



Comhairle Chontae  
Laoise  
Áras an Chontae  
Port Laoise  
Contae Laoise  
R32 EHP9

Laois County Council  
Áras an Chontae  
Portlaoise  
County Laois  
R32 EHP9

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

Tá Fáilte Romhat  
Gnó a Dhéanamh  
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](mailto: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 9<sup>th</sup> 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 Chomhshaoil a chothú

