

Our Case Number: ACP-323606-25



**An
Coimisiún
Pleanála**

~Transport Infrastructure Ireland (TII)
c/o Cliona Ryan
Land Use Planner
Parkgate Business Centre
Parkgate Street
Dublin 8
D08 DK10

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,

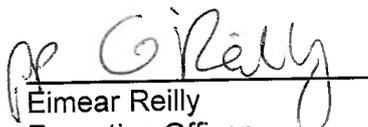
An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

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

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Attachments:

TII25-133148 - Proposed 67 Housing Units at Tyrrells Land Stradbally Road
Portlaoise Co. Laois ACP ref. JP11.323606_FI_DRAFT 04.02.2026.pdf

From: Landuse Planning <LandUsePlanning@tii.ie>**Sent:** Wednesday, February 4, 2026 12:01 PM**To:** LAPS <laps@pleanala.ie>**Subject:** TII submission to case ref. ACP-323606-25, Application by Laois County Council

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Dear Sir/Madam,

Please find attached a copy of TII's submission to the above application in respect of the response to submissions invited by the Commission by letter dated 21st January 2026.

Please acknowledge receipt of this submission.

Acknowledgements can be forwarded to landuseplanning@tii.ie.

Regards and thanks,

Cliona Ryan

Land Use Planner

Tel: +353 (0)1 646 0000

Email: landuseplanning@tii.ie



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Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag <https://www.tii.ie/ga/compliance/data-protection-notice/>

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Córas r-phoist BIE: Tá an ríomhphost seo agus aon chomhaid a tharchuirtear leis faoi rún agus beartaithe lena n-úsáid ag an duine aonair nó ag an eintiteas a bhfuil siad dírithe chuige/chuici amháin. Más rud é go bhfuair tú an ríomhphost seo trí bhotún, cuir sin in iúil do postmaster@tii.ie, le do thoil, agus scríos an ríomhphost bunaidh agus aon cheangaltáin.

An Coimisiún Pleanála
64 Marlborough Street
Dublin 1

By email: laps@pleanala.ie

Dáta | Date
4 February 2026

Ár dTag | Our Ref.
TII25-133148

Bhur dTag | Your Ref.
JP11.323606

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

Applicant: Laois County Council

Dear Sir /Madam,

Transport Infrastructure Ireland (TII) acknowledges receipt of invitation by Commission letter dated 21st January 2026 to make submissions or observations on the response to submissions document submitted by Laois County Council.

TII's original submission to this application by letter dated 15th October 2025 highlighted that no Design Report has been received in respect of the proposed development and its new junction with the N80 as is required by TII Publication (Standards) *DN-GEO-03030*. TII's original submission therefore offered the opinion that this proposal would be premature pending the resolution of the requirements of TII Publication *DN-GEO-03030 - Design Phase Procedure for Road Safety Improvement Schemes, Urban Renewal Schemes and Local Improvement Schemes*. TII advised that there is a need for the current application to demonstrate that the proposal has been designed to protect of the safety, maintenance and operation of the national road network for all road users and the technical feasibility of the proposal having regard to *TII Publications* requirements, as appropriate.

TII has reviewed the response to submissions document that includes section 2. responding to TII's original submission to this application and makes the following observations:

- Having regard to Government's *NGS Circular No. 2 of 2022 re. Application of Guidelines and Standards in relation to works on Public Roads in Ireland* it is appropriate that alongside DMURS, TII Publications be recognised as setting design standards guidance and procedural responsibilities in relation to the national roads network in the interests of the maintenance of the safe and efficient operation of that network and public safety.

As such, existence of TII Publications (Standards and Technical) in addition to DMURS and compliance with relevant TII Publications to inform the design and delivery of developments intended to interact with the national roads network and associated infrastructure is an essential

- The response to submissions document identified that a Design Report "...*may be required for the new junction*" offering that the requirement for same can be imposed as condition of planning permission and that "*Any refinements arising from the Design report can be*

incorporated post-permission without altering the site layout". TII advises that the requirement for submission and TII review of a Design Report in accordance with the procedures in TII Publication (Standards) *DN-GEO-03030* is unequivocal having regard to the proposed new junction with the N80, part of the national roads network.

In addition, the response to submissions document commitment offers at post development consent stage that the proposed junction design "*Will be supported by a technical note confirming compliance with TII standards*". Confirmation of compliance with "*TII standards*" as set out in TII Publications is a matter for TII.

Based on the response to submissions document and TII's own records, no Design Report has been submitted to TII in accordance with the requirements of TII Publication (Standards) *DN-GEO-03030*.

TII highlights that section "*8. Statutory Procedures*" of TII Publication (Standards) *DN-GEO-03030* outlines that the seeking of planning permission "*...should not commence prior to the review and satisfactory responses to any comments from TII of the Design Report.*"

- TII reiterates that in the absence of submission and TII review of the required Design Report there is a risk that any changes to the proposal necessary as a result of Design Report review by TII may require variations to a planning approval or the underlying design which may involve delay and additional costs to the project.
- TII continues to advise that any future costs of works impacting the N80 is a matter for the Council and / or private developers.

TII wishes to confirm no pre-planning with TII, or Design Report submission by Laois County Council as the proposer and local roads and planning authority has occurred.

TII remains of the opinion that individual projects should proceed only where they are complementary to the requirements of official policy concerning maintaining the strategic capacity and safety of the national road network in accordance with *Project Ireland 2040* National Strategic Outcomes (NSO) including NSO 2 *Enhanced Regional Accessibility* reflected in the *Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031* at RPO's 8.1, 8.2 and 8.3. Therefore, in the case of the above planning application, the Authority will continue to rely on the Commission to abide by official policy in relation to development on / affecting national roads as outlined in DoECLG *Spatial Planning and National Roads Guidelines for Planning Authorities* (2012).

Please acknowledge receipt of this submission.

Yours faithfully,



Land Use Planner