) Planning permission for pedestrian access to the adjoining community playground and public car park and (D) Planning Permission for foul and surface water drainage works and all associated ancillary siteworks to facilitate this development. Edenderry Road Laurencetown, Rhode Co. Offaly R35 K068

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Total: 5

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

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 07/08/2023 To 11/08/2023

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
22/474	EMERALD ROAD LIMITED	R		11/08/2023	F	(1) A SUB-DIVIDED RETAIL UNIT AND RETENTION PERMISSION FOR CHANGE OF USE OF THE SUB-DIVIDED RETAIL UNIT TO USE AS AN OFFICE AND ANCILLARY WORKS (2) REVISIONS TO SITE BOUNDARIES. PREVIOUS PLANNING REFERENCES 17/454, BR1243 & BR1342 GLEBE STREET BIRR CO. OFFALY
23/124	BALLYBOY COMMUNITY DEVELOPMENT COMPANY LIMITED BY GUARANTEE	P		10/08/2023	F	THE DEMOLITION OF THE EXISTING DERELICT COMMUNITY HALL BUILDING AND CONSTRUCTION OF A NEW SINGLE STOREY COMMUNITY CENTRE COMPRISING OF A MAIN HALL AREA, SMALLER MEETING ROOM, KITCHEN, STORE ROOM, TOILETS AND OFFICE AND A PARTIAL LOWER GROUND/BASEMENT STORAGE AREA AND THE DEVELOPMENT WILL ALSO INCLUDE, A NEW SEPTIC TANK AND PERCOLATION AREA, NEW STORM WATER DRAINAGE AND ATTENUATION SWALE AND OUTFLOW TO THE SILVER RIVER, NEW ROAD ENTRANCE AND CAR PARKING WHICH INCORPORATES THE PARTIAL DEMOLITION AND RECONSTRUCTION OF EXISTING ROADSIDE STONE BOUNDARY WALL, NEW FOOTPATHS, BOUNDARY WALLS AND FENCES, STEPS, RAMPS AND PAVING AND GENERAL SITE LANDSCAPING AND ALL ASSOCIATED SITE DEVELOPMENT WORKS TO COMPLETE THE DEVELOPMENT. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE CURTILAGE OF A NATIONAL MONUMENT BALLYBOY CO. OFFALY

PLANNING APPLICATIONS

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23/213	HUGH TROY & MAIREAD MOLLOY	P		08/08/2023	F	A NEW DWELLING HOUSE, DOMESTIC GARAGE, NEW SITE ENTRANCE, TREATMENT SYSTEM AND PERCOLATION AREA AND ALL ASSOCIATED SITE WORKS OLDTOWN, ROSCORE, BLUEBALL TULLAMORE CO. OFFALY
23/222	RYAN CRAMPTON	P		09/08/2023	F	A BUNGALOW TYPE DWELLING WITH EFFLUENT TREATMENT SYSTEM & PERCOLATION AREA USING EXISTING VEHICULAR ENTRANCE AND ALL ASSOCIATED SITE WORKS TREASCON PORTARLINGTON CO. OFFALY
23/237	THOMAS MATHER	P		09/08/2023	F	THE ERECTION OF AN UNDERGROUND SLURRY STORE WITH ALL ASSOCIATED FACILITIES AND SITE WORKS KILNANTOGE HOUSE, KILNANTOGE UPPER, BRACKNAGH CO. OFFALY

Total: 5

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

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

FURTHER INFORMATION RECEIVED FROM 07/08/2023 To 11/08/2023

Received Date	File Number	Applicants Name	Application Received
08/08/2023	23/213	HUGH TROY & MAIREAD MOLLOY	17/05/2023
09/08/2023	23/222	RYAN CRAMPTON	22/05/2023
09/08/2023	23/237	THOMAS MATHER	29/05/2023
10/08/2023	23/124	BALLYBOY COMMUNITY DEVELOPMENT COMPANY LIMITED BY GUARANTEE	23/03/2023
11/08/2023	22/474	EMERALD ROAD LIMITED	12/09/2022

Total F.I. Received: 5

Application for Declaration under Section 5

Ref No	Name	Development Address	Date App, for Declaration Rec.
DEC 23/20	Highfield United FC	Highfield United Football Club, Burke's Hill, Birr, Co. Offaly	08/08/2023
DEC 23/22	Heart godtí Heart	Bogtown Cross, Cloneygowan, Co. Offaly	10/08/2023

DETAILS OF NIS

Planning Ref No	Date Application Received	Name	Development Address	NIS Received With Application Y/N	NIS Requested Under Section 177 on:	NIS Received Following Section 177 Request on:
23/353	04/08/2023	Electricity Supply Board	Former Powerstation, Cloniffeen, Shannonbridge, Co. Offaly	Y		

LRD Written Opinion Sent

Reference No	Name	Development Address	Proposed Works	Date Written Opinion Sent
LRD 2022 OCC 004	Collin's Lane Housing Development Ltd	D.E.Williams/South Texas, Tullamore, Co. Offaly	PP Apartments/Mixed Use Development	08/08/2023