

Eimear Reilly

From: Maria O'Neill <moneill@laoiscoco.ie>
Sent: Wednesday 10 September 2025 13:51
To: Eimear Reilly
Cc: James Ward; Louise McEvoy
Subject: FW: 177AE Planning Application - 67 Housing Units, Tyrrells Land, Portlaoise
Attachments: Development of 67 Housing Units, at Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois.; Development of 67 Housing Units, at Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois.; Development of 67 Housing Units, at Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois.; Development of 67 Housing Units, at Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois.; Development of 67 Housing Units, at Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois.; Development of 67 Housing Units, at Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois.; Development of 67 Housing Units, at Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois.; Development of 67 Housing Units, at Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois.
Follow Up Flag: Follow up
Flag Status: Completed

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Hi Eimear,
Please find attached the 7 emails issued to the prescribed bodies.

Regards,
Maria O'Neill

Capital Team – Housing & Urban Regeneration
Laois County Council – Aras an Chontae – Portlaoise – Co Laois County Council
Phone 057 8674306 – Email moneill@laoiscoco.ie – Website www.laois.ie

From: James Ward <jaward@laoiscoco.ie>
Sent: Wednesday 10 September 2025 10:35
To: Louise McEvoy <lmcevoy@laoiscoco.ie>
Subject: FW: 177AE Planning Application - 67 Housing Units, Tyrrells Land, Portlaoise

Hi Louise,

Can you please

1. Email a copy of all documents sent to prescribed bodies (email Eimear Reilly below)
2. Post 2 hard copies of all documents sent to the prescribed bodies
Postal Address

F.A.O Eimear Reilly
[64 Marlborough St, Rotunda, Dublin 1, D01 V902](#)

Thanks a lot Louise.

Kind Regards,

Jim Ward
Executive Architect
Housing Department



Laois County Council
Aras an Chontae, JFL Avenue,
Portlaoise, Co.Laois
R32 EHP9

T: 057 8674354
M: 086 1284186
E: jaward@laoiscoco.ie
www.laois.ie

From: Eimear Reilly <e.reilly@pleanala.ie>
Sent: Wednesday 10 September 2025 10:26
To: James Ward <jaward@laoiscoco.ie>
Subject: 177AE Planning Application - 67 Housing Units, Tyrrells Land, Portlaoise

You don't often get email from e.reilly@pleanala.ie. [Learn why this is important](#)

Good morning Jim

I phoned you a moment ago and left a voicemail in relation to the above.

I would appreciate it if you could call me on 01-873 7184 at your earliest convenience.

Kind regards
Eimear

Eimear Reilly
Executive Officer
Strategic Infrastructure Development
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902
Tel: 01-873-7184
Facs: 01-8722684

Má fhaigheann tú an ríomhphost seo lasmuigh de na gnáthuaireanta oibre, ní bheidh mé ag súil le freagra ná gníomh lasmuigh de d'uaireanta oibre féin.

If you receive this email outside of normal working hours, I do not expect a response or action outside of your own working hours

Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil.

Please consider the environment before printing this mail.

Fógra Rúin: Tá an ríomhphost seo agus aon chomhaid atá nasctha leis faoi rún agus dírithe amháin don seolaí. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bainisteoir an chórais.

Tabhair faoi deara led thoil: aon tuairimí nochtaithe san ríomhphost seo is iad tuairimí an tseoltóra féin agus níl sé intuigthe gurb iad tuairimí An Coimisiún Pleanála nó go gcloíonn siad le polasaithe ráite An Coimisiúin.

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Please Note: any views expressed in this email are those of the individual sender and may not necessarily reflect the views or accord with the stated policies of An Coimisiún Pleanála.

Cuireann Comhairle Contae Laoise an ríomhphost seo chugat. Léigh ár bpolasaí príobháideachais le do thoil chun tuiscint a fháil ar an gcaoi a mbailimid, a stórálaíonn agus a phróiseálaimid d'fhaisnéis phríobháideach faoin GDPR <https://laois.ie/privacy-statement/>. Tá an ríomhphost seo agus aon chomhaid a tharchuirtear leis faoi rún agus dírithe ar úsáid an duine aonair nó an eintitis ar a bhfuil siad dírithe amháin. Mura tusa an seolaí ainmnithe ná fostaí nó gníomhaire atá freagrach as an teachtaireacht seo a sheachadadh chuig an seolaí ainmnithe, cuirtear in iúl duit leis seo nach bhfuil tú údaraithe an teachtaireacht seo nó aon chuid di a léamh, a phriontáil, a choinneáil, a chóipeáil nó a scaipeadh. Má tá an ríomhphost seo faighte agat trí dhearmad iarraidimid ort fógra a thabhairt dúinn trí ríomhphost freagartha agus gach cóip den teachtaireacht a scriosadh.

This email is sent to you by Laois County Council. Please read our privacy policy to understand how we collect, store, and process your private information under GDPR : <https://laois.ie/privacy-statement/>. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the named addressee or an employee or agent responsible for delivering this message to the named addressee, you are hereby notified that you are not authorised to read, print, retain, copy or disseminate this message or any part of it. If you have received this email in error we request you to notify us by reply e-mail and to delete all copies of the message.

Eimear Reilly

From: Maria O'Neill <moneill@laoiscoco.ie>
Sent: Monday 8 September 2025 16:54
To: colm.cummins1@esb.ie
Cc: Louise McEvoy
Subject: Development of 67 Housing Units, at Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois.
Attachments: Advert 250909.pdf; ESB 250908.pdf

Hi Team,
Please see the attached.

Regards,
Maria O'Neill – Staff Officer

Capital Team – Housing & Urban Regeneration
Laois County Council – Aras an Chontae – Portlaoise – Co Laois County Council
Phone 057 8674306 – Email moneill@laoiscoco.ie – Website www.laois.ie



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corpaffairs@laoiscoco.ie
www.laois.ie

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COMHAIRLE CHONTAE LAOISE LAOIS COUNTY COUNCIL

Mr Colm Cummins, Group Property Manager,
Engineering and Major Projects,
ESB Group Property, No.27 Fitzwilliam St. Lower, Dublin 02. D02 KT92
By Email Only to: colm.cummins1@esb.ie

A Chara,

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

Applicant: Mr Donal Brennan DOS
Housing Section – Laois County Council, County Hall
Portlaoise, Co Laois.

Date: 9th September 2025

NOTICE OF APPLICATION TO 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 The Commission for the following :

Details of development: The construction of 67 no. housing units consisting of

- 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

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.

Please see the attached copy of the advert that will be published 9th September 2025.

Is mise le meas,
Maria O'Neill
Staff Officer
Capital Team

'I bpáirt leis an bpobal'

Arna phríontáil ar pháipéar atá 100% athchúrsáilte – Do Chomhshaoil a chraolá



Eimear Reilly

From: Maria O'Neill <moneill@laoiscoco.ie>
Sent: Monday 8 September 2025 16:53
To: environmentalplanning@fisheriesireland.ie
Cc: Louise McEvoy
Subject: Development of 67 Housing Units, at Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois.
Attachments: Advert 250909.pdf; Inland Fisheries 250908.pdf

Hi Team,
Please see the attached.

Regards,
Maria O'Neill – Staff Officer

Capital Team – Housing & Urban Regeneration
Laois County Council – Aras an Chontae – Portlaoise – Co Laois County Council
Phone 057 8674306 – Email moneill@laoiscoco.ie – Website www.laois.ie



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corpaffairs@laoiscoco.ie
www.laois.ie

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COMHAIRLE CHONTAE LAOISE LAOIS COUNTY COUNCIL

Inland Fisheries Ireland,

By Email Only to: environmentalplanning@fisheriesireland.ie

A Chara,

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

Applicant: Mr Donal Brennan DOS
Housing Section – Laois County Council, County Hall
Portlaoise, Co Laois.

Date: 9th September 2025

NOTICE OF APPLICATION TO THE COMMISSION FOR APPROVAL THE DEVELOPMENT OF 67 HOUSING UNITS AT TYRRELLS LAND, STRADBALLY ROAD, PORTLAOISE, CO LAOIS.

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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, watermain 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.

Please see the attached copy of the advert that will be published 9th September 2025.

Is mise le meas,

Maria O'Neill
Staff Officer
Capital Team

'I bpáirt leis an bpobal'

Arna phrintáil ar pháipéar atá 100% athchairsúilte – Do Chomhshaoil a chorú



Eimear Reilly

From: Maria O'Neill <moneill@laoiscoco.ie>
Sent: Monday 8 September 2025 16:52
To: planning@heritagecouncil.ie
Cc: Louise McEvoy
Subject: Development of 67 Housing Units, at Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois.
Attachments: Advert 250909.pdf; Heritage 250908.pdf

Hi Team,
Please see the attached.

Regards,
Maria O'Neill – Staff Officer

Capital Team – Housing & Urban Regeneration
Laois County Council – Aras an Chontae – Portlaoise – Co Laois County Council
Phone 057 8674306 – Email moneill@laoiscoco.ie – Website www.laois.ie



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COMHAIRLE CHONTAE LAOISE LAOIS COUNTY COUNCIL

Heritage Council.
Church Lane
Kilkenny

By Email Only to: planning@heritagecouncil.ie

A Chara,

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

**Applicant: Mr Donal Brennan DOS
Housing Section – Laois County Council, County Hall
Portlaoise, Co Laois.**

Date: 9th September 2025

NOTICE OF APPLICATION TO THE COMMISSION FOR APPROVAL THE DEVELOPMENT OF 67 HOUSING UNITS AT TYRRELLS LAND, STRADBALLY ROAD, PORTLAOISE, CO LAOIS.

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Is mise le meas,

**Maria O'Neill
Staff Officer
Capital Team**

'I bpáirt leis an bpobal'

Arna phrintáil ar pháipéar atá 100% athchúrsáilte – Do Chomhshaoil a chothú



Eimear Reilly

From: Maria O'Neill <moneill@laoiscoco.ie>
Sent: Monday 8 September 2025 16:50
To: planningreferrals@antaisce.org
Cc: Louise McEvoy
Subject: Development of 67 Housing Units, at Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois.
Attachments: Advert 250909.pdf; AnTaisce 250908.pdf

Hi Team,
Please see the attached.

Regards,
Maria O'Neill – Staff Officer

Capital Team – Housing & Urban Regeneration
Laois County Council – Aras an Chontae – Portlaoise – Co Laois County Council
Phone 057 8674306 – Email moneill@laoiscoco.ie – Website www.laois.ie



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T: (057) 8664000
F: (057) 8622313
corpaffairs@laoiscoco.ie
www.laois.ie

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COMHAIRLE CHONTAE LAOISE LAOIS COUNTY COUNCIL

An Taisce,
Tailors' Hall,
Back Lane,
Dublin 8.

By Email Only to: planningreferrals@antaisce.org

A Chara,
Re: Housing Development of 67 Housing Units, at Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois.

Applicant: Mr Donal Brennan DOS
Housing Section – Laois County Council, County Hall
Portlaoise, Co Laois.

Date: 9th September 2025

NOTICE OF APPLICATION TO THE COMMISSION FOR APPROVAL THE DEVELOPMENT OF 67 HOUSING UNITS AT TYRRELLS LAND, STRADBALLY ROAD, PORTLAOISE, CO LAOIS.

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Is mise le meas,

Maria O'Neill
Staff Officer
Capital Team

'I bpáirt leis an bpobal'

Arna phriontáil ar pháipéar atá 100% athchúrsáilte – Do Chomhshuíoil a chothú



Eimear Reilly

From: Maria O'Neill <moneill@laoiscoco.ie>
Sent: Monday 8 September 2025 16:50
To: Referrals@npws.gov.ie
Cc: Louise McEvoy
Subject: Development of 67 Housing Units, at Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois.
Attachments: Advert 250909.pdf; nwps 250908.pdf

Hi Team,
Please see the attached.

Regards,
Maria O'Neill – Staff Officer

Capital Team – Housing & Urban Regeneration
Laois County Council – Aras an Chontae – Portlaoise – Co Laois County Council
Phone 057 8674306 – Email moneill@laoiscoco.ie – Website www.laois.ie



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COMHAIRLE CHONTAE LAOISE LAOIS COUNTY COUNCIL

Dept of Housing, Local Government & Heritage,
Department of Culture, Heritage & the Gaeltacht
Newtown Road, Carriglawn
Wexford.

By Email Only to: Referrals@npws.gov.ie

A Chara,

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

Applicant: Mr Donal Brennan DOS
Housing Section – Laois County Council, County Hall
Portlaoise, Co Laois.

Date: 9th September 2025

NOTICE OF APPLICATION TO THE COMMISSION FOR APPROVAL THE
DEVELOPMENT OF 67 HOUSING UNITS AT TYRRELLS LAND, STRADBALLY
ROAD, PORTLAOISE, CO LAOIS.

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Is mise le meas,

Maria O'Neill
Staff Officer
Capital Team

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Arna phriontáil ar pháipéar atá 100% athchúrsáilte – Do Chomhshuíl a chaiti



Eimear Reilly

From: Maria O'Neill <moneill@laoiscoco.ie>
Sent: Monday 8 September 2025 16:48
To: landuseplanning@tii.ie
Cc: Louise McEvoy
Subject: Development of 67 Housing Units, at Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois.
Attachments: Advert 250909.pdf; TII 250908.pdf

Hi Team,
Please see the attached.

Regards,
Maria O'Neill – Staff Officer

Capital Team – Housing & Urban Regeneration
Laois County Council – Aras an Chontae – Portlaoise – Co Laois County Council
Phone 057 8674306 – Email moneill@laoiscoco.ie – Website www.laois.ie



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www.laois.ie

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MidlandsIreland.ie

COMHAIRLE CHONTAE LAOISE LAOIS COUNTY COUNCIL

Transport Infrastructure Ireland,
Parkgate Business Centre
Parkgate Street
Dublin 8.

By Email Only to: LandUsePlanning@tii.ie

A Chara,

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

**Applicant: Mr Donal Brennan DOS
Housing Section – Laois County Council, County Hall
Portlaoise, Co Laois.**

Date: 9th September 2025

NOTICE OF APPLICATION TO THE COMMISSION FOR APPROVAL THE DEVELOPMENT OF 67 HOUSING UNITS AT TYRRELLS LAND, STRADBALLY ROAD, PORTLAOISE, CO LAOIS.

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**Maria O'Neill
Staff Officer
Capital Team**

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Arna phríontáil ar pháipéar atá 100% athchúrsáilte – Do Chomhshaoil a chothú



Eimear Reilly

From: Maria O'Neill <moneill@laoiscoco.ie>
Sent: Monday 8 September 2025 16:47
To: Planning
Cc: Louise McEvoy
Subject: Development of 67 Housing Units, at Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois.
Attachments: Advert 250909.pdf; Water 250908.pdf

Hi Team,
Please see the attached.

Regards,
Maria O'Neill – Staff Officer

Capital Team – Housing & Urban Regeneration
Laois County Council – Aras an Chontae – Portlaoise – Co Laois County Council
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as Gaeilge

COMHAIRLE CHONTAE LAOISE LAOIS COUNTY COUNCIL

Irish Water
Coleville House
24-26 Talbot Street,
Dublin 1

By Email Only to: planning@water.ie

A Chara,
Re: Housing Development of 67 Housing Units, at Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois.

Applicant: Mr Donal Brennan DOS
Housing Section – Laois County Council, County Hall
Portlaoise, Co Laois.

Date: 9th September 2025

NOTICE OF APPLICATION TO 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 The Commission for the following :

Details of development: The construction of 67 no. housing units consisting of

- 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

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.

Please see attached copy of the advert that will be published 9th September 2025.

Is mise le meas,

Maria O'Neill
Staff Officer
Capital Team

'I bpáirt leis an bpobal'

Arna phrintáil ar pháipéar atá 100% athchúrsáilte – Do Chomhshuíle a chathair

