

**OFFALY COUNTY COUNCIL
WEEKLY PLANNING
23/09/2024 to 29/09/2024**

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	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

OFFALY COUNTY COUNCIL
PLANNING APPLICATIONS
PLANNING APPLICATIONS GRANTED FROM 23/09/2024 To 29/09/2024

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;
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	M.O. DATE	M.O. NUMBER
24/101	STEPHEN AND MAUREEN WHITE	R	02/08/2024	(1) REAR SINGLE STOREY ADDITION AND ALTERATIONS TO EXISTING DWELLING HOUSE (2) RETENTION PERMISSION OF ADDITIONAL DOMESTIC GARAGE/FUEL STORE WHICH IS ATTACHED TO EXISTING GARAGE, PREVIOUSLY GRANTED PERMISSION UNDER PL2/78/689 AND ALL ANCILLARY SITE WORKS CURRAGHAVARNA AND PORTAVOLLA BANAGHER CO. OFFALY	25/09/2024	
24/60013	Brian Doyle	P	19/01/2024	Single Storey Dwelling House, lowering of the western wall, demolition of front boundary wall, creation of new entrance and all associated site works. Orchard Lane Townparks, Birr Co. Offaly	26/09/2024	

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24/60300	Ross McNamara	P	06/08/2024	(a) the demolition of an existing garage/utility to the side and conservatory to the rear of the existing dwelling (b) the renovation of the existing property with amendments to the existing external envelope (c) amendments to the existing roof including fabric upgrade and renewable technologies (d) a single storey extension to the rear of the existing property (e) a two-storey extension to the side of the existing property (f) a single story universally accessible lobby to the front of the existing dwelling, and (g) all required service connections, site boundary improvements and site works Arbutus Lodge Spollanstown Tullamore, Co. Offaly R35D560	27/09/2024	

Total: 3

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

PLANNING APPLICATIONS

PLANNING APPLICATIONS RECEIVED FROM 23/09/2024 To 29/09/2024

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24/133	RIGNEY FARMING LTD	P	23/09/2024	OVERGROUND STEEL CIRCULAR SLURRY STORE CLONLYON BELMONT OFFALY		N	N	N
24/134	EDWARD AND EDEL LARKIN	P	23/09/2024	ADDITION AND ALTERATIONS TO EXISTING DWELLING HOUSE AND ALL ANCILLARY SITE WORK LEABEG BALLYCUMBER CO. OFFALY		N	N	N
24/135	SJCR LIMITED	P	24/09/2024	(1) CHANGE OF USE FROM RESIDENTIAL DWELLING TO A 5 BEDROOM SHORT TERM TOURIST ACCOMMODATION BUILDING WITH COMMON AREA ANCILLARY FACILITIES BIKE STORE AND ONSITE CAR PARKING TO THE REAR AND (2) THE DEMOLITION OF A SINGLE STOREY EXTENTION TO THE REAR ADJUSTMENTS TO WINDOWS AND DOOR OPES ALL INTERNAL MODIFICATIONS ROOFLIGHTS SIGNAGE BOUNDRY UPGRADES INCLUDING ALL ASSOCIATED SITE WORKS MAIN STREET (RAGHRA) SHANNONBRIDGE CO. OFFALY R37H392		N	N	N

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24/136	EMILY LEAVY	R	24/09/2024	DOMESTIC GARAGE AND FUEL SHED, AS CONSTRUCTED AND ALL ASSOCIATED SITE SERVICES. MUINIAGH BALLYDUFF CO. OFFALY		N	N	N
24/137	THOMAS FLANAGAN & NEASA CURRAN	P	27/09/2024	DEMOLITION OF THE EXISTING SINGLE-STOREY REAR EXTENSION AND CONSTRUCTION OF A NEW SINGLE-STOREY REAR EXTENSION TO THE COTTAGE, A (PROTECTED STRUCTURE -NIAH REF: 14944012), PLUS ALL ASSOCIATED INTERNAL ALTERATIONS AND SITE DEVELOPMENT, INCLUDING UPGRADE OF THE EXISTING SEPTIC TANK SYSTEM WITH A SECONDARY TREATMENT SYSTEM AND NEW PERCOLATION AREA GORRAUN, CLOUGHJORDAN CO. OFFALY E53 DX20		Y	N	N
24/60364	Fidelma Casey	R	24/09/2024	three existing domestic sheds to the front and side of the existing dwelling house. Knock Daingean Co Offaly R35 KN72		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 2 3 / 0 9 / 2 0 2 4 T o 2 9 / 0 9 / 2 0 2 4

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24/60365	Dara Kirwan	P	24/09/2024	a new dwelling house, new site entrance, septic tank and percolation area and all associated site works Blackbull Taylor's Cross Banagher, Co. Offaly		N	N	N

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24/60366	B.P.I Investments Limited	P	23/09/2024	<p>The development will consist of: modifications to the Birr Primary Care Centre Ambulance Base granted under planning ref. 22/404 as follows;</p> <p>1) Adjustment to the position of the proposed ambulance base building upon the site, proposed between 3.4 - 4.2 metres closer to the rear of the site; 2) Addition of a 27.5m2 secure caged external compound to the rear of the ambulance base building, including a portion of perimeter screening wall; 3) Addition of a 2.4m high perimeter fence to the ambulance base portion of the development, for security and operational reasons, including vehicular and pedestrian access gates; 4) revision to the granted parking layout adjacent the ambulance base with the dedicated staff parking relocated to the rear, and the public accessible parking relocated to the front of the development maintaining the same number of parking spaces; 5) amendment to approved ambulance base elevations including fenestration patterns and addition of screening louvres to conceal a low roof plant area at the rear of building.</p> <p>Proposed Birr Primary Care Centre Development, Railway Road, Townparks, Birr, Co. Offaly</p>		N	N	N

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24/60367	Michael Boylan	R	24/09/2024	Retention permission for Storage shed with concrete base and inspection pit, Retention for Demolition of Shed and reconstruction of new shed in its place and all associated site works Upper Main Street Banagher, Co Offaly R42 X297		N	N	N
24/60368	Thomas Brady	R	25/09/2024	Retention of front entrance, garage, fuel shed, garden gazebo, all as constructed and site works and services Kilbeg, Walsh Island, Co. Offaly. R35W400		N	N	N
24/60369	Bridgestock Care Ltd	R	25/09/2024	to replace 3 pvc windows at basement level on the front facade and the rear staircase window with timber heritage windows and retain the temporary change of use from a house, which is a protected structure (Offaly County Council Development Plan 2021-2027 RPS 23-226 / NIAH Ref 14807030) to accommodation of protected persons which is ancillary to a Direct Provision Centre, for an additional three years 19 High Street Tullamore Co. Offaly R35 CY80		Y	N	N

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24/60370	Bridgestock Care Ltd	R	25/09/2024	to replace the pvc windows and door on the front facade with timber heritage windows and retain the temporary change of use from a house, which is a protected structure (Offaly County Council Development Plan 2021-2027 RPS 23-228 / NIAH Ref 14807032) to accommodation of protected persons which is ancillary to a Direct Provision centre for an additional three years Florence High Street Tullamore, Co. Offaly R35C796		Y	N	N
24/60371	Alan Moody	P	26/09/2024	1 single story dwelling comprising of 2 bedrooms, 1 bathroom, entry lobby/utility, open plan kitchen/living/dining room and covered 'car port' having a gross floor area of 105m2 and associated on-site wastewater treatment plant and percolation area and retention permission for mobile home and permission for temporary use of mobile home. Clongarret Clonbulloge Co. Offaly R45 FV04		N	N	N

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24/60372	Laura Grant	P	26/09/2024	Construction of a dwelling house, detached domestic garage, installation of septic tank with percolation area and all associated site works. Knockarley Clareen Birr, Co Offaly.		N	N	N
24/60373	Paul Kelly on behalf of Angela Kelly's Estate	R	27/09/2024	A: Retention of porch extension to front elevation of existing dwelling house, B: Retention of covered link/rear yard including storage shed & WC between rear of existing dwelling house & previously permitted Shed to rear of site and associated works No. 24, Twickenham, Ballycumber, Co. Offaly R35 W891		N	N	N

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24/60374	Michael Conway	P	28/09/2024	DEVELOPMENT CONSISTING OF ALTERATIONS TO ELEVATIONS OF EXISTING DWELLING INCLUDING ENERGY RETROFIT, CONSTRUCTION OF AN EXTENSION TO THE REAR OF THE EXISTING DWELLING AND NEW WASTEWATER TREATMENT SYSTEM WITH RAISED BED PERCOLATION AREA. PERMISSION IS ALSO SOUGHT FOR REVISION OF THE EXISTING SITE BOUNDARY, ALTERATIONS TO THE EXISTING FRONT BOUNDARY WALL, CONSTRUCT A SCREEN FENCE STRUCTURE TO THE SIDE OF NORTH GABLE OF HOUSE AND ALL ASSOCIATED SITE WORKS TO COMPLETE THE DEVELOPMENT. Muiniagh Tullamore Co Offaly R35 FD71		N	N	N
24/60375	Paul and Mary O'Brien	R	27/09/2024	retention of an existing domestic garage / shed to the front and side of the existing dwelling house Mountarmstrong Rahan Tullamore R35 HF58		N	N	N

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Total: 17

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

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/09/2024 To 29/09/2024

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60035	Tony Kilduff	P		25/09/2024	F	<p>a live/work development at Lakelands, Clonfinlough on approx 8.28 Hectares of land. This will consist of the refurbishment/provision of an access road and gateway from the public road. The retention/refurbishment of an existing (19th Century) single storey, stone built, farm cottage (area 73.8m2) to be repurposed as a communal kitchen and dining area and extended to provide a WC block on the north gable of the cottage. The provision of four new single storey dwellings, three of which are single bed live/work artist studio units. The fourth house will be a two bed house for the sole use of the owner/client. The Gross floor areas of new development will be 505.5m2</p> <p>The units are proposed to be stand alone and 'off grid.' Power for the units will be provided by a solar array laid out at ground level on the site. It is proposed that water will be provided from a well on site, and most of the surface water run- off will be attenuated and filtered for re-use as potable/non-potable water. The group of houses will be serviced in terms of foul water and waste requirements by a proposed septic tank system built and installed to specifications by specialists.</p> <p>Planting of trees and hedging will be installed to screen the development from the road and environs. An access road and hard and other soft landscaping will also form part of the development. A Natura Impact Statement (N.I.S.) has been prepared and accompanies this application</p> <p>'Lakelands' Clonfinlough Co. Offaly</p>

PLANNING APPLICATIONS

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60120	Beech Avenue Properties Limited	P		23/09/2024	F	the construction of 58 total no. residential units comprising of: (A) 2no. three-bedroom two-storey semi-detached (Type H); 1no. 2-bedroom bungalow (Type L2); 10no. 1&2-bedroom terraced bungalows in three blocks (Type L3/L4); 12no. two-bedroom two-storey terraced units in two blocks (Type M); and 4no. two-bedroom two-storey terraced units (Type N) (Total 29no. dwellings) at Macregol Páirc; (B) 8no. four-bedroom two-storey detached house (Type P); 1no. two-storey detached four-bedroom house (Type A2); 14no. two-storey four-bedroom semi-detached houses (Type Q); 4no. two-storey three-bedroom dual aspect semi-detached houses (Type R/R1); 2no. two-storey three-bedroom dual aspect semi-detached houses (Type R2/R3) (total 29no. dwellings) at Corr na Meala. (C) The construction of section of new distributor road, pathways and cycle track with access to developments listed above; (D) The provision of all groundworks, service connections, site drainage, internal paths, paving, parking, public lighting, public open space; and all associated site development works to complete the development Townparks & Seffin Birr Co. Offaly

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60222	M & A's Montessori Ltd	P		24/09/2024	F	Construction of two single storey extensions to the east of existing unit 28J to create additional area to existing pre-school child care facility and for associated site works including alterations to existing elevations, relocation of existing car parking and alterations/additional fencing to external play areas, ancillary site works and all works above and below ground Unit 28J Axis Business Park Tullamore, Co. Offaly R35R642
24/60236	FINTAN MAHER	P		24/09/2024	F	PROPOSED REAR EXTENSION TO THE EXISTING DERELICT COTTAGE, NEW DOMESTIC GARAGE, PROPOSED SEPTIC TANK WITH SECONDARY EFFULENT TRATEMENT SYSTEM, PERCOLATION SYSTEM AND ALL ASSOCIATED SITE WORKS THE COTTAGE SHANDERRY SHANDRA LANE, PORTARLINGTON, CO. OFFALY R32P0EE
24/60238	Niall Cockbill	P		24/09/2024	F	a proposed single storey dwelling house, garage, site entrance, secondary treatment system, soil polishing filter & percolation area and to include all associated site works Toberleheen, Tullamore, Co. Offaly

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60239	Kenneth Claffey	R		25/09/2024	F	Dwelling House, Domestic Garage, Septic Tank and Percolation, storage sheds, entrances and all ancillary works on the site Clonbonniff Belmont Co. Offaly R42 EK15
24/60284	NOREEN & PHILIP KENNEDY	P		26/09/2024	F	THE CONSTRUCTION OF A REPLACEMENT DWELLING, A NEW RESIDENTIAL ENTRANCE REPLACING AN EXISTING AGRICULTURAL ENTRANCE, GARAGE AND WASTEWATER TREATMENT SYSTEM, WITH ASSOCIATED SITE WORKS. THE DEVELOPMENT WILL INCLUDE THE DECOMMISSIONING OF THE EXISTING DWELLING AND SEPTIC TANK, WITH A CHANGE OF USE OF THE DWELLING TO AGRICULTURAL USE AND THE CLOSING OF THE EXISTING RESIDENTIAL ENTRANCE, UPON COMPLETION OF THE PROPOSED WORKS CLOONALISK CLOUGHJORDAN CO. OFFALY E53Y437

Total: 7

***** 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 23/09/2024 To 29/09/2024

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24/133	RIGNEY FARMING LTD	P	27/09/2024	OVERGROUND STEEL CIRCULAR SLURRY STORE CLONLYON BELMONT OFFALY
24/60361	Stephen Gee	P	23/09/2024	Change of use of existing catalogue retail store to retail warehouse, alterations to internal layout, and forming mezz floor void to front of mezz, closing existing floor voids. Alterations G.F.L. to remove back of house office areas and increase front of house retail area. Internal alterations to provide new lift and replacement staircase. External aircon units to rear elevation, replacement signage. All associated and ancillary works necessary to facilitate the development, at Unit D, Tullamore Retail Park, Cloncollog, Tullamore, Co. Offaly, R35 NH32 Unit D, Tullamore Retail Park Cloncollog, Tullamore, Co. Offaly R35 NH32

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
24/60366	B.P.I Investments Limited	P	26/09/2024	<p>The development will consist of: modifications to the Birr Primary Care Centre Ambulance Base granted under planning ref. 22/404 as follows;</p> <p>1) Adjustment to the position of the proposed ambulance base building upon the site, proposed between 3.4 - 4.2 metres closer to the rear of the site; 2) Addition of a 27.5m2 secure caged external compound to the rear of the ambulance base building, including a portion of perimeter screening wall; 3) Addition of a 2.4m high perimeter fence to the ambulance base portion of the development, for security and operational reasons, including vehicular and pedestrian access gates; 4) revision to the granted parking layout adjacent the ambulance base with the dedicated staff parking relocated to the rear, and the public accessible parking relocated to the front of the development maintaining the same number of parking spaces; 5) amendment to approved ambulance base elevations including fenestration patterns and addition of screening louvres to conceal a low roof plant area at the rear of building.</p> <p>Proposed Birr Primary Care Centre Development, Railway Road, Townparks, Birr, Co. Offaly</p>

Total: 3

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

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 F U S E D F R O M 2 3 / 0 9 / 2 0 2 4 T o 2 9 / 0 9 / 2 0 2 4

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24/60295	Jonathan O'Meara	R	02/08/2024	of an existing timber cabin unit (17.4 SqM) for use as a reception area for the existing permitted outdoor activities business (Pl. Ref: 17/157) and all associated site works Mid Ireland Adventure The Marina, Banagher, Co. Offaly R42 WY65	26/09/2024	

Total: 1

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

AN BORD PLEANÁLA

APPEALS NOTIFIED FROM 23/09/2024 To 29/09/2024

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
24/60248	Olive Heffernan 25 Ballin Ri Tullamore Co Offaly R35 FT62	R	26/08/2024	C	Retention of dwelling house with revised site layout, house previously granted under 17/258 and EX/22012 incorporating altered position of house on site and permission to complete dwelling house, and all associated site works. Clonminch Tullamore Co Offaly	24/09/2024

Total: 1***** END OF REPORT *****

OFFALY COUNTY COUNCIL
AN BORD PLEANÁLA

APPEAL DECISIONS NOTIFIED FROM 23/09/2024 To 29/09/2024

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
23/122	GARY MULLINS C/O RUAIRI WHELAN CONSULTING ENGINEERS CANAL ROAD PORTARLINGTON CO. LAOIS	R	16/05/2023	AN AGRICULTURAL BUILDING AND ANCILLARY ROADWAYS TO THE REAR OF EXISTING DWELLING AND ALL ASSOCIATED SITE WORKS SRANURE CLONEYGOWAN CO. OFFALY	25/09/2024	CONDITIONAL
23/88	DERMOT AND DECLAN O'ROURKE C/O ERIC NUGENT & ASSOCIATES 20 ST. FRANCIS TERRACE ATHLONE CO. WESTMEATH	P	31/10/2023	TWO NUMBER SEMI-DETACHED DWELLING HOUSES AND ALL ASSOCIATED SITE WORKS SITE NO. 26 CLUAIN NA SPIDEOGA CLOGHAN CO. OFFALY	25/09/2024	CONDITIONAL

Total: 2

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

Application for Declaration under Section 5

Ref No	Name	Development Address	Date App, for Declaration Rec.
DEC 24/99	GARY CULLEN & SONYA COREY	RATHMORE, EDENDERRY,R45EH51	24/09/2024