



Comhairle Contae
Laoise | Laois
County Council

Comhairle Contae Laoise, Áras an Chontae,
Port Laoise, Co. Laoise R32 EHP9.

Laois County Council, Áras an Chontae,
Portlaoise, Co. Laois R32 EHP9.

Tel +353 (0)57 866 4000

www.laois.ie

PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED

NOTIFICATION OF DECISION

Registered Post/by e-mail

To: Dargan Woods Devco Ltd
Cork Online
McCutcheon Halley
6 Joyce House Barrack Square
Ballincollig Cork

Planning Register Number: 26/60112
Valid Application Received: 02/03/2026
Further Information Received Date: 17/07/2026
Date of Decision: 07/08/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Laois County Council has by Chief Executive's Order dated 07/08/2026 decided to GRANT PERMISSION to the above named for development of land, namely:
- construct 88 no. residential units and all associated site development works including footpaths, parking, boundary treatments, drainage, bicycle and bin stores and landscaping/amenity areas at Colliers Lane, Ballyroan (townland), Portlaoise, Co. Laois. Site clearance works include the removal of walls and pavement associated with the decommissioned wastewater pumping station on the eastern boundary of the site. Site development works include the provision of a raised table (at the proposed entrance to the site), a new footpath and an uncontrolled pedestrian crossing on Colliers Lane. Access to the proposed development will be provided via a new access on to Colliers Lane at Colliers Lane, Ballyroan (townland), Portlaoise, Co. Laois in accordance with the documents received by the planning authority, subject to the **20 conditions** set out in the attached schedule. The planning authority have had regard to any submissions, objections or representations made on this file.

Signed on behalf of Laois County Council

a/Administrative Officer, Planning Department

Date: 07/08/2026

Please arrange to remove the site notice forthwith.

THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL FINAL GRANT OF PLANNING PERMISSION IS ISSUED.

Contact the Planning Department:
Phone: 057 866 4039 - Email: planning@laoiscoco.ie

Provided there is no appeal against this DECISION a Final Grant of planning permission will issue following the expiration of four weeks.

See footnote at the end of this document for details of appeal procedures. The applicant is advised that unless the development as described above is carried out within five (5) years from the date of Final GRANT, planning permission will cease to have effect. See Section 40 of the Planning & Development Act, 2000 as amended.

Footnote:

An appeal against a decision of a planning authority under the Planning and Development Act 2000 (as amended) may be made to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902. (Tel. (01) 858 8100 or Lo-call 1800 275 175) during office hours.

1. You have four weeks beginning on the date the planning authority makes its decision which was (07/08/2026). This is a strict time limit.
2. You must put your appeal in writing (either typed or handwritten).
3. You must clearly state your own name and address. If someone is acting for you, they must clearly state their own name and address as well as your name and address.
4. You must give enough details to allow An Comisiún Pleanála to identify the application you wish to appeal.
5. You must provide your planning grounds of appeal (reasons and arguments) for your appeal and any items you wish to support your grounds of appeal.
6. If you are a third party, you must include the written acknowledgement given to you by the planning authority to confirm it received your submission at planning application stage.
7. You must pay the correct fee.

For more information on how to make an appeal see www.pleanala.ie

SCHEDULE 1

Having regard to its nature, extent and location, the planning history of the site and the further information response, it is considered that the proposed development would be compliant with the provisions of the Laois County Development Plan 2021-2027 and Portlaoise Local Area Plan 2024-2030 and with the proper planning and sustainable development of the area. I therefore recommend that permission be granted in accordance with the attached schedule of conditions.

Laois County Council Planning Authority, Viewing Purposes Only!

CONDITIONS

1. (a) The development shall be carried out in accordance with plans and particulars received by the Planning Authority on 02/03/26 as amended by revised plans and particulars submitted on 18/06/26 and 17/07/2026 except where conditions hereunder specify otherwise.

Reason: In the interests of proper planning.

2. The proposed development shall fully comply with the requirements of Part V of the Planning and Development Act 2000 as amended. Precise details shall be submitted to and agreed in writing with the Planning Authority and Housing Authority prior to commencement of development.

Reason: In the interests of proper planning.

3. (a) Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each housing unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all residential units permitted to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each of the residential units for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified residential units, in which case the planning authority shall confirm in writing to the developer or any person with an interest in the land, that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

4. No material change of use shall take place without prior planning permission.

Reason: In the interests of the proper planning and sustainable development of the area.

5. (a) Foul effluent shall be collected and discharged to the public foul sewer.

CONDITIONS

- (b) The developer shall ensure that a clean, potable water supply which complies with the E.U. (Drinking Water) Regulations, S.I. No. 99/2023 prior to first occupation of the proposed dwellings and creche.
- (c) The developer shall enter into a Connection Agreement with Uisce Éireann to provide for a service connections to the public water supply and wastewater collection network and adhere to the standards and conditions set out in that agreement.
- (d) The developer shall not make connections or provide any part of the proposed development for occupation until such a time that Uisce Éireann upgrade works are complete and in accordance with the terms of a Connection Agreement with Uisce Éireann that shall be entered into prior to commencement of works on the site.
- (e) All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice.
- (f) Uisce Éireann does not permit Build Over of its assets. There is existing Uisce Éireann infrastructure located in the proposed development site. Where the developer proposes to build over or divert existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing. Where build over or diversions are not proposed, the developer shall have received written Confirmation of Feasibility (COF) of satisfaction with separation distances from the development (structures, services, utilities, surface treatments and landscaping) and protection during construction activities, from Uisce Éireann prior to any works commencing.

Reason: In the interests of public health, residential amenity and proper planning.

6. (a) All surface water run-off from roofs, entrances and parking areas shall be collected and disposed of to the proposed surface water drainage network. No such surface water run-off shall be allowed to flow onto the public roadway or adjoining properties.
- (b) The rate of surface water discharge from the development to the public surface water network shall be regulated taking account of existing discharges from adjacent lands and provision made for such retention and throttling/flow restriction as necessary to regulate the discharge.
- (c) The proposed development shall not interfere with existing land or road drainage.

Reason: To prevent flooding of the public road, in the interests of traffic safety and in the interests of public health.

7. (a) Roof and external wall finishes of proposed buildings shall be as indicated. All external nap wall finishes shall be painted in a uniform, neutral colour within six months of the date of completion of the proposed buildings. Brick colour and type shall be as indicated.

CONDITIONS

(b) All first floor non-bedroom window openings shall be fitted with frosted/opaque glass.

Reason: In the interest of visual and residential amenity and the orderly and harmonious development of the area.

8. (a) Lighting proposed shall be LED technology lights with minimum 10 year warranty. Lighting levels shall conform to IS EN 13201.

(b) Developer is requested to consult with the ESB regarding any overhead power line prior to the commencement of any work on this development.

(c) Any external lighting shall be cowled and directed away from the public roadway and adjoining properties.

(d) Prior to commencement of development, the developer shall submit a public lighting design for the proposed development for the written agreement of the Road Design Section, Laois County Council.

(e) Prior to commencement of development, the developer shall submit for the written agreement of the Road Design Section, a revised ducting layout for EV charging. Ducting shall run along the front of the path as charging points cannot be installed at the back of the path. Where parking bays have a path the path shall be of sufficient width to accommodate the chargers but maintain a 1.8m min footpath width.

Reason: In the interests of traffic safety and residential amenity.

9. Any damage caused to the adjoining public thoroughfare shall be made good at the developer's expense to the satisfaction of the Planning Authority.

Reason: In the interests of public safety, residential amenity and proper planning.

10. (a) No part of the proposed development shall encroach, oversail or otherwise physically impinge upon any adjoining property save with the prior written agreement of the owner(s) thereof.

(b) All public and private property shall be adequately protected at all times particularly during construction works.

Reason: In the interest of proper planning.

CONDITIONS

11. (a) Details of site boundary treatment including in relation to type, extent, finish, height and colour shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development.

(b) Boundary screening and mature hedgerows and trees shall be retained and not removed save with the prior written consent of the Planning Authority.

(c) Only native trees and shrubs shall be planted in the proposed landscaping scheme.

(d) Planting shall be carried out in the first planting season following date of grant of this permission.

(e) In the event of tree/hedge failures, these shall be replaced to the satisfaction of the Planning Authority.

(f) All on-site landscaping shall adhere to the principles outlined in the All-Ireland Pollinator Plan.

(g) Retaining walls shall be of adequate design, strength and capacity to cater for the loading thereon.

Reason: In the interests of visual and residential amenity and proper planning.

12. (a) All open space areas shall be developed for and devoted to the use of the residents/occupiers of the proposed development. They shall be kept free of any development and shall not be enclosed by any means. The developer shall be responsible for satisfactory maintenance and upkeep of all open spaces in the development.

(b) All open spaces shall be treated with a 300 mm minimum cover of consolidated topsoil and shall be grassed. No mounding of such spaces shall be permitted, all spaces shall be level with the road. All such works shall be carried out prior to first occupation of the proposed units.

Reason: In the interests of visual amenity, residential amenity and proper planning.

13. Adequate car-parking and bicycle-parking facilities shall be provided to accommodate all traffic generated by the proposed development. The facilities shall be laid out, surfaced and demarcated in accordance with the standards of the Laois County Development Plan 2021-2027. No parking shall be allowed on the adjacent public thoroughfare.

Reason: In the interests of the proper planning and traffic safety.

CONDITIONS

14. (a) All site works including in relation to roads, traffic signage, turning areas, junction radii, footpaths, sewers, watermains, drains, ducting to facilitate broadband, public lighting, fire hydrants, fire brigade and other emergency vehicles and refuse truck access and other services required in connection with the development shall be carried out in accordance with the Department of the Environment document "Recommendations for Site Development Works for Housing Areas". Traffic signage shall be provided in accordance with the requirements of "Traffic Signs Manual", Department of Transport. Manholes shall be constructed in accordance with Laois County Councils document; "Code of Practice for Chamber & Gully Top Installations". A copy of this document can be obtained from Laois County Council Offices or downloaded free from www.laois.ie. Fire hydrants shall be of the round thread outlet type. Hydrants shall be fed from a water supply sufficient to achieve a flow rate of 8 litres per second from any individual hydrant.

(b) The developer shall ensure that the road network serving the proposed development including turning bays, junctions, parking areas, crossings, footpaths and kerbs shall comply with the standards contained in the Department of Environment, Community and Local Government document, *Design Manual for Urban Roads and Streets*.

(c) All works adjacent to the public road shall be carried out under a traffic management plan designed by a competent designer under Chapter 8 of the Traffic Signs Manual. Prior to commencement of development, the developer shall submit relevant details for the written agreement of the Road Design Section.

(d) A Stage 3 & separate Stage 4 Road Safety Audit shall be carried out on the development at the appropriate timings. The Audits shall be in accordance with the requirements of the TII publications GE-STY-01024 and shall be submitted on completion of construction (prior to opening of the scheme, or part of the scheme to traffic and at early operation 2-4 months post opening with live traffic) for the written agreement of the Road Design Section. Any amendments required shall be carried out at the developer's expense.

(e) Lines of sight at the entrance shall be maintained at all times in accordance with section 2 of the Laois County Council Roads & Parking Standards 2007.

(f) Tactile paving indicating that pedestrians are entering a carriageway with no destination tactile shall be of Corduroy type indicating the hazard of entering a carriageway with no destination footpath.

Reason: In the interests of the proper planning, traffic safety and residential amenity.

15. (a) Prior to commencement of development, the developer shall liaise with the developer of lands to the north, Active Travel Department and Road Design Section and submit for the written agreement of the latter, a detailed design of cycle / pedestrian permeability between both proposed schemes.

CONDITIONS

(b) Prior to commencement of development, the developer shall liaise with the developer of lands to the west, Active Travel Department and Road Design Section and submit for the written agreement of the latter, a detailed design of cycle / pedestrian permeability between the schemes.

(c) It is envisaged that an active travel scheme encompassing both sides of Collier's Lane from the Hawthorn Drive roundabout to the Dublin Road roundabout shall be delivered to facilitate residential development on Collier's Lane. Prior to commencement of development, the developer shall liaise and agree in writing with the Active Travel Department and Road Design Section, a fully detailed Active Travel Design for both sides of Collier's Lane.

(d) The proposed Active Travel scheme for both sides of Collier's Lane between the Hawthorn Drive and Dublin Road roundabouts shall be installed by the developer at the developer's expense to the satisfaction of the Active Travel Dept and Road Design Section.

(e) Alternatively, a contribution shall be paid by the developer to Laois County Council in respect of the provision of the Active Travel Scheme. The special development contribution is subject to annual revision with reference to the Wholesale Price Index (Building and Construction), and penalty interest for late payment, in accordance with the terms of the Council's Development Contribution Scheme.

(f) The amount of the development contribution, the method of payment and the timescale for payment shall be agreed in writing with the Planning Authority prior to commencement of development.

Reason: In the interests of the proper planning, traffic and pedestrian safety and residential amenity.

16. All electrical and telecommunications services shall be laid underground and details in regard to these shall be agreed with the relevant service providers prior to construction. All services within the proposed development shall be laid with a minimum cover of 600 mms and laid under the footway construction. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

17. A name and numbering scheme shall be provided by the developer. The scheme shall have local and/or historical relevance. Precise details shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development.

Reason: In the interests of residential amenity and proper planning.

CONDITIONS

18. (a) During the construction stage of the proposed development, the developer shall comply with the document titled “Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction and Demolition Projects” published by the Environmental Protection Agency.

(b) During the development works, the developer is not to permit any material from the site to be spread or deposited along the public roadway. The developer shall be responsible for maintaining the adjoining public thoroughfare and properties in a neat, tidy and safe condition.

(c) The developer shall make suitable provision for dust minimisation during construction works to include measures such as road/access tracks cleaning, dust suppression, covering of lorries entering and exiting the site.

(d) Site development works shall be confined to the hours of 8:00am to 6:00pm Monday to Friday and 9:00am to 1:00 pm Saturdays. No site development works shall take place outside of these hours.

(e) Specific provision shall be made on the storm water collection system so as to ensure that no hydrocarbons or grit/silts are discharged. A Class 1 oil and petrol interceptor shall be placed upstream of the attenuation systems and be regularly maintained and serviced.

(f) A biosecurity protocol shall be implemented to manage invasive alien species where they are found on-site, and to prevent the introduction of new species.

Reason: In the interests of public health, pollution control and traffic safety.

19. Before the development is commenced, a cash deposit, to the sum of €6,500 per dwelling unit to secure the provision and satisfactory completion and maintenance of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development shall be lodged with Laois County Council coupled with an Agreement empowering the said County Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development. The form and amount of the security to be as agreed between the Planning Authority and the Developer or failing such Agreement to be as directed by An Coimisiún Pleanála. The amount of this bond to be reviewed annually and increased in accordance with the House Building Cost Index prepared by the Department of the Environment and Dublin Corporation. Failing Agreement on this, the amount to be increased as determined by An Coimisiún Pleanála. In the event of the aforementioned index ceasing to be maintained the Planning Authority will determine an appropriate method of indexation.

Reason: To ensure the satisfactory completion of this development and in the interests of residential amenity and proper planning.

CONDITIONS

20. (a) Residential Units

Prior to the commencement of development, a contribution shall be payable to Laois County Council, in accordance with the Council's Development Contribution Scheme 2025-2031 in respect of public infrastructure and facilities benefiting development in the area of the planning authority, and that is provided or that it is intended will be provided by, or on behalf of, the Council. The amount of the development contribution is set out below and is subject to annual revision with reference to the Wholesale Price Index (Building and Construction), and penalty interest for late payment, in accordance with the terms of the Council's Development Contribution Scheme:-

This Development is **inside** the Development Boundaries **AND under 200sqm** as per the County Development Plan 2021-2027 and the Local Area Plans for Portlaoise, Portarlinton, Mountmellick and Graiguecullen.

Residential Units	No. of Units	Inside Dev. Boundaries and under 200sqm	Total per Contribution
Transport and Roads Infrastructure	86	€4,000	€344,000
Social and Community Infrastructure Regeneration & Amenities	86	€4,000	€344,000
Total Development Contributions			€688,000

CONDITIONS

(b) Creche

Prior to commencement of development, a contribution shall be payable to Laois County Council, in accordance with the Council's Development Contribution Scheme 2025-2031, in respect of public infrastructure and facilities benefiting development in the area of the planning authority, and that is provided or that it is intended will be provided by, or on behalf of, the Council.

The contribution payable will be based on the contribution rate applicable at the time of payment and not the rate in existence when permission is granted. The amount of the development contribution is set out below and is subject to annual revision with reference to the Wholesale Price Index (Building and Construction), and penalty interest for late payment, in accordance with the terms of the Council's Development Contribution Scheme:-

<u>Class of Infrastructure</u>	<u>Amount of Contribution</u>		
	<u>€ per m2 of industrial development</u>	<u>Area of development/m2</u>	<u>Total</u>
A2 (Roads)	€20.40	135 sqm	€2,754
D2 (Amenities)	€13.60	135 sqm	€1, 836
	<u>Total €34</u>		<u>€4,590</u>

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred or proposed to be incurred by Laois County Council in respect of the provision/improvement of public services/infrastructure benefiting development in the area of the planning authority.