



Planning and Development Act 2000, as amended

Planning Authority: Laois County Council

Planning Register Reference Number: 2560255

Appeal by Frances Emerson against the decision made on the 11th day of September 2025 by Laois County Council to grant, subject to conditions, a permission to Randelswood Holdings Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of amendments to the design and layout of the development permitted under Laois County Council Register Reference Number 19/432 (as amended by Laois County Council Register Reference Number 24/46) comprising: A reduction in site area from 4.01 to 3.91 hectares to facilitate an increase to the size of the creche reservation area adjoining the site from 796 square metres to 982 square metres and the exclusion of the creche from the site area; modifications to the internal road layout including the provision of a new internal road to the eastern boundary of the creche site; the relocation and distribution of public open space within the site resulting in the total permitted quantum of 4,522 square metres public open space increasing to 4,657 square metres the reposition of 13 number dwellings within the site to accommodate the revised

open space arrangement; a change in house types to selected dwellings to be repositioned resulting in an additional one number House Type A, one number House Type A1, and one number House Type D1 and the omission of one number House Type B, one number House Type B1 and one number House Type D. The proposed development also includes amendments to site service arrangements including revisions to attenuation; adjustments to selected footpaths and car parking arrangements; provision of an ESB substation; and all associated site development works above and below ground. The scheme does not alter the number of units (97 number) permitted at the site and the total quantum of car parking spaces will remain unchanged. The gross floor area of the scheme will change from 10,522 square metres to 10,609 square metres at Bishopswood Road, Portarlinton, County Laois.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the provisions of the Laois County Development Plan 2021-2027 and the Portarlinton Joint Local Area Plan 2025-2031, and to the location of the appeal site within the context of a larger permitted residential scheme, which is currently under development, it is considered that, subject to compliance with conditions set out below, the design and layout of the proposed development would appropriately integrate into the overall development at this location, would comply with the relevant development

standards as set down in the statutory development plans for the area and would not result in any adverse impacts on any designated European sites. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 18th day of August 2025 and the revised plans and documentation submitted to An Coimisiún Pleanála on the 13th day of March 2026, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission Register Reference Number 19/432 (as amended by planning permission Register Reference Number 24/46) unless the conditions set out hereunder specify otherwise.

Reason: In the interest of clarity and to ensure that the overall

development is carried out in accordance with the previous permissions.

3. Details of the materials, colours and textures of all the external finishes shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

4.
 - (a) The site shall be landscaped in accordance with the Site Layout Plan Landscaping Plans and details submitted to An Coimisiún Pleanála on the 13th day of March 2026.
 - (b) All new planting shall be of suitable species as outlined in the Laois County Development Plan 2021-2027.
 - (c) All front and rear garden spaces shall be soiled and seeded.
 - (d) All public open spaces shall be developed for public use and shall be in kept free from any development and shall not be enclosed, except where otherwise agreed. When the development is being taken in charge, the open space shall be vested to the planning authority as public open space.
 - (e) All public and private open spaces shall be treated with a 300 millimetres minimum cover of consolidated topsoil and shall be

grassed. No mounding of such spaces shall be permitted and all shall be level with the road.

- (f) All landscaping works shall be carried out prior to occupation of the proposed units.

Reason: In the interests of visual and residential amenity.

- 5. (a) Boundary screening shall be generally in accordance with the Boundary Treatment Plan submitted to the An Coimisiún Pleanála on the 13th day of March 2026.
- (b) Precise details of site boundary treatment along the north-eastern boundary of the subject site shall be submitted for the written agreement of the planning authority prior to the commencement of development.
- (c) Precise details of all site boundary treatments where individual site boundaries adjoin areas of public open space or communal areas shall be submitted for the written agreement of the planning authority prior to the commencement of development.

Reason: In the interests of visual and residential amenity.

6. Prior to commencement of any development for which this permission relates the applicant shall submit an EV ducting layout for the site to the planning authority for agreement.

Reason: In the interests of traffic and pedestrian safety.

7. Prior to commencement of any development for which this permission relates the applicant shall submit a public lighting design and report, to the planning authority for agreement.

Reason: In the interests of proper planning and traffic safety.

8. (a) The developer shall carry out a detailed Stage 3 Road Safety Audit (RSA) by an independent approved and certified auditor, for the proposed development. The developer shall submit to the Planning Authority a copy of the RSA Stage 3 report and shall complete all of the remedial measures identified in the RSA Stage 3 report, prior to opening the scheme to traffic. The developer shall be liable for all costs associated with these works.
- (b) Six months following occupation of the development hereby approved, a Stage 4 Road Safety Audit (RSA) shall be completed by an independent Road Safety Audit Team comprised of Transport Infrastructure Ireland (TII) approved auditors and submitted to the planning authority for approval. Recommendations arising from the Audit shall be agreed with

the planning authority, and implemented, as appropriate, at the sole expense of the developer.

- (c) The developer shall submit a traffic management plan to the planning authority for agreement.
- (d) Prior to the occupation of the development, any damage caused to the adjoining public thoroughfare shall be made good at the developer's expense, to the satisfaction of the planning authority.

Reason: In the interests of traffic safety.

- 9. (a) All surface water run-off from roofs, entrances and parking areas shall be collected and disposed of within the site to the surface water sewer. In particular, no such surface water run-off shall be allowed to flow onto the public roadway, public foul sewer, or adjacent properties.
- (b) The proposed development shall not interfere with existing land or road drainage as permitted by planning permission Register Reference Number 19/432 (as amended by planning permission Register Reference Number 24/46), unless otherwise agreed in writing with the planning authority.

- (c) The developer shall submit details for written agreement with the planning authority demonstrating compliance with (a) and (b) above.

Reason: To prevent flooding and in the interests of traffic safety.



Liam McGree

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 7th day of JULY 2026