

**OFFALY COUNTY COUNCIL
WEEKLY PLANNING
27/11/2023 to 03/12/2023**

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

PLANNING APPLICATIONS

PLANNING APPLICATIONS RECEIVED FROM 27/11/2023 To 03/12/2023

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 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	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
23/424	EMMET LYNCH	P	28/11/2023	THE PARTIAL DEMOLITION TO THE REAR OF EXISTING 2 STOREY BUILDING, CONSTRUCTION OF NEW TWO STOREY EXTENSION TO THE REAR AND 2 NO DORMER WINDOW TO THE REVISED FRONT ELEVATION, RESET FLOOR LEVELS TO ALLOW FOR USE AS SHORT STAY ACCOMMODATION CONSISTING OF 3 FAMILY ROOMS AT FIRST FLOOR LEVEL AND COMMUNAL AND ADMINISTRATION SPACE TO GROUND FLOOR AND COMMUNAL YARD AREA TO REAR SERVING AS AN EXTENSION TO THE CONVERTED PREMISES HUGH LYNCH'S BAR, NO 3 KILBRIDE ST, TULLAMORE CO. OFFALY R35 XR81		N	N	N
23/60206	OLIVIA AND BARRY WALLACE	P	28/11/2023	CONSTRUCTION OF A NEW DWELLING WITH A NEW GARAGE, A NEW ENTRANCE, A NEW SEPTIC TANK AND PERCOLATION AREA AND A NEW WELL AND ALL ASSOCIATED SITE WORKS BALLYSTANLY ROSCREA 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 2 7 / 1 1 / 2 0 2 3 T o 0 3 / 1 2 / 2 0 2 3

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23/60207	Vincent Nolan	P	29/11/2023	Construction of a dwelling house, detached domestic garage, new site entrance, installation of septic tank with percolation area and all associated site works Coolderry Birr Co Offaly.		N	N	N
23/60208	John Cleary	P	29/11/2023	Carry out Variations of the front facade of dwellinghouse 1 Portavolla, Banagher. Birr. Co. Offaly. R42FN34		N	N	N
23/60209	Richard & Anne Cosgrove	P	29/11/2023	proposed dwelling house, domestic garage, new site entrance, septic tank treatment system, percolation area and all associated site works. Killeenmore Killeigh Co. Offaly.		N	N	N
23/60210	Brenda Fitzpatrick Hennessy	P	29/11/2023	material change of use from storage shed and home gym to personal training studio one-on-one sessions. 34 Columcille Road Edenderry Co Offaly R45 XV74		N	N	N

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
23/60211	Seven Churches Whiskey Ltd	R	30/11/2023	<p>1. The retention of a 35 sq.m extension to the existing storeroom and plant room on the lower ground floor, as permitted under previous planning (ref: 22/302).</p> <p>2. Permission for the change of use of 52 sq.m of the existing storeroom and plant room on lower ground floor, as permitted under previous planning, (ref: 22/302), adapting it as a whiskey tasting experience visitor area to include tasting, exhibition, and merchandise area, ancillary staff, and storage facilities.</p> <p>3. The retention of 97 sq.m extension to the ground floor, as permitted under previous planning (ref: 22/302), comprising a Bar and Restaurant.</p> <p>4. The retention of an enclosed outdoor seating area of 75 sq.m, an enclosed partially covered storage area of 23 sq.m, an enclosed bin storage area of 7.5 sq.m, an access ramp of 44 sq.m, a yard 32 sq.m, and covered pedestrian access/egress from the main street of 49 sq.m on the existing eastern elevation, together with all associated and ancillary works.</p> <p>Killeen's Village Tavern Main street Shannonbridge N37 K7T8</p>		N	N	N

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23/60212	Eleanor and John Hickey	P	01/12/2023	The demolition of existing extensions to an existing dwelling which is a protected structure (RPS No.: 21-01 & NIAH Ref.: 14914005); proposed internal and external alterations and the construction of new extensions to the side and rear of the same dwelling; and all ancillary site development works The Gate Lodge Ballylin Ferbane, Co. Offaly R42 WT21		Y	N	N
23/60213	DAVID AND CLAIRE WALSH	P	01/12/2023	A. Planning Permission Sought for a new single-storey extension to the east side of the existing house. B. Retention Permission Sought for the partial conversion of the attic area into a storage area C. All associated Site works Ballycon, Daingean, CO. OFFALY, R35 RK52		N	N	N

Total: 9

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

PLANNING APPLICATIONS

PLANNING APPLICATIONS GRANTED FROM 27/11/2023 To 03/12/2023

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
23/230	SHANE & KAREN O'CONNOR	P	24/05/2023	A) PARTIAL DEMOLITION OF EXISTING DWELLING HOUSE B) THE CONVERSION OF THE EXISTING BUNGALOW STYLE DWELLING TO A STOREY AND A HALF STYLE DWELLING C) THE CONSTRUCTION OF A NEW PART SINGLE STOREY PART STOREY AND A HALF EXTENSION TO THE REAR D) THE CONSTRUCTION OF A NEW FRONT PORCH AND E) THE CLOSING UP OF ONE OF THE TWO EXISTING SITE ENTRANCES. PERMISSION IS ALSO SOUGHT FOR A NEW TREATMENT SYSTEM AND PERCOLATION AREA TOGETHER WITH ALL ASSOCIATED SITE WORKS BOVEEN, BROSNA BIRR CO. OFFALY	30/11/2023	
23/241	MARTIN JUDGE	P	30/05/2023	THE CONSTRUCTION OF A TWO STOREY DWELLING HOUSE, VEHICULAR ENTRANCE, INSTALLATION OF AN EFFLUENT TREATMENT SYSTEM/POLISHING FILTER AND ANY OTHER ASSOCIATED SITE WORKS CLONBULLOGE TULLAMORE CO OFFALY	29/11/2023	

OFFALY COUNTY COUNCIL
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23/289	WILLIAM CRAMPTON	P	19/06/2023	TO RENOVATE AND EXTEND EXISTING DWELLING HOUSE AND DOMESTIC SHED TOGETHER WITH ALL ANCILLARY WORKS CLONMEL CLONBULLOGUE CO. OFFALY	01/12/2023	
23/300	BRYAN DONNELLY AND ROISIN HORAN	P	23/06/2023	A NEW DWELLING HOUSE, DOMESTIC GARAGE, NEW SITE ENTRANCE, SEPTIC TANK AND PERCOLATION AREA AND ALL ASSOCIATED SITE WORKS BALLYMACMURRAGH KINNITTY, BIRR CO. OFFALY	29/11/2023	
23/390	KATHLEEN HOGAN	P	04/10/2023	CONVERSION OF ATTIC SPACE IN EXISTING DWELLING HOUSE INTO LIVING ACCOMMODATION AND ALL ANCILLARY SITE WORKS 13 ARD ABHAINN, CUBA AVENUE BANAGHER CO. OFFALY	28/11/2023	

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PLANNING APPLICATIONS
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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
23/393	MATTIE & MIRIAM MOORE	P	06/10/2023	THE CONSTRUCTION OF A NEW SINGLE STOREY EXTENSION TO THE SOUTH ELEVATION OF THE EXISTING DWELLING TOGETHER WITH ASSOCIATED LANDSCAPING, SITE WORKS AND SERVICES CANNAKILL CROGHAN, RHODE CO. OFFALY R35 XW08	30/11/2023	
23/395	DAVID KELLY	P	09/10/2023	THE CONSTRUCTION OF A NEW DWELLING HOUSE, DETACHED GARAGE, NEW VEHICULAR ENTRANCE, NEW DRIVEWAY, WASTE WATER TREATMENT SYSTEM, STORM WATER SOAKAWAYS, AND ALL ASSOCIATED SITE WORKS BOHERNAGRISNA BALLYCUMBER TULLAMORE, CO. OFFALY	01/12/2023	

OFFALY COUNTY COUNCIL
PLANNING APPLICATIONS
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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
23/60135	Emmett & Michelle Walsh	P	05/10/2023	(i) Relocation of the existing vehicular entrance and driveway to create a new vehicular entrance (ii) the construction of a single storey extension to the North-East of the existing dwelling (iii) internal alterations to rooms at ground floor level (iv) modifications to existing dwelling, and all associated site development works Coniker Durrow Co.Offaly R35 F640	29/11/2023	

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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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
23/389	CIARAN BYRNE	P	03/10/2023	CONSTRUCTION OF NEW DWELLING HOUSE, DOMESTIC GARAGE/FUEL SHED, INSTALL SEPTIC TANK WITH PERCOLATION AREA AND ALL ANCILLARY SITE WORKS CASTLEFIELD CADAMSTOWN CO. OFFALY	27/11/2023	
23/60136	Jonathan O'Meara	R	05/10/2023	an existing shop unit (17.4 SqM) & 2 No. signs thereon, an existing mobile sauna unit (4.3 SqM) and associated site works Mid Ireland Adventure The Marina, Banagher, Co. Offaly R42 WY65	29/11/2023	

Total: 2

***** 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 27/11/2023 To 03/12/2023

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
23/60201	John Cleary	P	28/11/2023	Carrying out variations of the front facade of dwellinghouse 1 Portavolla Banagher Birr, Co. Offaly R42FN34
23/60202	Emily Brennan	P	29/11/2023	the construction of a one-storey dwelling (172.3 sq m) and domestic garage (44.8 sq m). Permission is also sought for the installation of a wastewater treatment system and polishing filter, and permission for a new domestic entrance and all associated site works Cappanageeragh Ballinagar Tullamore
23/60204	Vincent Bergin	P	30/11/2023	the demolition of two existing dwellings and outbuildings and the construction of two new replacement two-storey dwellings, two new septic tanks with percolation areas, amendments to the existing front site boundary to provide two individual site entrances and all associated site works. Ballincur Kinnitty Birr

Total: 3

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

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 27/11/2023 To 03/12/2023

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
23/180	THOMAS MAHER	P		29/11/2023	F	EXTENSION TO EXISTING CATTLE SHED TO INCLUDE (A) LOOSE BED AREA (B) CUBICLE BEDS (C) UNDERGROUND SLATTED SLURRY STORAGE (D) FEEDING AREA AND ASSOCIATED SITE WORKS DERRIES RAHAN CO OFFALY
23/375	PADRAIC MARTIN	P		29/11/2023	F	THE DEMOLITION OF EXISTING BUILDINGS AND THE CONSTRUCTION OF A TWO STOREY DWELLING, A DOMESTIC GARAGE, A WASTE WATER TREATMENT SYSTEM, A NEW SITE ENTRANCE AND ALL ASSOCIATED SITE WORKS BALLYTEIGE LITTLE BALLYCOMMON CO. OFFALY
23/60045	Daryl Cullen	P		29/11/2023	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

PLANNING APPLICATIONS

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23/60057	Sean & Yvonne Tone	P		30/11/2023	F	construction of one number detached single storey dwelling , one number detached single storey garage, to upgrade existing entrance to public road, to connect to public watermain, to install a septic tank and percolation area and all associated site works Tober Co. Offaly
23/60059	Collins Lane Housing Development Ltd.	P		01/12/2023	F	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. 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

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

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						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, Collins 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 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, Co. Offaly R35 WK53
23/60062	Chloe McEvoy	P		30/11/2023	F	Dwelling House, Domestic Garage, Septic Tank and all ancillary works Endrim Ferbane Co. Offaly
23/60113	Darragh Reams & Klaudia Marcjanik	P		01/12/2023	F	Construction of a three bedroom 2 story dwelling and garage. The application will also include a new biofilter treatment system and percolation area, new entrance and all associated site works and drainage Vicarstown Ferbane 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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Total: 7

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**OFFALY COUNTY COUNCIL
PLANNING APPLICATIONS****FURTHER INFORMATION RECEIVED FROM 27/11/2023 To 03/12/2023**

Received Date	File Number	Applicants Name	Application Received
29/11/2023	23/180	THOMAS MAHER	26/04/2023
29/11/2023	23/375	PADRAIC MARTIN	11/09/2023
29/11/2023	23/60045	Daryl Cullen	02/08/2023
30/11/2023	23/60057	Sean & Yvonne Tone	03/08/2023
30/11/2023	23/60062	Chloe McEvoy	14/08/2023
01/12/2023	23/60059	Collins Lane Housing Development Ltd.	09/08/2023
01/12/2023	23/60113	Darragh Reams & Klaudia Marcjanik	13/09/2023

Total F.I. Received: 7

**OFFALY COUNTY COUNCIL
AN BORD PLEANÁLA****APPEAL DECISIONS NOTIFIED FROM 27/11/2023 To 03/12/2023**

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
22/329	TULLAMORE VITA STILO LIMITED T/A CAPITAL HOMES C/O KENNY LYONS & ASSOCIATES BLOCK 6, CENTRAL BUSINESS PARK GAYFIELD, TULLAMORE, CO. OFFALY R35 TH92	P	22/08/2022	THE DEMOLITION OF EXISTING DORMER TYPE DWELLING HOUSE, DETACHED DOMESTIC GARAGE AND ALL OTHER EXISTING STRUCTURES TO FACILITATE A CONSTRUCTION ENTRANCE PROVIDING CONSTRUCTION ACCESS TO THE PREVIOUSLY GRANTED REDWOOD RESIDENTIAL DEVELOPMENT CURRENTLY UNDER CONSTRUCTION (PLANNING REFERENCE NO. 19/39 & 21/174) CLARA ROAD TULLAMORE CO. OFFALY	28/11/2023	CONDITIONAL

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

AN BORD PLEANÁLA

APPEALS NOTIFIED FROM 27/11/2023 To 03/12/2023

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
22/490	OXIGEN ENVIRONMENTAL UNLIMITED COMPANY C/O FEHILY TIMONEY AND COMPANY J5 PLAZA, NORTH PARK BUSINESS PARK NORTH ROAD, DUBLIN 11 D11 PXT0	P	07/11/2023	C	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 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	30/11/2023

A N B O R D P L E A N Á L A

APPEALS NOTIFIED FROM 27/11/2023 To 03/12/2023

					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 RHODE CO. OFFALY	
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Total: 1

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

Application for Declaration under Section 5

Ref No	Name	Development Address	Date App, for Declaration Rec.
DEC 23/61	Mark Shelly	6 Chapel Street, Tullamore, Co. Offaly	28/11/2023
DEC 23/62	Grainne Hough	No.4 Pound Street, Birr, Co. Offaly	28/11/2023