

**OFFALY COUNTY COUNCIL  
WEEKLY PLANNING  
20/01/2025 to 26/01/2025**

<b>GRANTED PLANNING APPLICATIONS (Includes Section 42 Applications)</b>	√
<b>RECEIVED PLANNING APPLICATIONS (Includes Section 42 Applications)</b>	√
<b>F.I. RECEIVED</b>	√
<b>INVALID APPLICATIONS</b>	√
<b>REFUSED APPLICATIONS</b>	n/a
<b>APPEALS NOTIFIED</b>	n/a
<b>APPEAL DECISIONS</b>	n/a
<b>SECTION 5</b>	√
<b>EIAR/EIS</b>	n/a
<b>NIS</b>	n/a
<b>PLANNING APPLICATIONS WHICH RELATE TO THE PROVISION OF, OR MODIFICATIONS TO, AN ESTABLISHMENT.</b>	n/a
<b>MATERIAL CONTRAVENTIONS OF DEVELOPMENT PLAN</b>	n/a
<b>LRD PRE PLAN REQUESTS</b>	n/a
<b>LRD OPINIONS</b>	n/a
<b>LRD APPLICATIONS</b>	n/a

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## PLANNING APPLICATIONS

## PLANNING APPLICATIONS RECEIVED FROM 20/01/2025 To 26/01/2025

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.
25/3	MICHAEL LYNAM	R	23/01/2025	CONSTRUCTED EXTENSION TO EXISTING DWELLING HOUSE COMPRISING TWO NUMBER KITCHENS, DINING ROOM, SITTING ROOM, HOTPRESS, BATHROOM AND PLANT ROOM AT GROUND FLOOR LEVEL AND HOME OFFICE AND ATTIC STORAGE WITH W.C AT FIRST FLOOR LEVEL. RETENTION PLANNING PERMISSION TO RETAIN AS CONSTRUCTED PORTAL FRAME SHED FOR USE ASSOCIATED WITH THE DWELLING HOUSE TO THE REAR OF EXISTING DWELLING HOUSE. PLANNING PERMISSION TO DEMOLISH EXISTING EXTENSION TO FRONT ELEVATION AT GROUND FLOOR LEVEL AND TO REPLACE WITH NEW FRONT ELEVATION BALLINCLOGHAN RAHAN CO.OFFALY		N	N	N
25/4	BALLYFORE GAA	P	23/01/2025	(A) 153 SQ/M EXTENSION TO THE SIDE OF THE EXISTING BUILDING FOR THE USE OF A MEETING ROOM/STORAGE AND TOILETS (B) INSTALLATION OF A NEW WASTE WATER TREATMENT SYSTEM (C) NEW VEHICULAR ENTRANCE AND ALL ASSOCIATED SITE DEVELOPMENT WORKS. RATHLUMBER EDENDERRY 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

## 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   20/01/2025   T o   26/01/2025

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25/5	LIAM JUDGE	R	23/01/2025	(B) AN 874 SQ/M COMMERCIAL SHEDS AS CONSTRUCTED AND (A) PERMISSION FOR CHANGE OF USE OF ONE NUMBER 351 SQ/M STORAGE SHED PREVIOUSLY GRANTED PLANNING UNDER PL REF: 06/17 TO A COMMERCIAL SHED FOR FABRICATION USE AND ALL ASSOCIATED SITE DEVELOPMENT WORKS BALLYCON MOUNTLUCAS CO.OFFALY		N	N	N
25/60012	John & Noeleen McDonald	R	20/01/2025	existing machine/tool shed & existing assembly workshop structures as constructed, for additional on-site car parking spaces, surface water drainage & attenuation and all associated site development works at McDonald International Limited Cappincur Industrial Estate Cappincur Tullamore, Co. Offaly R35AN88		N	N	N
25/60013	Cloghan Wind Farm Limited	R	20/01/2025	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		N	N	N
25/60014	Bord na Móna Energy Ltd	P	20/01/2025	the development of a recreational shared cycle and walkway located on Bord Na Móna lands within the townlands of Cloncruff or Bloomhill, Clonascra, Ballyduff, Clonadery, Doon		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 0 / 0 1 / 2 0 2 5   T o   2 6 / 0 1 / 2 0 2 5

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Demesne, Lackagh Beg, Lackagh More, Cormore and Corbeg, Corbane, Ballydaly, Kilcolgan Beg, Turraun, Leabeg, Leamore, Oughter, Derrymore, Bunakeeran, Lumcloon and Broughal in County Offaly.

The development proposes the following;

a) The delivery of a shared cycle and walkway on Bord na Móna lands. This will include the repurposing of 16,919 meters of existing former rail bed and 8,960 meters along existing bog headlands / former high fields.

b) The proposed shared cycle and walkway will connect into the existing Grand Canal Greenway, The Offaly Way, and the Lough Boora Discovery Park.

c) The construction of car and / or bicycle parking facilities at a number of gateway locations along the proposed route and the provision of EV Charging spaces at the Gateway locations. This will include;

i. 5 no. Type 2 Gateways (including 2 no. upgrades to existing parking and 3 no. proposed parking facilities)

ii. 6 no. Type 3 Gateways

iii. 1 no. Type 4 Gateways

iv. 2 no. Major Rest Points

v. 2 no. Minor Rest Points

d) Upgrade works to Brosna Bridge (Ref 15-100).

e) The construction of a new pedestrian and cycle bridge spanning the Grand Canal within the Turraun townland.

f) Upgrade works to 10 no. local access road crossings, and 8 no. agricultural crossings.

## 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 0 / 0 1 / 2 0 2 5   T o   2 6 / 0 1 / 2 0 2 5

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				<p>g) The erection of wayfinding and interpretative signage at Gateway locations along the route.</p> <p>h) The implementation of Sustainable Drainage Systems (SuDS) nature-based drainage proposals at the Gateway locations to cater for surface water drainage at car park locations.</p> <p>i) Fencing and screening will be erected where required for health and safety and biodiversity reasons which will include 14,909 meters of ecological screening.</p> <p>j) All other ancillary and associated site work.</p> <p>This Planning Application is accompanied by a Natura Impact Statement (NIS)</p> <p>Bord Na Móna lands within the townlands of Cloncruff or Bloomhill, Clonascra, Ballyduff, Clonaderg, Doon Demesne, Lackagh Beg, Lackagh More, Cormore and Corbeg, Corbane, Ballydaly, Kilcolgan Beg, Turraun, Leabeg, Leamore, Oughter, Derrymore, Bunakeeran, Lumcloon and Broughal in County Offaly.</p>				
25/60015	Ronan Lynch	P	21/01/2025	<p>PLANNING PERMISSION TO CONSTRUCT A 1.5 STOREY EXTENSION TO THE SIDE AND REAR OF EXISTING HOUSE, SINGLE STOREY EXTENSION TO SIDE OF EXISTING HOUSE, NEW ROOF OVER EXISTING HOUSE, WASTE WATER TREATMENT SYSTEM, STORM WATER SOAKAWAYS, AND ALL ASSOCIATED SITE WORKS.</p> <p>Ballyshane Cloghan, Birr Co. Offaly</p>		N	N	N

## PLANNING APPLICATIONS

## PLANNING APPLICATIONS RECEIVED FROM 20/01/2025 To 26/01/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
25/60016	Donal O'Brien & Danielle Dunican	P	22/01/2025	A. Restoration of the existing derelict farmhouse, including the demolition and reconstruction of the current utility room and pantry at the rear, and the construction of a new contemporary-style dormer extension on the east side of the farmhouse. B. Conversion of an existing disused shed into a home office, WC, and storage area for domestic use. C. Installation of a new sewage treatment plant and percolation area to manage waste from the main house and home office. D. Upgrade of the existing vehicular entrance from agricultural to residential, including the addition of new gravel, stone piers, and entrance gates. E. Site landscaping and all associated site works MUNIAGH, TULLAMORE, CO. OFFALY,		N	N	N
25/60017	John Flanagan Developments Ltd	P	23/01/2025	The proposed minor amendments include moving the foul sewer pump station to the east by 10m of its current location, relocation of paladin steel mesh fence boundary and extend the site boundary red line area around the new foul sewer pump station location Land at Tyrell's Road, Ardan/Puttaghan, Tullamore, Co Offaly R35YF24		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   20/01/2025   T o   26/01/2025

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25/60018	Blue Pine Solar 01 Ltd.	P	23/01/2025	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		N	N	N

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

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25/60019	Padraic and Carla Kinnarney	P	24/01/2025	a change of design of the dwelling house from that previously granted under planning file reference number 21784 and all associated site works Killurin Tullamore Co. Offaly		N	N	N

**Total: 11**

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



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**PLANNING APPLICATIONS**  
**PLANNING APPLICATIONS GRANTED FROM 20/01/2025 To 26/01/2025**

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<b>FILE NUMBER</b>	<b>APPLICANTS NAME</b>	<b>APP. TYPE</b>	<b>DATE RECEIVED</b>	<b>DEVELOPMENT DESCRIPTION AND LOCATION</b>	<b>M.O. DATE</b>	<b>M.O. NUMBER</b>
23/60240	The Board of Management Scoil Muire Bainríoghan	P	19/12/2023	a single storey extension and alterations to existing school, installation of a new wastewater treatment system and polishing filter, provision for a set-down and parking area and including all associated site works Scoil Muire Bainríoghan Dunkerrin, Birr Co. Offaly E53ED76	23/01/2025	

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24/58	MARTIN DOOLEY	P	07/05/2024	DEMOLISHING EXISTING DILAPIDATED HOUSE AND FOR THE PROVISION OF 4 NO RESIDENTIAL UNITS COMPRISING 1 NO STUDIO APARTMENT AND 3 NO. MAISONETTE APARTMENTS (3 NO. 1 BED) MEASURING 232.6 SQ M. THE DEVELOPMENT ALSO PROPOSES CYCLE PARKING; HARD AND SOFT LANDSCAPING; BALCONIES; SOLAR PANELS; BOUNDARY TREATMENTS; BIN STORAGE; CONNECTION TO THE EXISTING PUBLIC FOUL SEWER: CONNECTION TO THE EXISTING WATER MAINS SERVICES ON SITE AND ALL ASSOCIATED SITE WORKS. RETENTION PERMISSION IS SOUGHT FOR THE PIECEMEAL DEMOLITION CARRIED OUT TO DATE TO ENSURE THE SAFETY OF ADJOINING RESIDENTS AND BUSINESSES CHAPEL LANE, FERBANE CO. OFFALY R42 P447	23/01/2025	

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/116	CLAIRE O'LOUGHLIN	P	22/08/2024	CONSTRUCTION OF A NEW DORMER BUNGALOW DWELLING HOUSE, NEW VEHICULAR ENTRANCE, NEW DRIVEWAY, WASTE WATER TREATMENT SYSTEM, STORM WATER SOAKAWAYS AND ALL ASSOCIATED SITE WORKS BALLAGHADERRY MOUNTBOLUS KILCORMAC CO. OFFALY	23/01/2025	
24/143	BRIAN O'BRIEN	P	04/10/2024	CONSTRUCTION OF NEW DWELLING HOUSE, DOMESTIC GARAGE/FUEL SHED, INSTALL EFFLUENT TREATMENT UNIT WITH PERCOLATION AREA AND ALL ANCILLARY SITE WORKS GARRYSALLAGH GLEBE, RATH BIRR CO. OFFALY	24/01/2025	

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<b>FILE NUMBER</b>	<b>APPLICANTS NAME</b>	<b>APP. TYPE</b>	<b>DATE RECEIVED</b>	<b>DEVELOPMENT DESCRIPTION AND LOCATION</b>	<b>M.O. DATE</b>	<b>M.O. NUMBER</b>
24/168	AMBROSE & ANNE-MARIE O BRIEN	P	21/11/2024	(A) NEW SINGLE STOREY EXTENSION TO REAR AND SIDE OF EXISTING DWELLING (B) INSTALLATION OF A NEW WASTE WATER TREATMENT SYSTEM (C) NEW VEHICULAR ENTRANCE AND ALL ASSOCIATED SITE DEVELOPMENT WORKS AGHAMEELICK CLONBULLOGUE CO.OFFALY	21/01/2025	
24/60354	Lorraine Sheridan	P	12/09/2024	Extension to house forming two additional bedrooms, kitchen living room, bathroom, utility room. En suite, construction of domestic garage already approved under file reference PL2/23/81 in new location on site and all associated site works. Tinnycross Tullamore Co Offaly R35V573	21/01/2025	
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.	21/01/2025	

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24/60416	Sara Milne	P	21/10/2024	a new dwelling house, new site entrance, domestic garage, treatment system and percolation area and all associated site works Clonkelly Crinkill Birr, Co. Offaly	24/01/2025	

**Total: 8**

**\*\*\* 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 20/01/2025 To 26/01/2025**

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<b>FILE NUMBER</b>	<b>APPLICANTS NAME</b>	<b>APP. TYPE</b>	<b>DATE INVALID</b>	<b>DEVELOPMENT DESCRIPTION AND LOCATION</b>
24/60462	Eugene Dunne	R	21/01/2025	(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
25/60011	Anca Stan	P	20/01/2025	construction of a two-storey, five bedroom dwelling, new dual entrance gate, boundary wall, and all associated site works Cloneygowan Geashill Co. Offaly R35 VA00

**Total: 2**

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

## PLANNING APPLICATIONS

## FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 20/01/2025 To 26/01/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/155	EMMA COFFEY	P		23/01/2025	F	CONSTRUCTION OF A DWELLING AND A DOMESTIC GARAGE AND WASTE WATER TREATMENT SYSTEM AND A VEHICULAR ENTRANCE AND ALL ASSOCIATED SITE WORKS LUMVILLE EDENDERRY CO. OFFALY
24/60413	Keith Baggott & Tara Maxwell	P		20/01/2025	F	Construction of a two-storey dwelling, single storey garage, wastewater treatment system, percolation area, new entrance, driveway and all associated site development works Ballynacard Fivealley Birr, Co.Offaly
24/60430	KARE	R		20/01/2025	F	(a) the change of use from Medical Centre as approved under Planning Reg Reference 04/1801 to Day Services and (b) permission for internal material alterations to ground floor KARE, Unit 1, Carrick Court St. Conleth's Road, Edenderry Co. Offaly R45 CX96
24/60431	Matthew Kirwan and Amy Drea	P		22/01/2025	F	A NEW DWELLING HOUSE, DOMESTIC GARAGE, WASTEWATER TREATMENT SYSTEM, DRIVEWAY AND ENTRANCE AND ALL ASSOCIATED SITE WORKS Lissanisky Clara 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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**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 20/01/2025 To 26/01/2025**

<b>Received Date</b>	<b>File Number</b>	<b>Applicants Name</b>	<b>Application Received</b>
20/01/2025	24/60413	Keith Baggott &Tara Maxwell	18/10/2024
20/01/2025	24/60430	KARE	31/10/2024
22/01/2025	24/60431	Matthew Kirwan and Amy Drea	01/11/2024
23/01/2025	24/155	EMMA COFFEY	23/10/2024

**Total F.I. Received: 4**

## Application for Declaration under Section 5

<b>Ref No</b>	<b>Name</b>	<b>Development Address</b>	<b>Date App, for Declaration Rec.</b>
DEC 25/5	Roger Commins	97 St. Cormac's Park, Kilcormac, Co. Offaly	20/01/2025
DEC 25/6	Didean	120 Ballin Rí, Tullamore, Co. Offaly	21/01/2025
DEC 25/7	Didean	14 Grand Canal Court, Tullamore, Co. Offaly	21/01/2025
DEC 25/8	Brian O'Carroll	Ely House, Shannonbridge, Co. Offaly, R42 PD76	23/01/2025
DEC 25/9	Patrick & Annette Egan	Clonlyon Glebe, Belmont, Co. Offaly, R42 R298	22/01/2025
DEC 25/10	Michael Hogan	Emmel West, Cloughjordan, Roscrea, Co. Tipperary, E53 VE44	23/01/2025