

An
Coimisiún
Pleanála

Laois County Council
c/o Jim Ward
Housing Department
Áras an Chontae
Portlaoise
Co. Laois
R32 EHP9

Date: 11 March 2026

Re: Proposed construction of 67 no. housing units
on a site at Tyrells Land, situated along Stradbally Road, Portlaoise, Co Laois

Dear Sir / Madam,

I have been asked by An Coimisiún Pleanála to refer further to the above-mentioned proposed development which is before the Commission for consideration.

Please be advised that the Commission, in accordance with section 177AE(5) of the Planning and Development Act, 2000, as amended, hereby requires you to furnish the following further information in relation to the effects on the environment of the proposed development:

1. Proper Planning and Sustainable Development

Please provide a statement describing how the proposed development conforms with considerations for the proper planning and sustainable development of the area, with reference to relevant policies and objectives under adopted plans for the site.

2. Density and Site Area

Documents submitted for the planning application contain inconsistencies with respect to the site area, with either an area of 2ha / 2.08ha or 2.8ha stated. A site area of 2ha is specified in the AA Screening Report and NIS, whilst a site area of 2.08ha is stated in sections 4 (pg.21) and 7 (pg.44) of the Architectural Design Statement. The density calculation contained within the Architectural Design Statement has been undertaken on the basis of a site area of 2.0ha, giving a density of 34 dph. However, the site area stated on pages 7 and 22 of the Architectural Design Statement and Schedule of Areas is 2.8ha, which would result in a density of 24 dph.

- (a) Please provide a site plan indicating the areas included in the calculation of the net site area and a corresponding calculation to confirm the proposed density of the development.

- (b) Please confirm how the proposed density conforms with The Sustainable Residential Development and Compact Settlement Guidelines 2024 and Policy DN 1 of the Laois County Development Plan 2021-2027.

3. Transport

Please prepare a Design Report in consultation with TII with respect to the new junction with the N80 as required by TII Publication (Standards) DN-GEO-03030.

4. Built Heritage and Layout

It is noted that the site is located adjacent to, and within the attendant grounds (front field) for, Portrane House (now Portrane Veterinary Clinic) Registered Protected Structure (RPS no.925, NIAH no.12507122). Policy PS 3 of the Laois County Development Plan 2021-2027 requires that any development effecting a Protected Structure must be accompanied by appropriate documentation prepared by suitably qualified persons. Policy CH 2 requires proposals within historic gardens or demesne to include appraisal of the landscape, trees and vistas. Reference is made to the Judith Hill report (2021) however this is not enclosed with the application.

- (a) Please provide an Architectural Heritage Impact Report completed by a suitably accredited architectural heritage professional in accordance with guidance and recommendations set out in the Architectural Heritage Protection Guidelines for Planning Authorities, and to include:
- Recording of the history and current condition of the protected structure and association with the subject site;
 - Consideration of previous heritage assessments of the site (the Judith Hill report) and how the proposed development responds to previous recommendations for development of the site;
 - Consideration of landscape features (including notable trees) and vegetation buffers on the subject site, which may impact the setting of the protected structure, and any effect resulting from the proposed development upon the same;
 - Consideration of any noted vistas of importance from the subject site to the protected structure and any effect resulting from the development; and
 - The report should confirm the qualifications and experience of its authors.
- (b) A copy of the Judith Hill report inclusive of any appendices, should be provided if relied upon as part of the application.
- (c) Please confirm how the layout of the proposed development respects the setting of the protected structure and/or provide amended details with respect to the same.

5. Ecology

- (a) Please submit a revised NIS to be prepared by competent person(s) in accordance with best practice guidelines and legislation. The assessment should include a scientific examination of the relevant European site's conservation objectives and to identify the aspect(s) of the project which are likely to affect those objectives, with particular focus on the proposed culverting and re-alignment of the drainage channel, namely the Maryborough Stream. The

impacts are to be discussed in terms of direct and indirect effects during the construction and operational phases which may arise from the relevant development itself or in combination with any plan or other project. Mitigation measures are to be proposed to avoid or reduce impacts to a level where they will no longer adversely affect the integrity of the European site(s), with clear, precise and definitive findings and conclusions.

- (b) Please submit a comprehensive watercourse diversion plan, following best practice guidelines and in consultation with relevant agencies, to include detailed, integrated documentation covering ecological and hydromorphological assessment, detailed engineering drawings, programme of works and actionable method statements.
- (c) Noting the requirements under policy DM BHN 01 of the Laois County Development Plan 2021-2027 and due to the ecological sensitivity of the proposed development, namely, The Ridge of Portlaoise pNHA (site code: 00876), mature parkland trees, rare and protected flora and fauna, proximal watercourses including the Maryborough Stream, the Beladd (or Glendowns) pond and the Derry Stream (or Little Borris Stream); an EclA is to be prepared by competent person(s) in accordance with best practice guidelines. The EclA should include but not limited to the following:
 - i. Detailed habitat mapping including botanical survey to be completed in the optimum season with consideration of the optimal flowering period of rare and protected flora. Provide appropriately scaled drawings including details of habitat loss and biodiversity enhancement measures to be provided.
 - ii. Baseline aquatic ecology survey of watercourses impacted by the proposed development including fish survey and faunal use.
 - iii. Breeding bird survey.
 - iv. Non-volant mammal survey including red squirrel, badger and otter
 - v. Bat survey and impact assessment to be carried out by competent experts and in accordance with best practice guidelines.

Consultation with the NPWS is advised regarding any potential derogation requirements. Consultation with IFI regarding surface water management during construction and operation phases.

- (d) A site-specific draft Construction Environmental Management plan (CEMP) is required to ensure that construction activities have the least impact on the surrounding environment and conforms to all applicable legislation and best practice guidelines. Mitigation measures are to include the following with respect to the protection of water quality:
 - i. Buffer zones to protect aquatic zones should be clearly marked in advance of works commencing to preserve their integrity, which should be at least 10 metres from the waterbody. Machines should not enter these zones. Nor should material stockpiles, spoil heaps or settlement ponds be permitted within this zone. Buffer zones should not be removed until after the construction phase of the project has ended.
 - ii. Site compounds or any area designated to the maintenance, cleaning, refuelling and repair work of vehicles and machinery must be located at least 50 metres from the nearest aquatic zone.
 - iii. There must be no run-off of fuels, oils, concrete, or from stockpiles of materials or general run-off from the site or along the road. Any fuels, oils or other hazardous substances on site must be stored in lockable bunded containers on a dry site at least

50 metres from the nearest aquatic zone. Bunding should be covered, and capacity should be 110% of the capacity of the largest tank or drum, or 25% of the total storage volume, plus 200-millimetre freeboard.

iv. Spent oil must be collected and retained for correct off-site disposal.

- (e) Please provide further details on public lighting proposals to ensure compliance with environmental standards and biodiversity protections particularly where lighting is proposed near sensitive ecosystems including water bodies, hedgerows, mature trees and woodlands.

6. Trees

- (a) Please confirm the accuracy of submitted drawings and surveys with respect to existing trees on the site and/or provide amended details of the same.
- (b) With reference to policies CH 2, BNH 26 and BNH 30 of the Development Plan, please give consideration to the preservation of Category A and B trees on the site as part of the proposed development (note that T10 Category A tree is shown for removal).

7. Water Connections

Please confirm details of any consultation with Uisce Éireann and confirmation of the feasibility of water connection arrangements.

8. Flood Risk

Please address the concerns raised by IFI with respect to the assessment of flood risk and site drainage. Please provide a revised or addendum FRA as necessary, to include clarifications on conclusions reached with respect to the location of the site and the flood plain; the effective operation of surface water management features on the site; and run-off calculations.

9. Archaeology

With reference to the submission from DAU, please provide a desk-based archaeological impact assessment for the site including a description of intended mitigation measures.

The further information referred to above should be received by the Commission within 4 weeks from the date of this notice (i.e. on or before 5th May 2026).

Additionally, I refer to the Commission's letter to you dated 20th February 2026, in which you were invited to respond to the additional submissions, made by three observers in relation to this case, by no later than 19th March 2026. **Please now be advised that your response to these submissions should be included in your response to the Commission's request for further information, i.e. that both the further information and the response to submissions should be received together, on or before 5th May 2026.**

Please note that following its examination of any information lodged in response to this request for additional information, the Commission will then decide whether or not to invoke its powers under section 177AE(5)(d) of the Planning and Development Act, 2000, as amended, requiring you to publish notice of the furnishing of any additional information and to allow for inspection or purchase of same and the making of further written submissions in relation to same to the Commission.

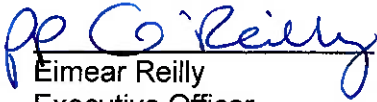
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If you have any queries in relation to the matter, please contact the undersigned officer of the Commission at laps@pleanala.ie.

Please quote the above-mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,



Eimear Reilly
Executive Officer
Direct Line: 01-8737184

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