

From: Portlaoise Pictures [redacted]
Sent: 10 April 2018 15:33
To: PortlaoiseLAP
Subject: Portlaoise Draft Local Area Plan submission

To Whom It May Concern

Given his great work with the Tidy Towns committee, I propose that the County Council clean the river and 'do up' the ridiculously-titled River Triogue Linear Park and rename it the Jerry Lodge Memorial Park. As an ongoing tribute to all Mr Lodge did for the town, I further propose that the river and Park should never again suffer the neglect that has, for far too long, characterised what could and should have been a valuable civic amenity.

Thank you,

John Dunne

[redacted]

P.S. I am not a Fianna Fáil supporter.

Sent from [Mail](#) for Windows 10

22/04/2018

Senior Planning Officer,
LCC

Re: Local Area Plan (LAP) Portlaoise

Dear Sir/Madam,

I have reviewed the draft LAP for Portlaoise and the key objectives with regard to the older person are paralleled in the renewal plan: a Vision of Portlaoise, a Strategy for a Better Town 2017 to 2040 and Beyond. These are

Chapter 10: Town Centre Revitalisation

Chapter 12: Transport and Movement

Chapter 13: Housing

Chapters 15 & 16: Heritage.

They include plans for appropriate pedestrian and cycling facilities, adequate car parking and bus linkages and independent living areas which are town centred for the older person. Cultural and historical aspects also form an essential plan for the town centre.

The Portlaoise Active Retirement Association (PARA) has in fact reviewed the 2040 plan and which has been submitted to The Down Town Committee. I am attaching a copy of same. In addition, as some of the PARA members may be interested in the LAP, I have emailed one of their officers to advise the group re online/county hall access to it and the closing date for any submissions.

To make an initial move on pedestrian facilities, Geraldine Delaney (LCC) and myself walked part of the Blueway and we will submit our findings in due course.

I hope that this information will be useful when executing the LAP.

Sincerely,

Miriam Crowe, Older Persons Forum.

c.c.: Geraldine Delaney, Laois Older Persons Forum, LCC.



Ms Angela Marshall,
Staff Officer, Roads Dept.,
Laois County Council.
And Secretary to Down Town Committee. (DTC)

27/03/2018

Re: Portlaoise Town Renewal Plan review by PARA

Dear Angela,

The Portlaoise Active Retirement Association (PARA) has reviewed the town renewal plan and below are the points raised/suggested. I wish to acknowledge and thank the members for their input.

Firstly, regarding the plan to connect the Old Town (OT) with the New Town, (NT)--it appears that all regular and routine shopping will be conducted in the NT., therefore, to attract people to the OT, it will need to have niche shopping, cafes, enhanced cultural/historical features in addition to the current services.

Walking.

It is important

- that all footpaths and pedestrian routes are well structured with no gaps or raised surfaces & with safe egress/access. Overgrowth of any shrubbery along a route will need to be avoided. At Lyster Square which is a substantial area, non-slip outdoor tiles could be laid.
- that all footpaths and pedestrian routes are wide enough to accommodate wheelchairs, buggies, mobility scooters and other ambulatory devices. This includes where bistro furniture may be allowed on footpaths.
- there is sufficient lighting for darker times and areas & that at pedestrian crossings, in addition to the lighting-- legible, visible & aural mechanisms of information should be in situ. The time allowed for crossing should be adequate and the shortest possible crossing route should be chosen.
- if cycle lanes are established along the pedestrian routes, they will need to be clearly defined and not encroach on the walking facility, eg the blue route.

Another issue is

- Fouling: bird droppings at the railway bridge, Mountmellick Road have been highlighted. This is not just a nuisance but a slip/fall risk. Irish Rail may be responsible for the bridges but can we communicate with them re installing bird spikes on the bridges in town. Dog fouling can pose the same problem.

A walkability audit through all pedestrian ways to include persons representing all age groups and disabilities ought be conducted and this would inform the planning process.

Vehicular transport.

(a) Bus.

Although there are a number of bus services through the town, the service connecting to trains and within residential areas is poor. A questionnaire throughout the estates would give us a broader picture on this matter.

(b) Cars

Cars will always be with us so car parking facilities are required. The underground car park at Lyster Square (LS) is not appealing to the older person for safety and security reasons. This needs to be addressed with precise information on it's planned features. Ground level parking around LS will facilitate short durations of stay for shops, banking etc--- The current free half hour is poor and this ought be extended. Same applies to Market Square and Main Street.

Street furniture.

Seating will need to be placed at intervals along James Fintan Lalor Avenue, LS and all pedestrian routes eg the blue route.

Cultural/historical area.

Following on from the relocation of courthouse facilities, the courthouse could become the hub of cultural/historical activities. This would breathe new life into the main street and environs and connect with the Fort project.

Living in the town.

It would be very appropriate to convert part of the now convent/school area into residential housing for the older person as this area is close to the planned new library and within walking distance of the main street. Naas has established such independent living units for the older person in the former convent and additional builds beside it. Community facilities could be incorporated.

Points by other interested people.

Cycling.

Irrespective of the reason to cycle, eg recreational or work, all cycle lanes need to be well delineated with structure, safety, egress/access etc informing decisions.

Landscaping.

Trees are not only visually appealing and good for the environment, they also give shade. With deciduous trees, will leaf fall need to be managed in order to reduce risk of slip/fall.

Lower Main Street.

It was suggested to roof in the lower main street as was done in a temporary way for the Fort Festival. Feasibility of same needs to be assessed.

I hope that all points above will be of value to and enable discussion by the DTC.

Sincerely,

Miriam Crowe

Laois Older Persons Forum

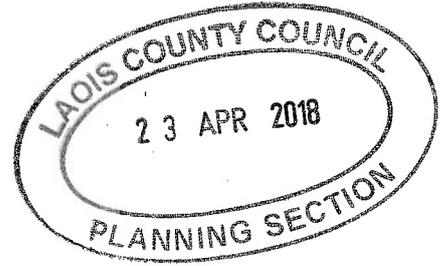
c.c.: Trudi Nealon & Maureen Bradley, PARA Officers.

c.c.: Geraldine Delaney, Laois Older Persons Forum, LCC.

LESLIE COLTON

M. A., Dip. Str. Engr. Tech.

**UNDERHILL
ENGINEERING AND ARCHITECTURAL SERVICES
RATHMORE
STRADBALLY
CO. LAOIS.**



Telephone/fax:

0502-25448

Your ref:

Our ref: RC/LC

23rd April 2018

Laois County Council
Planning Section
County Hall
Portlaoise
Co Laois

Re: Land at Boughlone , Portlaoise, Co: Laois

Dear Sir/Madam,

With reference to the above, please find attached an OSI map showing land owned by Richard Kirwan outlined in Red, which is currently zoned as commercial, Richard is requesting to have the zoning changed to Residential, as he has not been able to attract any commercial interest in the site over the life of the last County Development plan .

There are full services available from the adjoining housing development to the rear of the property , also the frontage to the site affords excellent sight lines in both directions

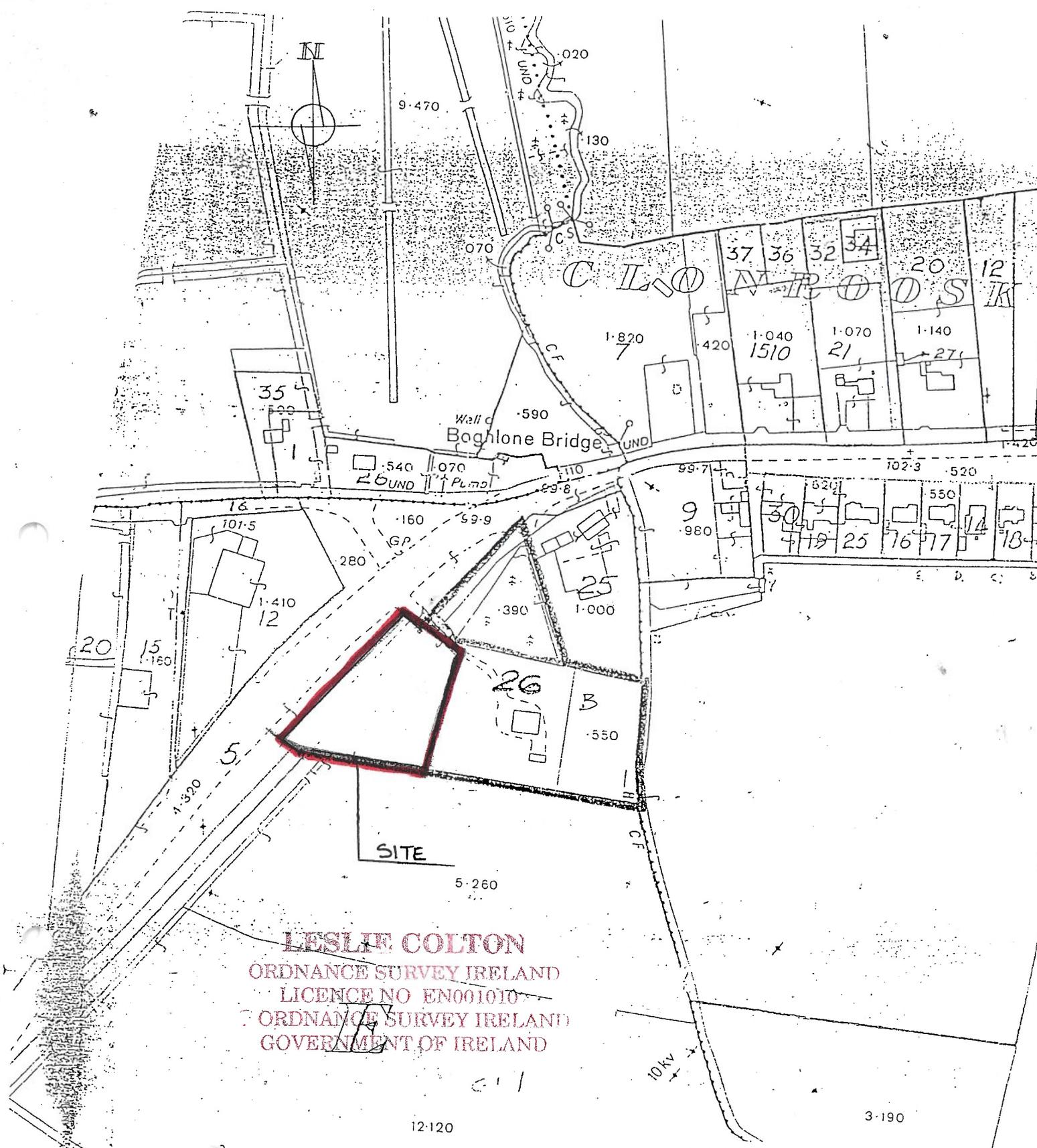
If you require any further information for a decision to be made on this proposal, please do not hesitate to contact me.

Thanking you.

Yours faithfully,

.....
Leslie Colton

Encls OSI



LESLIE COLTON
 ORDNANCE SURVEY IRELAND
 LICENCE NO EN001010
 ORDNANCE SURVEY IRELAND
 GOVERNMENT OF IRELAND

LAND REGISTRY
 SCALE : 1:2500
 County *Leois* Folio O.S. *13/9*

LESLIE COLTON
 M. A., Dip. Str. Eng. Tech.
Engineering and Architectural Services
 Underhill, Rathmore, Straully, Co. Laois.
 Telephone: 25448 Fax: 0502-25448

This map should be read in conjunction with the folio
 (Plan No on 1st page)
 This map does not show appurtenant or servient rights
 It is not conclusive evidence as to the boundaries or extent
 of the land. (See Section 83 of the Registration of Title Act 1964)
 Where a boundary has been transferred from a smaller scale
 map, accuracy is limited to that of the smaller scale.
 This map, subject to the provisions of the L.R. Rules, is
 acceptable for subdivision purposes. *11/12/85*

A Chara,

I wish to make a submission re the Draft Portlaoise Local Area Plan 2018 to 20214 regarding the Maltings site, Harpurs Lane, Portlaoise. The site is located within 350M from the Market Square, the Main Street and also the town's Railway station, which serves the main Dublin to Cork line. It is, therefore, within walking distance from a major transport hub, and the zoning and permitted uses in the new LAP ought reflect it's strategic location. It is pointless recognising a key site like the Maltings as an "Opportunity Site" in the LAP and in the same plan, restricting the uses of this key site. Nobody can predict the opportunities that might present over the lifetime of the LAP, a period of six years. The owners have secured both pedestrian and cycleway access and egress to and from the railway station and town centre, as shown on the attached map.

The proposed zoning and matrix restricts the uses of this site drastically- much less than the current zoning. It deprives the town of the future possibility of a variety of uses (including office and other uses), and therefore may result in the loss of commuter friendly jobs. It reduces the flexibility of the site, and will make the development of the site less likely to be delivered within the lifetime of the plan.

The site has the unique advantage that it offers companies and employees the opportunity to locate a satellite office (from Dublin for example) within 45 minutes train journey from Heuston station and without the need for car usage. An indigenous new industry, for example, could decide to locate in the Maltings and avail of the car free lifestyle and the reasonably priced and available accommodation. No other site is located as close to the train station, and the site is serviced with main water and sewage, and is ripe for development.

The town centre location of the Irish Rail station is one of the main advantages that the Portlaoise enjoys, and this draft plan does not allow it to benefit the town, but instead the railway line appears to form a mental boundary for Town Centre zoning for the Planners, a line beyond which the zoning must not extend. Instead the planners should utilise the location of the railway station, and zone this key "Opportunity Site" with a very broad range of uses.

This plan, as proposed, will deprive the town of employment opportunities over the six year lifetime of the plan. It restricts the flexibility of the Maltings site and must be corrected in the final document.

This range of uses can be achieved simply by zoning the site a Town Centre site.

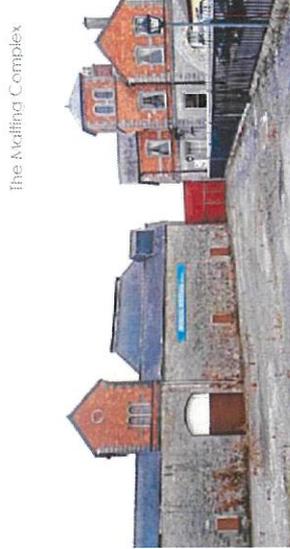
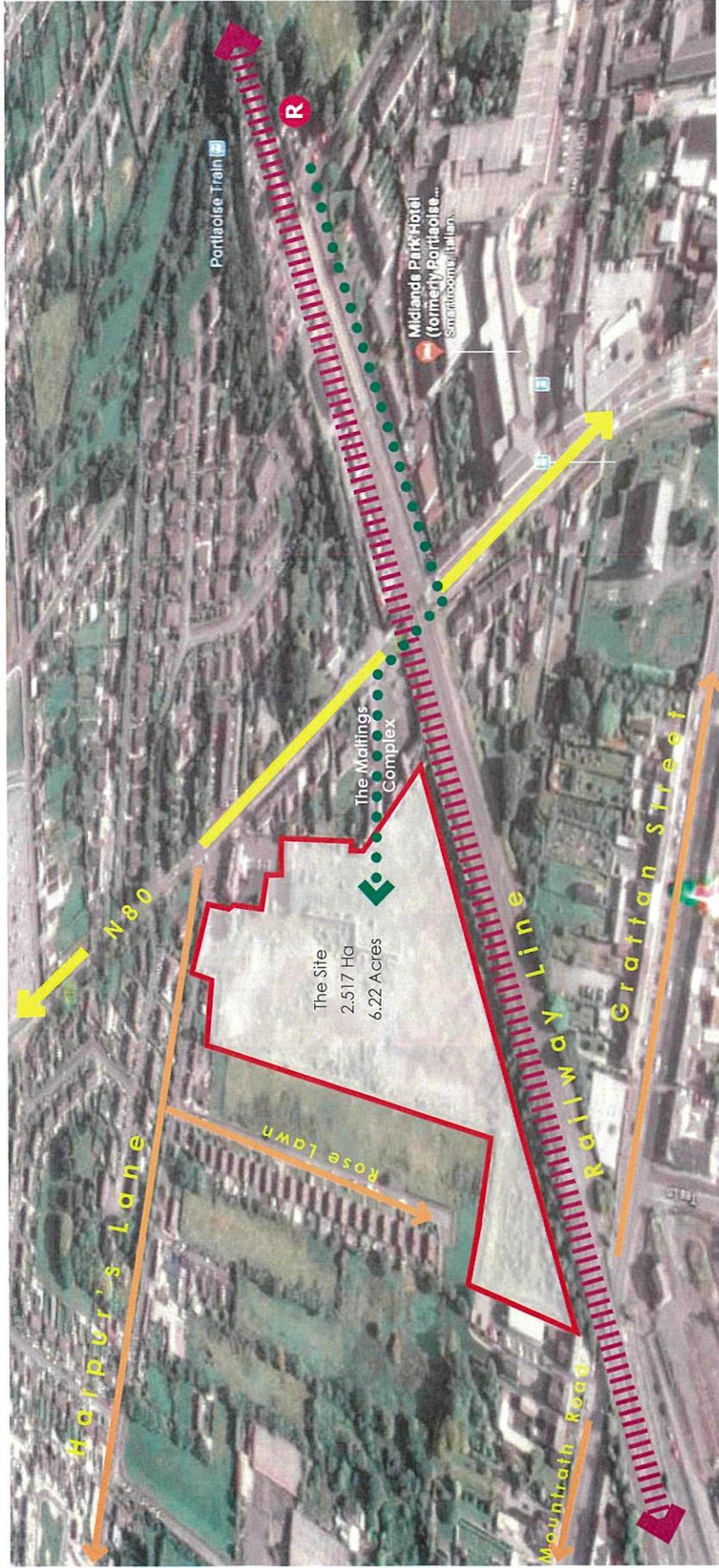
I trust that this submission will be carefully considered and that the Maltings Site will be designated as Town Centre which is a more appropriate zoning.

I would be obliged if you can acknowledge this submission,

Kind Regards,

Pat Flanagan

01 Site Context



The Maltings site has a total area of 2.5 Ha/6.25 Acres and is bound to the north by Harpur's Lane, an area mainly comprised of 1-2 storey residential dwellings and office buildings. To the east, the site is surrounded by a collection of Coote Street residential dwellings and the historically significant Old Malting Complex further to the south. To the west, the Rose Lawn residential area provides the location of existing residential housing as well as future residential development at the western edge of the site. Immediately south of the site, the Portlaoise Railway Line forms a hard edge and barrier to vehicular and pedestrian movement south.

03 Planning Policy

Laois County Development Plan 2017 - 2023

DM02- Residential Apartment Development

- Applications for apartments will be assessed against the design criteria set out in the Sustainable Urban Housing: A Design Guide for New Apartments – Guidelines for Planning Authorities (2015).
- The Design Manual for Urban Roads and Streets (DITTS and DECLG, 2013) provides guidance in relation to the design of urban roads and streets, encouraging an integrated design approach that views the street as a multi-functional space and focuses on the needs of all road users.

DM05- Amenity and facilities

For development of 100+ dwellings:

- Landscaped passive recreational area (sitting out)
- Active amenity open space (Ball Games)
- Areas for younger children (Play area/ground) (min. 200m²)
- Multi Use Games Area (tennis/basketball)
- Grass sports pitch/ playing fields or
- Multi Use Games Area (tennis/basketball)

DM06 Private open space in housing residential development

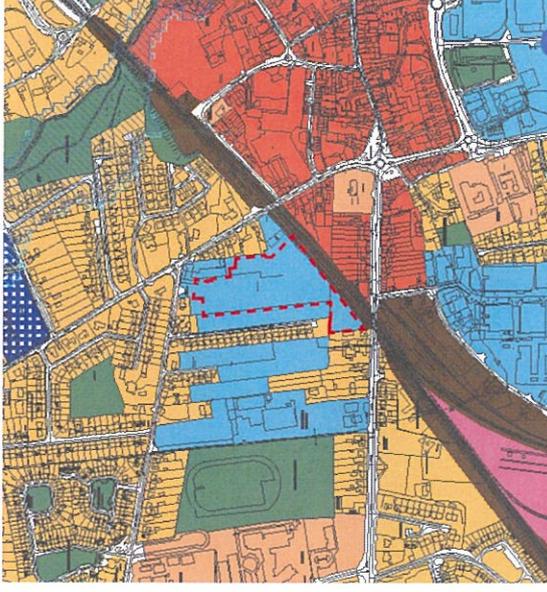
In general, a minimum distance of 22m should be achieved between opposing first floor windows at the rear of dwellings. In general, it is encouraged that a 15m rear garden is provided, with innovative design and layout a lesser requirement may be considered.

Plot Ratio

- Generally the maximum plot ratio standard shall be 1.0 for all development. Within the town centre the maximum plot ratio shall be 2.0

Site Coverage

- In order to prevent adverse effects of over development in urban locations site coverage of 50% for residential development, 65% for industrial, retail and commercial developments would be appropriate.



Legend

- Town Centre Primary
- Town Centre Secondary
- Edge of Centre
- Residential 1 Established
- Residential 2
- Strategic Reserve 2018-2024
- Amenity & Open Space
- Community-Educational-Institutional

Bicycle Parking

- 2 private secure spaces per 100 sqm
- 1 visitor bicycle space per two housing units

Public Open Space Requirements

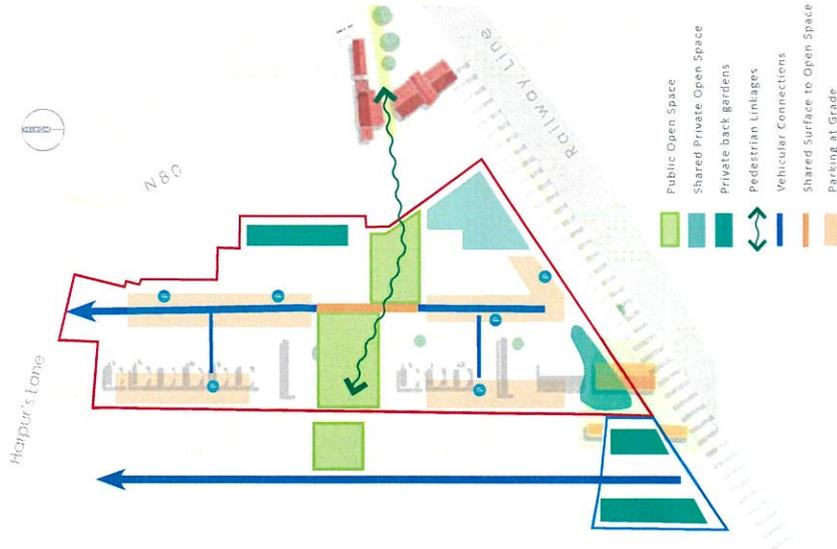
- 10 % of the total site area

Height Strategy

- Previously granted permission in 2007 for 7-9 storey mixed use scheme. The site has been identified as a key strategic site in the local area plan.
- The LAP 2102-2018 outlines aspirations for the site to accommodate a key landmark or gateway building from the Mountmellick Road Approach into the town centre

06 Design Parameters

Access & Public Realm

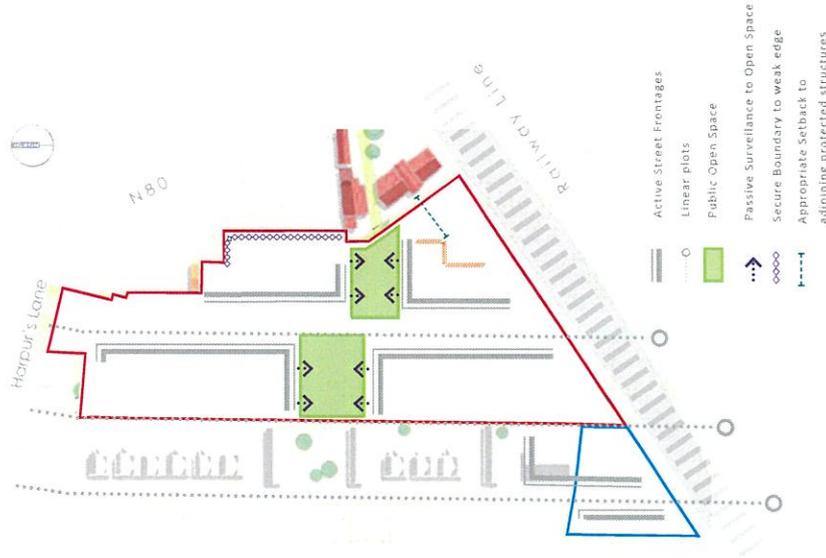


The development will be accessed from Harpur's Lane, between a residential property and an office building, in close proximity to the junction with the N80.

For development efficiency purposes, a central spine road is proposed, with surface parking zones located to the fringes of the site where they are visually concealed by the proposed apartment buildings.

An east-west pedestrian and cycleway connection is proposed transverse the site, linking the necklace of open spaces and creating a desire line towards the Maltings buildings and through

Response to Context



Apartment buildings have been set out in a linear pattern to echo the plot forms of the site. These active apartment buildings will each work to address the central street, the public open spaces and provide passive surveillance to parking courts and laneways.

Blocks have been appropriately orientated to optimise sunlight and maximise solar gain to apartments. The north-south orientation of the blocks will provide the apartments with either east or west daylight which complies with national standards and creates buildings which are active and animated on all elevations.

Height Strategy



The height strategy provides for 5-6 storey apartment buildings within the central / western section of the site. The southern most block would provide a local wayfinding landmark from Grattan Street (LAP).

Four storey apartment buildings are proposed towards Harpur's lane to minimise the impact to adjoining properties to the north. Similarly the height is dropped to 4 storeys adjacent to the Maltings heritage buildings at the eastern section of the site and a shared private garden is proposed between the buildings. 2-3 storey housing is proposed to the irregular boundary to the east providing a transition in height to the existing dwellings to the east



My Ref.: 3564

Re.: Laois County Development Plan 2018-2024
Lands at Ridge Rd, Portlaoise, Co. Laois.
Client reference: Billy Lawless

Director of Services
Laois County Council
County Hall,
Co. Laois.



25th April 2018

Dear Sir/Madam,

We act on behalf of Mr. Billy Lawless, [REDACTED] on this matter.

We wish to submit a proposal on Mr. Lawless' lands to be included in the Residential Zone Setting 1. Mr. Lawless' land on the Ridge Road are adjacent to the housing development know as Bianconi Way. Previous County Development plans had his lands included in zoned areas, and in recent times it had been included in a green belt. The area is not within the flood zoning areas as his land is located on a ridge and therefore we are proposing that this is included Residential 1.

The lands area adjacent to foul and water sewerage and water main supply. They are part of the urban town centre as a number of houses in this area and the lands across the road are all on town sewer and have been developed over time. The proposal to extend the boundary out to this loation will keep it in line with Triogue Manor and will square out the urban district. The overall land holdings is not of a large holding however it will allow Mr. Lawless to develop his property and allow for person native to the Ridge Road area live at this location.

ARCHITECTURAL
TECHNOLOGIST

2017

RIAI

Daniel P. Keane Architectural Technologist, 20 Church Street, Portlaoise, Co. Laois.

Tel: (057) 8681705, e-mail: info@dka.ie www.dka.ie.

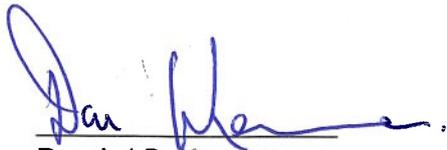
Daniel P. Keane Architectural Technologist Ltd. Registered in Ireland.

Company Registry No.: 430082. Registered Address: 20 Church Street, Portlaoise, Co. Laois, Ireland.

VAT Reg. No.: IE 9581498 L Directors: D. Keane, L. Keane

We have sought the support of the Local Councillors in relation to same and trusting that this is in order we hope that the local authorities can see fit to extend the town boundaries to the location as requested.

Yours truly,

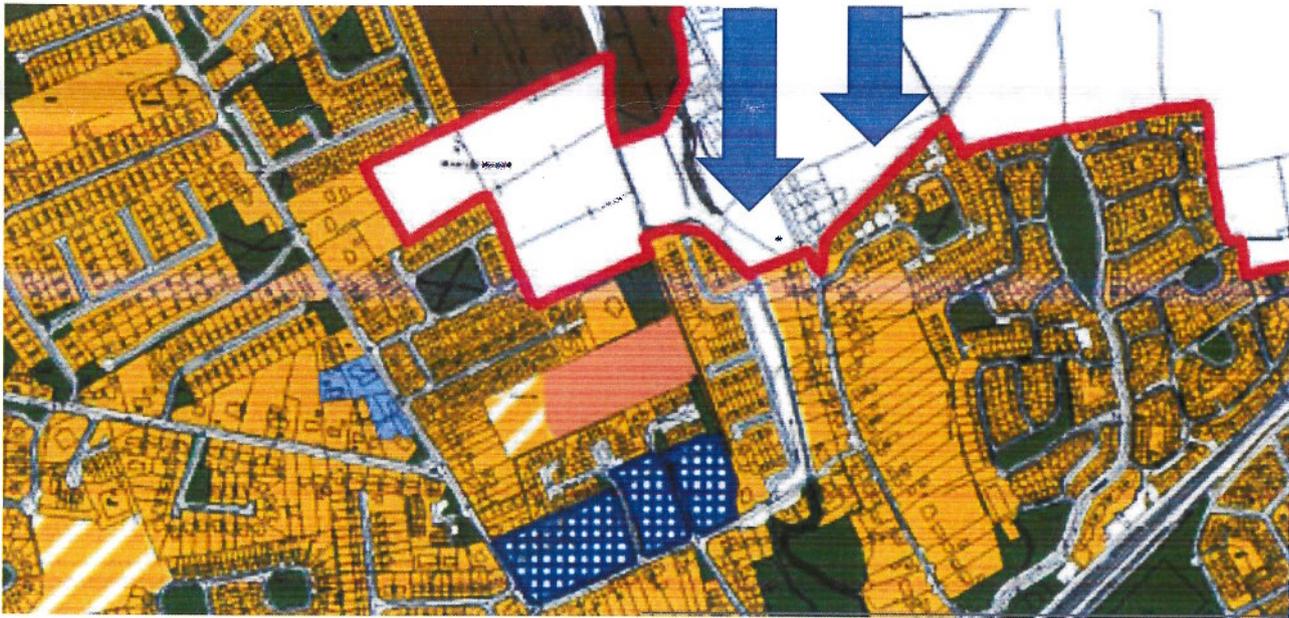


Daniel P. Keane
Architectural Technologist

C.C

- **Cathaoirleach – Mr. Padraig Fleming Westbank House, The Swan, Co Laois.**
- **David Goodwin M.C.C. F.G. Tineel, Rosenallis, Co Laois**
davidgoodwinmcc@eircom.net
- **Patrick Bracken M.C.C. F.F. Garoon, Mountmellick, Co. Laois.**
- **Seamús McDonald M.C.C. F.F. Drummond, Rosenallis, Co. Laois.**
- **John King M.C.C. F.G. Church Street, Rathdowney, Co Laois**
- **Brendan Phelan M.C.C. Non Party Glebe House, Donaghmore, Portlaoise, Co Laois**
- **James Kelly M.C.C. Non Party 5 Hollybank Drive, Clongowan, Kilkenny**
- **Mary Sweeney M.C.C. F.G. Ballyroan, Portlaoise, Co. Laois.**
- **William Aird M.C.C. F.G. Nutgrove, Portlaoise, Co. Laois.**
- **Catherine Fitzgerald M.C.C. F.F. 14 Cherrygarth, Portlaoise, Co. Laois.**
- **Caroline Dwane Stanley M.C.C. S.F. 40 Clonrooske Abbey, Portlaoise, Co. Laois.**
- **John Joe Fennelly M.C.C. F.F. Ballymullen, Abbeyleix, Co Laois.**
- **Noel Tuohy M.C.C. Labour Anfield House, Summerhill Lane, Portlaoise, Co Laois.**
- **Tom Mulhall M.C.C. F.G.. Cappakeel, Emo, Portlaoise, Co. Laois.**
- **Aidan Mullins M.C.C. Sinn Fein Foxcroft Street, Portarlinton, Co Laois.**
- **Ben Brennan M.C.C. Non Party Coolbaun Upper, Castlecomer, Co Kilkenny.**
- **John Moran M.C.C. F.G. Ballinagar, Ballylinan, Co Laois.**
- **Paschal McEvoy M.C.C. F.F. 13 The Glebe, Stradbally, Co Laois.**

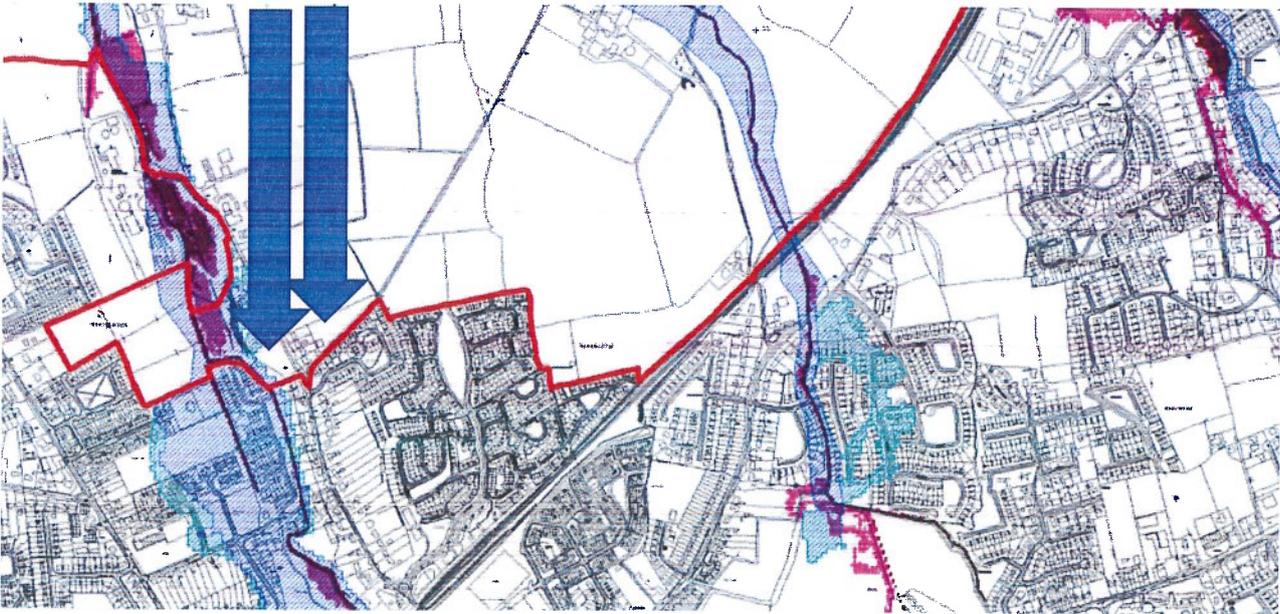
Site



Land Use Map

Portlaoise Area Plan 2018-2024

Site



Flood Zone Map



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**Draft Plan Consultation
Portlaoise Local Area
Plan 2018-2024**

**Submission in respect of former Midland Dairy Site,
Mountrath Road,
Portlaoise,
Co Laois**

On behalf of
The Booth Partnership

Prepared by Jason Redmond and Associates Consulting Engineers

1st May 2018

1.0 INTRODUCTION

- 1.1 This submission is made in response to the recent notice in the Leinster Express and as notified on Laois County Council (LCC) Website. The council have requested submissions in respect of Portlaoise Local Area Plan 2018-2024.
- 1.2 This submission is made on behalf of the Booth Partnership, Ballymullen, Abbelyleix, Co Laois

2.0 SUBMISSION

- 2.1 The site is located on the Mountrath Road, Portlaoise, Co. Laois. The site is outlined in red on the attached plan 18.121-SK-01 This map is an excerpt from the current Map 2 from the Proposed Draft Local Area Plan. The site area is circa 1.35Ha
- 2.2 The site is currently undeveloped and is currently zoned Edge of Centre.
- 2.3 It is proposed under the Draft Local Area plan that the lands are to be zoned Residential 2 – New Proposed Residential
- 2.4 **It is submitted that the zoning proposed of Residential 2 is perfectly suitable for the subject site and is completely endorsed by the Landowner.**

3.0 THE CASE FOR ZONING

- 3.1 The front portion of the site was previously granted permission for a Retail Shop, Pub, Off Licence, restaurant under reg reference 09/764 which was extended under reg reference 16/2 until 2021.
- 3.2 The subject site has prime access and frontage onto the Dublin Road. Foul drainage, water supply and Storm drainage are all readily accessible. The roads and drainage connection have all been approved by Laois County Council, an Bord Pleanala and subsequently permission was extended by Laois County Council also.

- 3.3 Market conditions are such that a residential development has now become economically feasible and our client, subject to the lands being zoned residential would propose to apply for housing development on the site in the short term.
- 3.4 Our client has a track record of advancing developments and would welcome the proposed zoning of the site and move forward the lands in a proactive fashion.

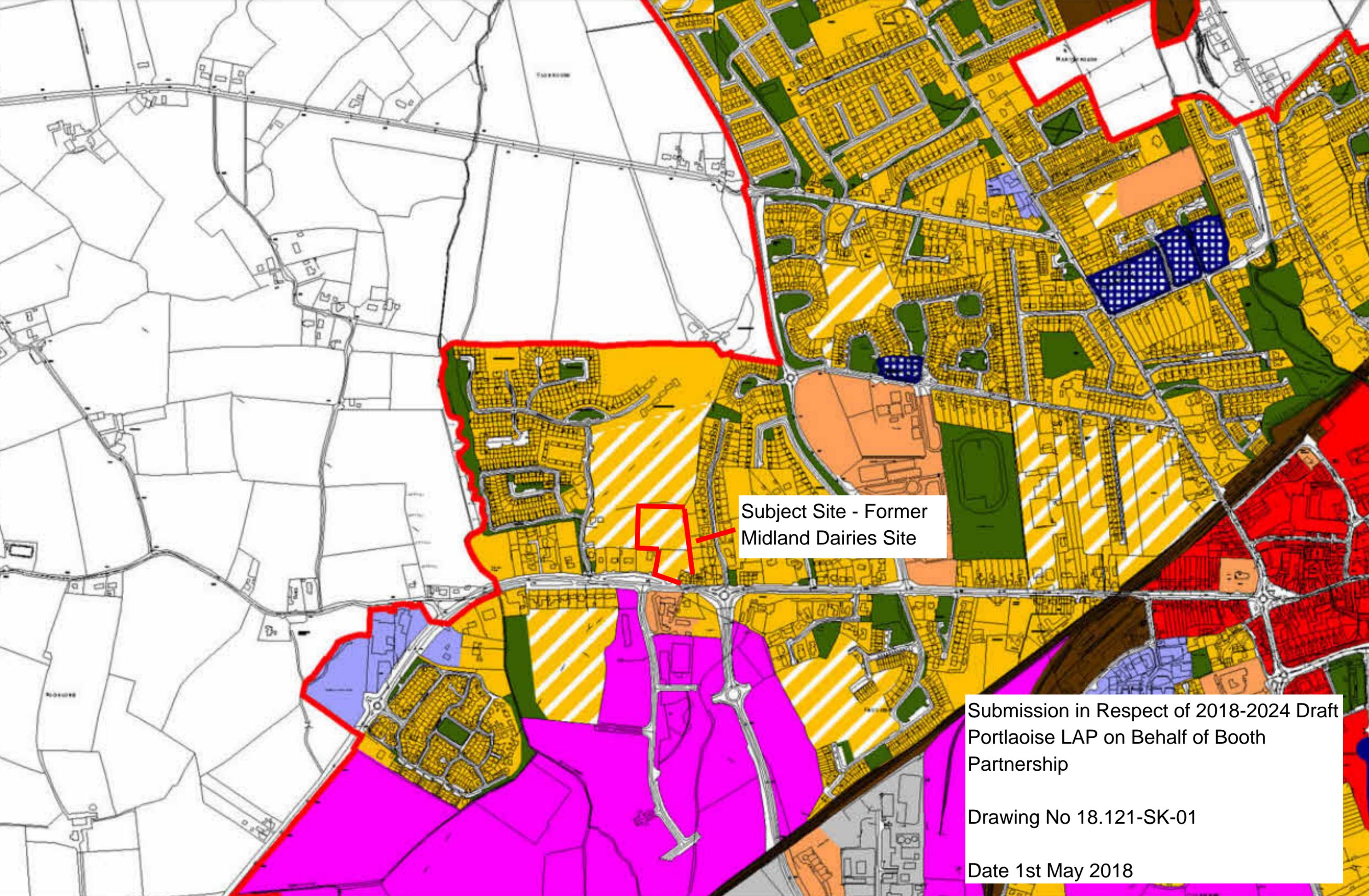
Signed: _____



Jason Redmond

BEng, CEng, Eur Ing, P. Grad. Dip Proj Man,

P. Grad. Dip High & Geot., Chartered Engineer



Subject Site - Former
Midland Dairies Site

Submission in Respect of 2018-2024 Draft
Portlaoise LAP on Behalf of Booth
Partnership

Drawing No 18.121-SK-01

Date 1st May 2018