

Our Case Number: ACP-323606-25



An
Coimisiún
Pleanála

Inland Fisheries Ireland
c/o Cormac Goulding
IFI Clonmel
Anglesea Street
Clonmel
Co. Tipperary
E91 RD25

Date: 11 February 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,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

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

AA02

Teil
Glaio Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

From: LAPS
Sent: Tuesday 10 February 2026 17:12
To: Eimear Reilly
Subject: FW: ACP-323606-25
Attachments: ACP 323606 IFI_FI_Submission.pdf

From: Cormac Goulding <Cormac.Goulding@fisheriesireland.ie>
Sent: Tuesday, February 10, 2026 2:39 PM
To: LAPS <laps@pleanala.ie>
Subject: ACP-323606-25

You don't often get email from cormac.goulding@fisheriesireland.ie. [Learn why this is important](#)

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.

FAO: Ms Eimear Reilly

Case Reference: JP11.323606
Re: Housing Development of 67 Housing Units etc.
Applicant Response to An Coimisiún Pleanála's Comments
Location Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois

Dear Ms. Reilly,

Please find attached observations from Inland Fisheries Ireland regarding the applicant's response to An Coimisiún Pleanála's comments in relation to the above application.

Regards,

Cormac

Cormac Goulding
Senior Fisheries Environmental Officer

 Cormac.Goulding@fisheriesireland.ie •  +353 (0)52 6180 055 •  www.fisheriesireland.ie •  E91 RD25



The banner features the Inland Fisheries Ireland (IFI) logo on the left, which consists of a stylized fish shape with the letters 'ifi' inside. To the right of the logo is the text 'Iascach Intíre Éireann' and 'Inland Fisheries Ireland'. Further right is a circular inset image of a woman with long dark hair, wearing a dark jacket, talking on a mobile phone. To the right of the image is the text 'beolíne / hotline' above the large number '0818 34 74 24'. Below the number is the text 'Oscailte 24 uair an lá / 7 lá in aghaidh na seachtaine' and 'Open 24 hours a day / 7 days a week'.

Help us protect Ireland's rivers, lakes and coastlines by reporting illegal fishing, water pollution or invasive species. Our confidential phone number is 0818 34 74 24, which is open 24 hours a day / 7 days a week.

To read our Privacy Policy and Email Disclaimer Notice, Please visit www.fisheriesireland.ie

An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1



Iascach Intíre Éireann
Inland Fisheries Ireland

10 February 2026

Case Reference: JP11.323606
Re: Housing Development of 67 Housing Units etc.
Applicant Response to An Coimisiún Pleanála's Comments
Location Tyrrells Land, Stradbally Road, Portlaoise, Co. Laois
Submitted via email to: laps@pleanala.ie

To whom it may concern,

Inland Fisheries Ireland (IFI) is the statutory authority tasked under section 7(1) of the Inland Fisheries Act 2010 (No. 10 of 2010) with responsibility for the protection, management, and conservation of the inland fisheries resource.

IFI's observations on the applicant's response to An Coimisiún Pleanála's comments in relation to this application are detailed below.

In their introduction, the applicant states there is no hydrological connection between the site and the Triogue River. This is incorrect. Historical six-inch and 25-inch maps show that the watercourse along the eastern boundary of the site is hydrologically connected with the Triogue_030 in the townland of Borris Great, and from there to the Barrow-Nore SAC.

Regarding the specific points raised by IFI in its submission of 24 October 2025, IFI's observations are below. Please note, the numbering used refers to IFI's submission of 24 October 2025, and is cited by the applicant in its response.

1. Noted
2. The applicant has responded to the second part of IFI's comment only. The first part related to the conclusion provided by the applicant's Flood Risk Assessment that the development will not be situated in a flood plain. IFI contend that this is not based on an assessment of the greenfield site as shown in Figure 3-5 on page 15 of the Flood Risk Assessment. IFI is not satisfied that this query has been addressed.
With regard to the proposed 400m³ of compensatory flood storage, the applicant refers to Drawing C-002 PL5. No drawing with this reference is indicated in the register of drawings provided with the application.
3. IFI's point related to the effective operation of surface water management features on the site during fluvial flood events. Lining of these feature will not address this.
4. A revised Natura Impact Statement has not been included in the Response to Submissions section for the application. Therefore, there is insufficient information for IFI to assess whether this point has been addressed.



Iascach Intíre Éireann
Inland Fisheries Ireland

5. IFI considers the applicant's response vague and non-committal. "Elements of this *may* be addressed" is not satisfactory given the concerns outlined above.

Responses to Points 6 -12 Noted

13. A specific reference to the document has not been provided and IFI has been unable to locate the run-off calculations.
14. As noted above in relation to point 2 above, no drawing with the reference C-020 PL5 is indicated in the register of drawings provided with the application.

Responses to Points 15 – 21 Noted

Future correspondence in respect of this application may be sent by email to environmentalplanning@fisheriesireland.ie or by post to the address below.

Yours sincerely,

Cormac Goulding
Senior Fisheries Environmental Officer
South-Eastern River Basin District