

**OFFALY COUNTY COUNCIL
WEEKLY PLANNING
06/11/2023 to 12/11/2023**

GRANTED PLANNING APPLICATIONS (Includes Section 42 Applications)	√
RECEIVED PLANNING APPLICATIONS (Includes Section 42 Applications)	√
F.I. RECEIVED	√
INVALID APPLICATIONS	n/a
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

PLANNING APPLICATIONS

PLANNING APPLICATIONS RECEIVED FROM 06/11/2023 To 12/11/2023

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.
23/413	ROTHERIES LIMITED	P	08/11/2023	A TEN- YEAR LIFECYCLE FOR CONSTRUCTION OF A NEW SITE ENTRANCE AND ACCESS TRACK TO SERVE THE ALREADY CONSENTED DEVELOPMENT REFS; PL2/16/246 & 19/194 CLONIN 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 0 6 / 1 1 / 2 0 2 3 T o 1 2 / 1 1 / 2 0 2 3

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23/414	SHANNONBRIDGE ACTION GROUP CLG	P	08/11/2023	(1) THE DEMOLITION OF AN EXISTING SINGLE-STOREY EXTENSION TO A FORMER SCHOOL HOUSE AND PROTECTED STRUCTURE (RPS REF: 19-01); (2) THE REFURBISHMENT OF AND MINOR ALTERATIONS TO THE PROTECTED STRUCTURE FOR COMMUNITY USE; (3) THE CONSTRUCTION OF A NEW SINGLE-STOREY EXTENSION TO THE PROTECTED STRUCTURE ALSO FOR COMMUNITY USE, TO INCLUDE OFFICE SPACE AND CAFE; (4) THE CONSTRUCTION OF A NEW, PART SINGLESTOREY AND PART TWO-STOREY, STAND-ALONE BUILDING FOR USE AS A TOURIST HOSTEL WITH DINING AND ANCILLARY FACILITIES. EXTERNAL WORKS WILL CONSIST OF (5) PUBLIC ROAD IMPROVEMENTS COMPRISING WIDENING AND RESURFACING OF EXISTING FOOTWAY AND CARRIAGEWAY, REALIGNMENT OF THE R357 CLOGHAN ROAD FOR APPROXIMATELY 88M BETWEEN RAGHRA PARK & THE R444 TO FACILITATE OFF-SITE CAR PARKING; (6) THE PROVISION OF A NEW VEHICULAR ENTRANCE TO THE SITE FROM R357 CLOGHAN ROAD; (7) THE CREATION OF A PUBLIC REALM TO THE FRONT OF THE PROTECTED STRUCTURE AS WELL AS OTHER HARD AND SOFT LANDSCAPING THROUGHOUT THE SITE INCLUDING ASSOCIATED RETAINING STRUCTURES; (8) THE PROVISION OF NEW BOUNDARY TREATMENTS TO THE PERIMETER OF THE SITE, AND; (9) ALL ASSOCIATED SITE WORKS REQUIRED TO FACILITATE THE DEVELOPMENT THE FORMER OLIVER PLUNKETT NATIONAL SCHOOL SITE, SHANNONBRIDGE, RAGHRA CO. OFFALY N37 E6HO	Y	N	N
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23/60170	Braemar Construction Limited	R	07/11/2023	for development at Patrick Street, Portarlinton, Co. Offaly. R32 AE83. (The development is in the curtilage of RPS No. 46-05.) The development will consist of permission to retain sub division of existing dwelling house to one 3 bedroom & one 4 bedroom house, alterations to elevations, new boundaries and associated site works. Patrick Street, Portarlinton, Co. Offaly. R32 AE83		Y	N	N
23/60171	Clara Town Football Club	P	08/11/2023	to install a 65 x 35 meter astro turf pitch and 700 meter long walking track. The application will also include a 2.4 meter 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		N	N	N

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23/60172	Patrycja Makowska	P	08/11/2023	Construction of an extension to existing dwelling. It is intended to convert the existing attic space into an extra bedroom. The application will also include minor elevational changes and all associated site-works and drainage. 31 Colliers Brook Tullamore Co. Offaly R35C3X2		N	N	N

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23/60173	Seven Churches Whiskey Ltd	R	08/11/2023	<p>Planning permission and retention permission for the existing public house to include: 1. The retention of a 35sq.m extension to the existing basement storeroom and plant room on the lower ground floor, previous planning reference P22/302.</p> <p>2. The change of use of 52sq.m of the existing basement storeroom and plant room, previous planning reference P22/302, adapting it as a whiskey tasting experience visitor area to include tasting, exhibition, and merchandise area (including the sale of whiskey for consumption off the premises) ancillary staff and storage facilities.</p> <p>3. The retention of 97sq.m extension to the ground floor, previous planning reference P22/302 comprising Bar and Restaurant. 4. The retention of an enclosed outdoor seating area of 75sq.m; an enclosed partially covered storage area of 23sq.m; an enclosed bin storage area of 7.5sq.m; an access ramp 44sq.m; a yard 32sq.m; and covered pedestrian access/egress from the main street of 49sq.m on the existing eastern elevation, together with all associated and ancillary works.</p> <p>A Natura Impact Statement (NIS) and Flood Risk Assessment (FRA) have been prepared and will be submitted to the authority with this application.</p> <p>Killeen' Village Tavern Main Street Shannonbridge N37 K7T8</p>		N	N	N

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23/60174	Declan Murray & Kate Cosgrave	P	08/11/2023	new dwelling house and garage,new entrance, septic tank and percolation area and all associated site works Goldengrove, Roscrea, Co. Offaly		N	N	N
23/60175	John Leogue	R	09/11/2023	the extension to the side or East of the existing house and all associated site development works Curragh Geashill Co. Offaly R35 EV24		N	N	N
23/60176	Ken O'Shea & Lorraine Ryan	P	09/11/2023	alterations to previously approved planning permission reference 21-741. The alterations consist of the following; revised dwelling design Clonfinlough Co. Offaly Co. Offaly		N	N	N
23/60177	David Maher	O	10/11/2023	the construction of a single storey house and all associated site works Dublin Road Edenderry Co. Offaly R45 WP48		N	N	N

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23/60178	Eircom Limited	P	10/11/2023	the installation of a 21 metres lattice telecommunications support structure carrying antennas, dish, remote radio units (RRU's), GPS, together with ground-based equipment, fencing, access gate, cabinets, concrete plinth and all associated site development works for wireless data and broadband services Eir ADH Spollanstown Industrial Estate, Spollanstown, Tullamore, Co. Offaly R35 KP89		N	N	N
23/60179	Ciaran Kelly & Aine Hickey	P	10/11/2023	a new dwelling house, domestic garage, new site entrance, septic tank and percolation area and all associated site works Faheeran Tubber Moate, Co. Offaly		N	N	N
23/60180	Padraigh Egan	P	10/11/2023	construction of dwelling house, along with domestic garage, new treatment system with percolation area and all ancillary site development works Tumbeagh, Ballynahown Co Offaly		N	N	N

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23/60182	Paula & Malachy O'Connor	R	10/11/2023	extension to house, as constructed and all associated site works 3 Millbrook Grove, Killeigh, Co. Offaly R35D773		N	N	N

Total: 14

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

OFFALY COUNTY COUNCIL
PLANNING APPLICATIONS
PLANNING APPLICATIONS GRANTED FROM 06/11/2023 To 12/11/2023

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
22/490	OXIGEN ENVIRONMENTAL UNLIMITED COMPANY	P	21/09/2022	THE DEVELOPMENT WILL CONSIST OF THE DEMOLITION OF EXISTING AGRICULTURAL SHEDS AND STRUCTURES ON-SITE AND THE CONSTRUCTION AND OPERATION OF A MATERIALS RECOVERY FACILITY FOR THE ACCEPTANCE AND PROCESSING OF UP TO 90,000 TONNES PER ANNUM OF HOUSEHOLD, COMMERCIAL AND INDUSTRIAL (C&I), AND CONSTRUCTION AND DEMOLITION (C&D) WASTE. ELEMENTS OF THE PROPOSED DEVELOPMENT INCLUDE THE FOLLOWING. (1) THE DEMOLITION OF ALL EXISTING SITE AGRICULTURAL SHEDS AND STRUCTURES ON-SITE (WHICH COVER AN AREA OF 1,417 M2). (2) THE CONSTRUCTION AND OPERATION OF A MATERIALS RECOVERY FACILITY, COMPRISING: (A) A SITE ENTRANCE, (B) A WEIGHBRIDGE, (C)TRUCKING SET DOWN AND PARKING AREAS, (D) STAFF PARKING, COMPRISING 24 PARKING SPACES INCLUDING DISABLED PARKING AND EV CHARGING, (E) A CONCRETE YARD AREA, (F) A FUEL STORAGE AREA, (G) EXTERNAL WASTE STORAGE BAYS, (H) SKIP / BIN STORAGE AREAS, (I) A PERIMETER BOUNDARY WALL (4 M IN HEIGHT) AND PERIMETER FENCING (2.1 M IN HEIGHT), (J) A STORMWATER DRAINAGE AND ATTENUATION SYSTEM, (K) AN	07/11/2023	

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ADMINISTRATION TWO-STOREY BUILDING (WITH AN OVERALL FLOOR AREA OF C. 396M2 AND C.7.35M IN HEIGHT), (L) A SINGLE STOREY MATERIALS RECOVERY FACILITY (WITH AN OVERALL FLOOR AREA OF C. 2,850M2 TO A MAXIMUM HEIGHT OF C.13M), (M) A TRUCK LOADING BAY, (N) AN ON-SITE WASTEWATER TREATMENT SYSTEM, ASSOCIATED PERCOLATION AREA AND ANCILLARY SERVICES, (O) AN ON-SITE ESB SUB-STATION AND ADJOINING ELECTRICAL ROOM (WITH A COMBINED FLOOR AREA OF 61 M2 AND 2.175 M IN HEIGHT), (P) SOLAR PANELS (COVERING A TOTAL AREA OF 737 M2) MOUNTED ATOP THE PROPOSED ADMINISTRATION AND MATERIALS RECOVERY FACILITY BUILDINGS. THE APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIAR) AND NATURA IMPACT STATEMENT (NIS). THE PROPOSED DEVELOPMENT WILL ACCEPT UP TO 50,000 TONNES OF WASTE PER ANNUM AND OPERATE UNDER A WASTE FACILITY PERMIT FROM OFFALY COUNTY COUNCIL DURING PHASE 1 OF OPERATIONS. THE PROPOSED DEVELOPMENT WILL ACCEPT UP TO 90,000 TONNES OF WASTE PER ANNUM AND OPERATE UNDER AN INDUSTRIAL EMISSIONS LICENCE FROM THE ENVIRONMENTAL PROTECTION AGENCY DURING PHASE 2 OF OPERATIONS
DERRYARKIN

OFFALY COUNTY COUNCIL
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OFFALY COUNTY COUNCIL
PLANNING APPLICATIONS

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23/56	LEAMORE CONSTRUCTION LIMITED	P	17/02/2023	<p>THE CONSTRUCTION OF (A) 25 NO. DWELLINGS COMPRISING OF 2 NO. 2-BEDROOM SEMI-DETACHED SINGLE STOREY DWELLINGS (TYPE A), 3 NO. 2-BEDROOM TERRACED SINGLE STOREY DWELLINGS (TYPE A1), 10 NO. 3-BEDROOM SEMI-DETACHED TWO STOREY DWELLINGS (TYPE B), 2 NO. 4-BEDROOM DETACHED TWO STOREY DWELLINGS (TYPE C), 2 NO. 2-BEDROOM DETACHED TWO STOREY DWELLINGS (TYPE D), 6 NO. 3-BEDROOM TERRACED TWO STOREY DWELLINGS (TYPE E). (B) THE PROVISION OF A NEW SITE ENTRANCE ONTO THE R436 KILBEGGAN ROAD, INTERNAL ROADS, PAVING, PATHWAYS, PARKING, AMENITY SPACE, STREET LIGHTING, BOUNDARY TREATMENTS, LANDSCAPING, CONNECTION TO EXISTING PUBLIC SERVICES, NEW FOUL SEWER PUMPING STATION, RISING MAIN CONNECTION ONTO THE KILBEGGAN ROAD, SURFACE WATER DRAINAGE & OUTFLOW TO A SURFACE WATER ATTENUATION SWALE, ANCILLARY SERVICES AND ALL ASSOCIATED SITE DEVELOPMENT WORKS TO COMPLETE THE DEVELOPMENT</p> <p>KILCOURSEY CLARA CO. OFFALY</p>	08/11/2023	
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23/282	FINBAR COYNE	P	14/06/2023	TO CONSTRUCT A FIVE BAY SLATTED SHED WHICH WILL CONSIST OF SLATTED AREA WITH SLURRY HOLDING TANK UNDERNEATH, FEEDING PASSAGE AND ALL ASSOCIATED SITE WORKS CORBETSTOWN CASTLEJORDAN RHODE, CO. OFFALY	09/11/2023	
23/293	JOHN CUNNINGHAM	P	20/06/2023	CONSTRUCTION OF (I) LOOSE SHED EXTENSION (II) STORAGE SHED EXTENSION AND ALL ASSOCIATED SITE WORKS. RETENTION OF STORAGE SHED IS ALSO REQUIRED AGHAMEELICK CLONBULLOGE CO. OFFALY	09/11/2023	
23/331	MANGANS FILLING STATION (EDENDERRY) LTD	P	12/07/2023	(I) CHANGE OF USE FROM A COMMERCIAL USE OF THE FIRST FLOOR AT THE EXISTING EDEN PHISIO THERAPY AND ACCUPUNCTURE BUILDING TO A RESIDENTIAL USE, AND (II) ALL ASSOCIATED SITE AND DEVELOPMENT WORKS DUBLIN ROAD, EDENDERRY CO. OFFALY R45 FW68	07/11/2023	

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23/60036	JOHN ARMITAGE	P	27/07/2023	THE CONSTRUCTION OF A CALF SHED, INCLUDING ALL ASSOCIATED SITE WORKS TOWRA CLOUGHJORDAN CO. OFFALY E53K379	07/11/2023	
23/60102	Peter Bradley Foundation	P	06/09/2023	construction of a new dormer roof extension to the side of an existing dwelling and all associated site works Knockowen House Knockowen Road Tullamore, Co.Offaly R35 YP68	10/11/2023	
23/60115	Ian Galloway & Ciara Comerford	P	19/09/2023	Extension to existing dwelling and all associated site works. Dunhill Clara Road Tullamore R35RW68	10/11/2023	

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

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23/60112	Dominic & Elizabeth Fleming	P	13/09/2023	1. Construction of first floor extension to existing domestic garage, 2. Change of use of single storey domestic garage to residential unit Castle View Kilcoursey Clara, Co. Offaly R35 TN29	07/11/2023	

Total: 1

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

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 06/11/2023 To 12/11/2023

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
23/110	DARREN SHERIDAN AND ROSIE KANE	P		07/11/2023	F	(A) ALTERATIONS AND EXTENSION TO EXISTING DWELLING HOUSE (B) INSTALLATION OF NEW SEPTIC TANK/ETS, PERCOLATION AREA (C) CONSTRUCTION OF DOMESTIC SHED/STORE AND ASSOCIATED SITE WORKS CLONMORE BALLINAGAR CO. OFFALY
23/168	TONY KILDUFF	P		06/11/2023	F	A RESIDENTIAL/WORK DEVELOPMENT ON APPROX 8.28 HECTARES OF AGRICULTURAL LAND. THIS WILL CONSIST OF THE REFURBISHMENT/PROVISION OF AN ACCESS GATEWAY FROM THE PUBLIC ROAD AND ACCESS ROAD. THE RETENTION AND 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 AND GROUPED AROUND THE EXISTING COTTAGE. 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 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 WITH A PLANT ROOM AND BASEMENT BATTERY STORAGE AREA. 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 AS REQUIRED. THE GROUP OF HOUSES WILL BE

PLANNING APPLICATIONS

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					SERVICED IN TERMS OF FOUL WATER AND WASTE REQUIREMENTS BY A SEPTIC TANK SYSTEM BUILT AND INSTALLED TO SPECIFICATIONS BY SPECIALISTS, INCLUSIVE OF ANCILLARY WORKS RELATED DIRECTLY TO THE DEVELOPMENT. PLANTING OF TREES AND HEDGING WILL BE INSTALLED TO SCREEN THE DEVELOPMENT FROM THE ROAD AND ENVIRONS. GENERAL HARD AND SOFT LANDSCAPING WILL ALSO FORM PART OF THE DEVELOPMENT LAKEFIELDS CLONFINLOUGH CO. OFFALY
23/289	WILLIAM CRAMPTON	P		06/11/2023	F TO RENOVATE AND EXTEND EXISTING DWELLING HOUSE AND DOMESTIC SHED TOGETHER WITH ALL ANCILLARY WORKS CLONMEL CLONBULLOGUE CO. OFFALY
23/60045	Daryl Cullen	P		08/11/2023	F for Single Storey Rear Extension & Front Porch Extension and all associated site works. Retention Planning Permission for Rear Ground Floor Slab Clonsast Upper Bracknagh Co. Offaly

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23/60058	Bernadette Foy Thomas Brady	P		08/11/2023	F	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

Total: 5

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

OFFALY COUNTY COUNCIL
PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED FROM 06/11/2023 To 12/11/2023

Received Date	File Number	Applicants Name	Application Received
06/11/2023	23/168	TONY KILDUFF	14/04/2023
06/11/2023	23/289	WILLIAM CRAMPTON	19/06/2023
07/11/2023	23/110	DARREN SHERIDAN AND ROSIE KANE	15/03/2023
08/11/2023	23/60045	Daryl Cullen	02/08/2023
08/11/2023	23/60058	Bernadette Foy Thomas Brady	09/08/2023

Total F.I. Received: 5

A N B O R D P L E A N Á L A
APPEALS NOTIFIED FROM 06/11/2023 To 12/11/2023

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
23/100	JUSTIN AND GERARD HEFFERNAN C/O MURRAY ARCHITECTURAL SERVICES PALLAS PARK, BLUEBALL TULLAMORE, CO. OFFALY	P	18/10/2023	C	CONSTRUCTION OF 2 NO. TWO STOREY DETACHED HOUSES, ACCESS ROAD, FOOTPATHS AND ALL ASSOCIATED SITE WORKS AND SERVICES MILLBROOK KILLEIGH CO. OFFALY	09/11/2023

Total: 1

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

**OFFALY COUNTY COUNCIL
AN BORD PLEANÁLA****APPEAL DECISIONS NOTIFIED FROM 06/11/2023 To 12/11/2023**

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
22/297	ANN-MARIE HEAGNEY C/O BILL MCEVOY BALLYDALY TULLAMORE CO. OFFALY	P	28/09/2022	NEW DWELLING HOUSE, GARAGE, EFFLUENT TREATMENT SYSTEM, PERCOLATION AREA, ENTRANCE, AND ALL ANCILLARY SITE WORKS BALLYNAMONA DURROW CO. OFFALY	07/11/2023	REFUSED

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

Application for Declaration under Section 5

Ref No	Name	Development Address	Date App, for Declaration Rec.
DEC 23/52	Finnian Mannion	Connaught Street, Birr, Co. Offaly	06/11/2023
DEC 23/53	Gordon Clarke	7 Ely Place, Crinkle, Birr, Co. Offaly	08/11/2023
DEC 23/54	Gillian Moran	Killina, Rahan, Tullamore, Co. Offaly	08/11/2023
DEC 23/55	Columb Kane	Little Ponderosa, Clara, Co. Offaly	09/11/2023