

SITE NOTICE



COMHAIRLE CHONTAE LAOISE LAOIS COUNTY COUNCIL

Áras an Chontae, Portlaoise, Co. Laois.
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Notice of Application to An Coimisiún Pleanála/The Commission for Approval

The Development of 67 Housing Units at Tyrrells Land, Stradbally Road, Portlaoise, Co Laois.

Pursuant to section 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended), notice is hereby given that Laois County Council proposes to make an application for approval to An Coimisiún Pleanála/The Commission for the following development:

Location	Nature of Development
Townland of Borris Little Barony of Maryborough East County of Laois	<p>Details of development: The construction of 67 no. housing units consisting of</p> <ul style="list-style-type: none">• 6 no. 1 bed 2 person• 5 no. 2 bed 3 person• 17 no 2 bed 4 person• 35 no. 3 bed 5 person• 4 no 4 bed 7 person <p>on a site of 2.0ha at Tyrrells Land, situated along Stradbally Road, Portlaoise, Co. Laois. The site is within the Curtilage of a Protected Structure, RPS 925, Portrain House, Stradbally Road, Portlaoise. The development will also include the provision of public open space, public walk-way along east boundary, flood defence infrastructure, public lighting, upgraded vehicular access along the Stradbally Road, 116 no. car parking spaces including both in-curtilage and on street parking, (includes required accessible parking space and EV charging spaces), cycle parking, boundary treatments, ESB Substation, laying of underground sewers, watermains and pipes, attenuation, the importation of soil and stone as by product for engineering and landscaping purposes within the development and all associated ancillary works including site development works, and hard and soft landscaping.</p>

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

An Coimisiún Pleanála/The Commission may, in relation to an application for approval under section 177AE, of the Planning and Development Act 2000, as amended, may give approval to the application for development with or without conditions or may refuse the application for development.

The Plans and Particulars and NIS will be available for inspection free of charge, or may be purchased on payment of a small fee (which fee shall not exceed the reasonable cost of making such a copy) during normal office 9.30pm to 4.30pm Monday to Friday (excluding bank holidays), except where stated otherwise below, during the period from

Wednesday 10th September 2025 to Friday 24th October 2025 inclusive, at the following locations;

- The offices of An Coimisiún Pleanála/The Commission 64 Marlborough Street, Dublin 1
- At Planning Office, Laois County Council, Áras an Chontae, JFL Avenue, Portlaoise.
- The Natura Impact Statement, including the plans and particulars for the proposed development, will also be available for viewing online at <https://www.pleanala.ie/> from

Wednesday 10th September 2025 to Friday 24th October 2025 inclusive

Submissions or observations with respect to the proposed development may be made in writing to An Coimisiún Pleanála/The Commission in relation to

- i. the likely effects on the environment of the proposed development;
- ii. the likely consequences for the proper planning and sustainable development in the area in which it is proposed to situate the said development of such development, and
- iii. The likely significant effects of the proposed development on a European Site, if carried out.

Submissions or observations should be made in writing to An Coimisiún Pleanála/The Commission, 64 Marlborough Street, Dublin 1 on or before 5.00pm on **Friday 24th October 2025**

Donal Brennan
DIRECTOR OF SERVICES

9th September 2025.
Date of Erection of Site Notice