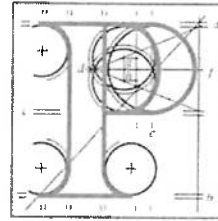


Our Case Number: ACP-323606-25



**An
Coimisiún
Pleanála**

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

Date: 16 June 2026

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

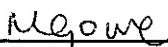
Dear Sir / Madam,

An Coimisiún Pleanála has received your letter dated 15th June 2026 in relation to the above-mentioned case. The contents of your letter have been noted.

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,


Muirín Gowen
Executive Officer
Direct Line:

CH08

Tell
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Muirin Gowen

From: Cormac Goulding <Cormac.Goulding@fisheriesireland.ie>
Sent: Monday 15 June 2026 16:21
To: LAPS
Subject: Case Reference: JP11.323606
Attachments: ACP 323606 IFI_FI2_Submission.pdf; ACP Letter 20260519.pdf

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.

Further to An Coimisiún Pleanála's correspondence to IFI dated 19 May last (attached), please find attached a submission from IFI in respect of Case No. ACP 323606-25.

Regards,

Cormac

Cormac Goulding
Senior Fisheries Environmental Officer

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



IFI Iascach Intíre Éireann
Inland Fisheries Ireland

beolíne / hotline
0818 34 74 24
Oscailte 24 uair an lá / 7 lá in aghaidh na seachtaine
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 Iníre Éireann
Inland Fisheries Ireland

15 June 2026

Case Reference: JP11.323606

Re: Housing Development of 67 Housing Units etc.
Applicant Further Information Response dated 5 May 2026 to An Coimisiún Pleanála

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.

Regarding the applicant's responses of 5 May to the specific items queried by IFI in its submission of 10 February 2026, IFI's observations are below. For ease of reference, item numbers as listed in IFI's correspondence of 24 October 2025 have been retained.

2. Section 5.1 of the Flood Risk Assessment (FRA) submitted by Tobin Consulting Engineers dated 30 July 2025 (Revision C) stated that: "The site-specific hydraulic model showed that the subject site is not predicted to be liable to flooding during the 1 in 1,000-year MRFS flood event." This conclusion was based on an assessment of the site post construction with raised floor levels, rather than an assessment of the greenfield site.
The applicant has further responded that "The CFRAM MRFS mapping shown on Figure 3-5 has since been withdrawn by the OPW for review at this location due to accuracy issues." However, the same map has been reproduced without comment in Revision D of the FRA.
Revision D of the FRA includes a revised Fig 1-2, which includes the proposed flood storage area and a re-alignment of the on-site ephemeral watercourse. Should permission for this development be granted, IFI request that a condition is imposed on the applicant to consult with Inland Fisheries Ireland before any works take place on the proposed stream diversion and adjacent compensatory flood storage on site.
3. Noted. IFI's reiterates its request that all SuDS features, including soakaway systems, attenuation ponds etc. are located above the 1% AEP level.
4. Further to this response and item 9 in IFI's response dated 24 October 2025, all mitigation measures outlined in the applicant's NIS and CEMP and Ecological Impact Assessment must be implemented in full. Mitigation measures must be in place in advance of works commencing and remain *in situ* until after works have been completed.



**Iascach Intíre Éireann
Inland Fisheries Ireland**

5. Further to item 2 above, IFI request that a condition is imposed on the applicant to consult with Inland Fisheries Ireland before any works take place on the proposed stream diversion and adjacent compensatory flood storage on site.
13. Noted
14. 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