



Planning and Development Act 2000, as amended

Planning Authority: Offaly County Council

Planning Register Reference Number: 26/60194

Appeal by David Brummell against the decision made on the 5th day of June, 2026 by Offaly County Council to grant subject to conditions a permission, to Callum Brummell in accordance with the plans and particulars lodged with the said Council.

Proposed Development: Construction of a new dwelling house, detached garage, new vehicular entrance, new driveway, borewell, wastewater treatment system, storm water soakaways and all associated site works at Broughal, Cultree, Kilcormac, County Offaly.

Decision

DISMISS the said appeal under subsection (1) (b)(i) of section 138 of the Planning and Development Act, 2000, based on the reasons and considerations set out below.

Reasons and Considerations

The Commission having read the grounds of appeal considered the matter raised related to ownership, the planning authority were satisfied that the applicant had the necessary permission from the landowner to lodge the planning application. The Commission noted the applicant had included a letter of consent from the landowner with the application to the planning authority. The third party has provided no new information with the appeal that supports the grounds of appeal. As is the case with all permissions Section 34(13) of the Planning and Development Act 2000, as amended, applies, that is 'a person shall not be entitled solely by reason of a permission under this section to carry out any development'. Having regard to the nature of the appeal, the Commission is satisfied the appeal should not be further considered.



Mary Henchy

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 18th day September 2026