

Appendix 1: Urban Design Baseline Report

For Laois County Council

Lands at Stradbally Road
Urban Design Framework
and Masterplan

Urban Design Baseline
Analysis

Version 1.0
February 2021
Prepared by LUC





Document control

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Project
Lands at Stradbally Road: Urban Design Framework and Masterplan

Client
Laois County Council

LUC Project Number
11298

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Date
February 2021.

Urban Design - Strategic Analysis

Introduction and Purpose

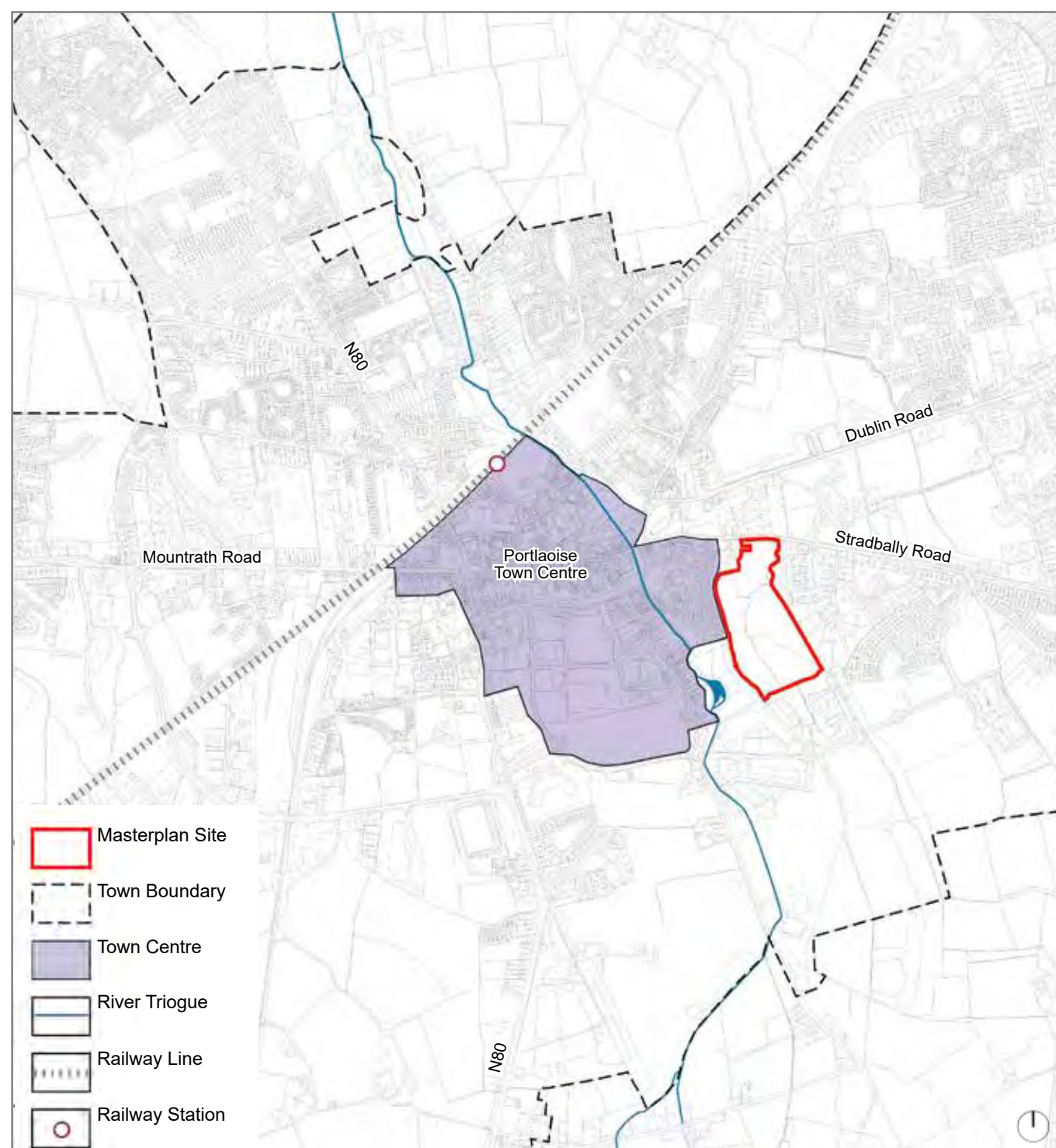


Figure 1: Masterplan Site Location



Figure 2: Portlaoise Location

Introduction

LUC was commissioned in November 2020 to provide urban design guidance to inform the proposed Masterplan Site on lands at Stradbally Road, located as illustrated in Figure 1.

The objectives of this baseline report are to:

- Undertake an analysis of the Masterplan Site context, to understand the constraints and opportunities of both the site and the wider town centre - how it currently functions and how it should function in the future.
- Produce a series of analysis plans with accompanying commentary relating to movement and connectivity, social infrastructure, geology, topography, flood risk, green space, heritage, and wayfinding.
- Analyse the different street typologies within Portlaoise, and identifying key characteristics which may inform benchmark design principles within the Masterplan Site neighbourhoods.

Purpose

The purpose of this report is to provide an urban design evidence base for the emerging Masterplan Site development.

This will also ensure the Masterplan Site knits into the town's existing fabric and becomes an integral part of the whole.

Urban Design - Strategic Analysis

Public Transport and Vehicle Connectivity

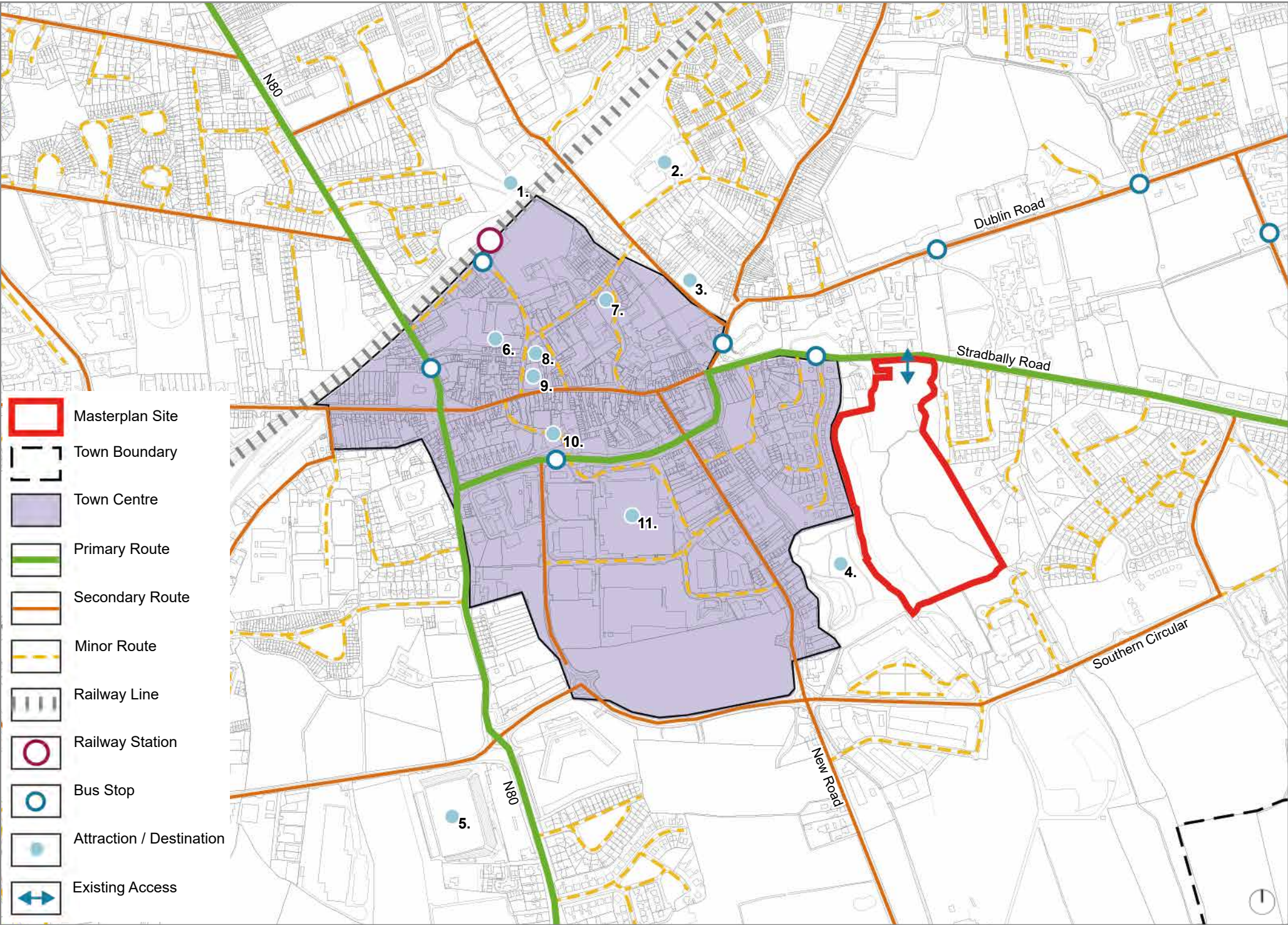


Figure 3: Transport Connectivity

The Masterplan Site is located adjacent to a well-connected local highway network which offers convenient access to the wider Laois area in addition to the strategic highway network. There is one vehicle access into the Masterplan Site along the northern boundary, connecting to Stradbally Road.

Bus services currently pass the site on Stradbally Road, with the nearest stops located to the west of the site. Portlaoise railway station is also located within the vicinity of the site on the northern edge of the town centre. Figure 3 shows the location of these in relation to the site.

Opportunities and Considerations

- The location of the Masterplan Site will provide excellent opportunities for future residents to travel to and from the development using sustainable modes of travel.
- There are opportunities to create additional access points into the Masterplan Site from the surrounding minor routes adjacent to the site. This includes from Downs Lane to the west, Glen Down's Way to the east, and the school grounds to the south.

- Key Destinations
1. River Triogue Linear Park
 2. Portlaoise Leisure Centre
 3. The Ridge Graveyard
 4. People's Park
 5. O'Moore Park Stadium
 6. ODEON Portlaoise
 7. Fort Protector & Fitzmaurice Place
 8. Old St Peter's Church
 9. Dunamaise Arts Centre
 10. Portlaoise Tourism Information Office
 11. Laois Shopping Centre

Urban Design - Strategic Analysis

Pedestrian and Cyclist Connectivity

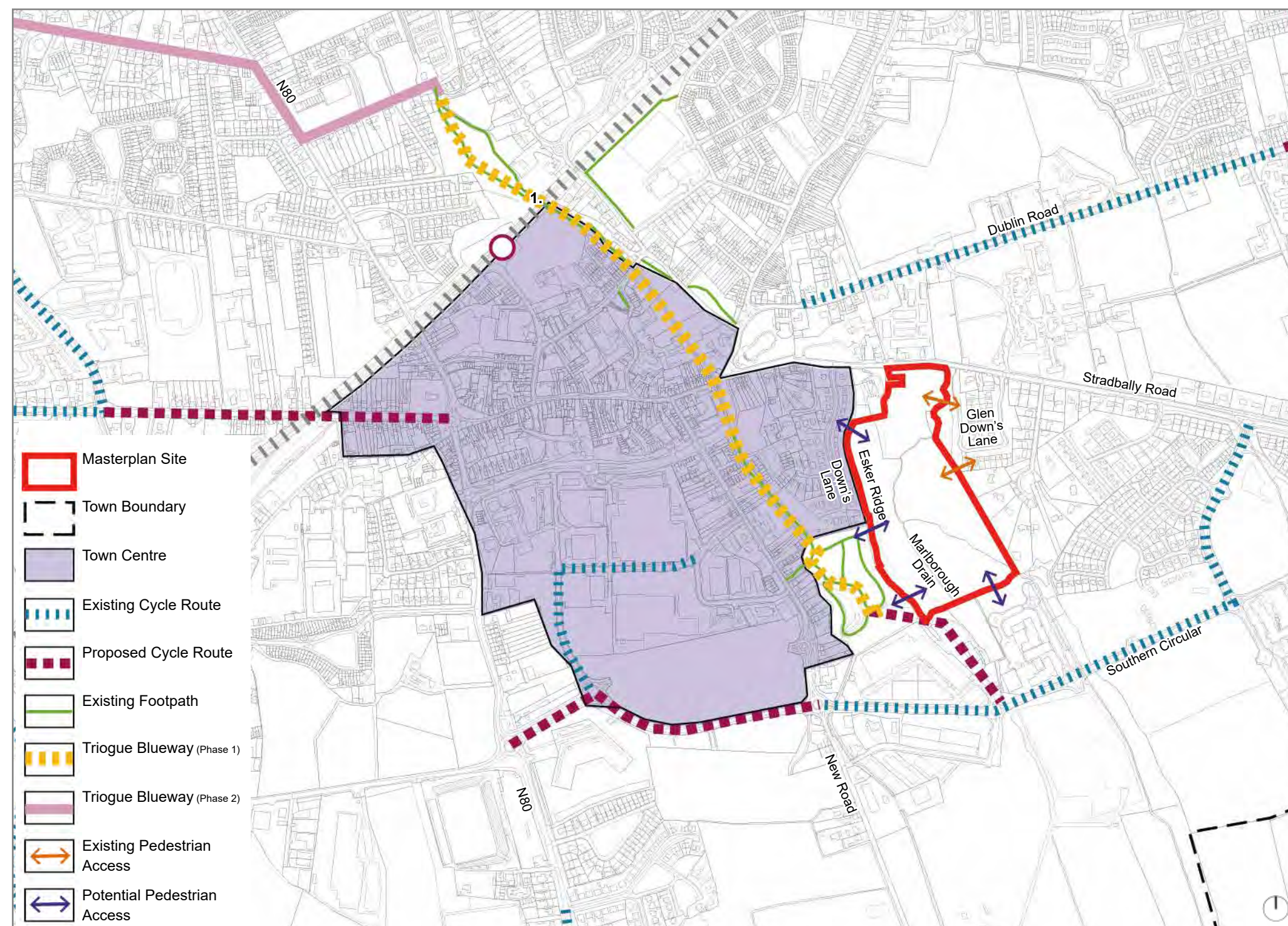


Figure 4: Pedestrian and Cyclist Connectivity

The Masterplan Site is surrounded by a comprehensive network of pedestrian facilities, with lit footways provided adjacent to the majority of the adjacent road network. Public footpaths are also located within the People's Park, along the River Triogue, and through the surrounding green spaces including The Ridge Graveyard and the River Triogue Linear Park.

There are two public right of way access points along the eastern boundary of the site which lead into housing estates: Glendowns to the north and Glenlahan to the south. There is also an established crossing over Maryborough Drain which is linked to an established path at the southern end of the site, which crosses the esker and gives access to Downs Lane. A muddy track, routed in a north to south alignment, is also evident on the esker ridge.

A number of shared-use footpath/cycle facilities have recently been introduced in the town including on both sides of the Portlaoise Southern Circular road which connects the N80 and N77 and passes approximately 250m to the south of the site.

There is a proposal for a new cycle path to the south of the Masterplan Site, linking the People's Park to Portlaoise Southern Circular Route.

Opportunities and Considerations

- The existing footpath and cycle routes within the adjacent People's Park and pedestrian access points along the eastern boundary provide an opportunity to link the Masterplan Site into the surrounding pedestrian and cycle network.

Urban Design - Strategic Analysis
Geology and Topography

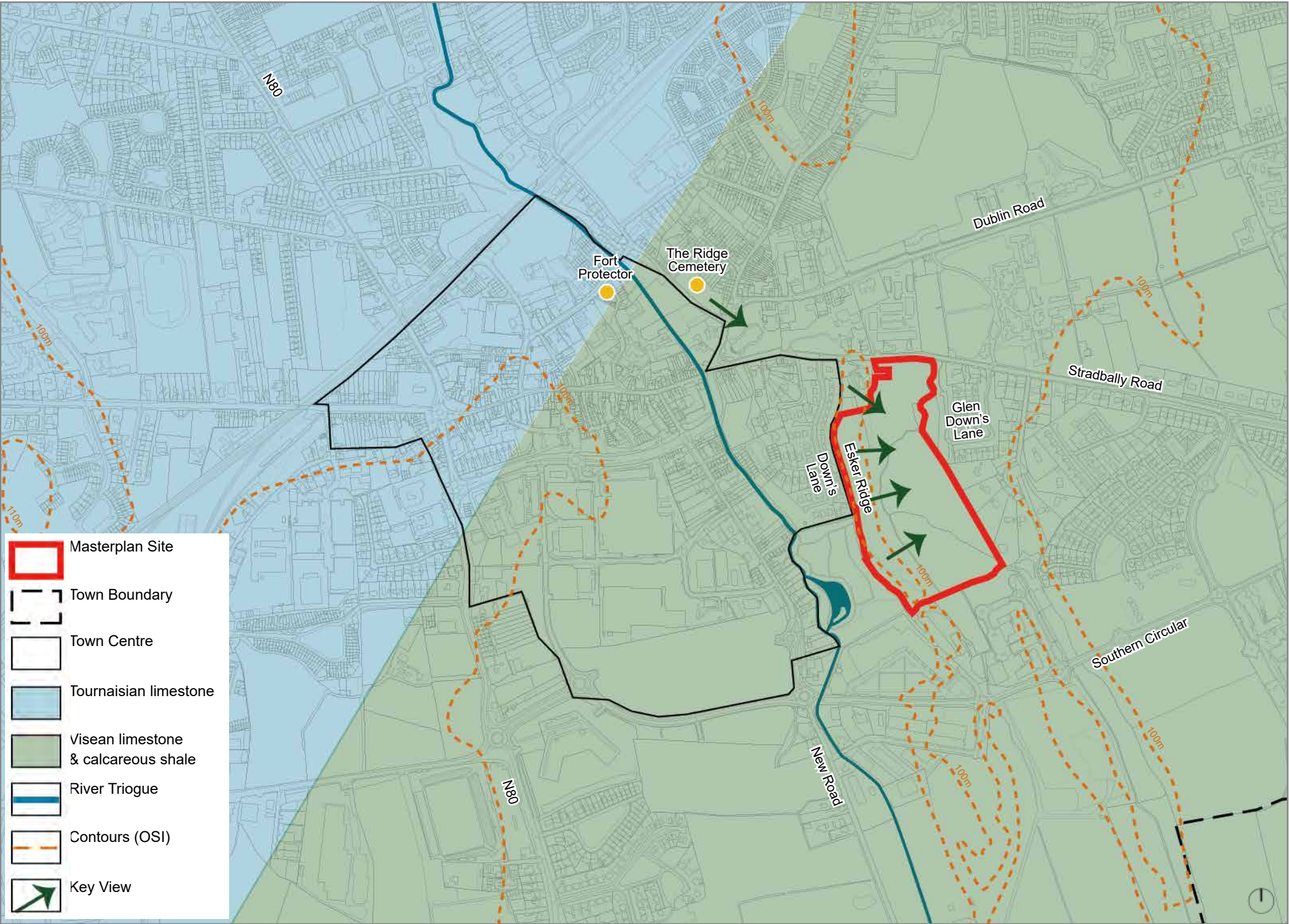


Figure 5: Geology and Topography

Portlaoise is located between two different types of bedrock, with the Masterplan Site located on an area identified as 'Visean Limestone and Calcareous Shale.'

Portlaoise town centre is located within a relatively flat landscape. The Fort Protector, or Fort of Leys, was erected in 1548 on rising ground to the southeast of the River Triogue with the Esker Ridge, or Ridge of Portlaoise, to the east forming a natural boundary.

A section of an esker ridge, or the Ridge of Portlaoise, forms the western boundary of the Masterplan Site. The ridge comprises a raised, steep-sided, elevated ridge of sands and gravels. Panoramic views are available from the ridge and into the Masterplan Site. Another remnant of the esker ridge just north of the Masterplan Site, The Ridge Graveyard, also provides panoramic views towards both the town centre and Masterplan Site.

Opportunities and Considerations

- The suitability of the as 'Visean Limestone and Calcareous Shale' ground conditions for infiltration will need to be considered when determining appropriate sustainable drainage systems (SuDS) within the Masterplan Site. The selection and design of an appropriate system depends on the properties of the ground.
- The development of an esker ridge walk would provide a valuable amenity, with key views of Portlaoise framed and linked to historic views. This could be further enhanced with appropriate signage and interpretation.

Urban Design - Strategic Analysis
Flood Risk

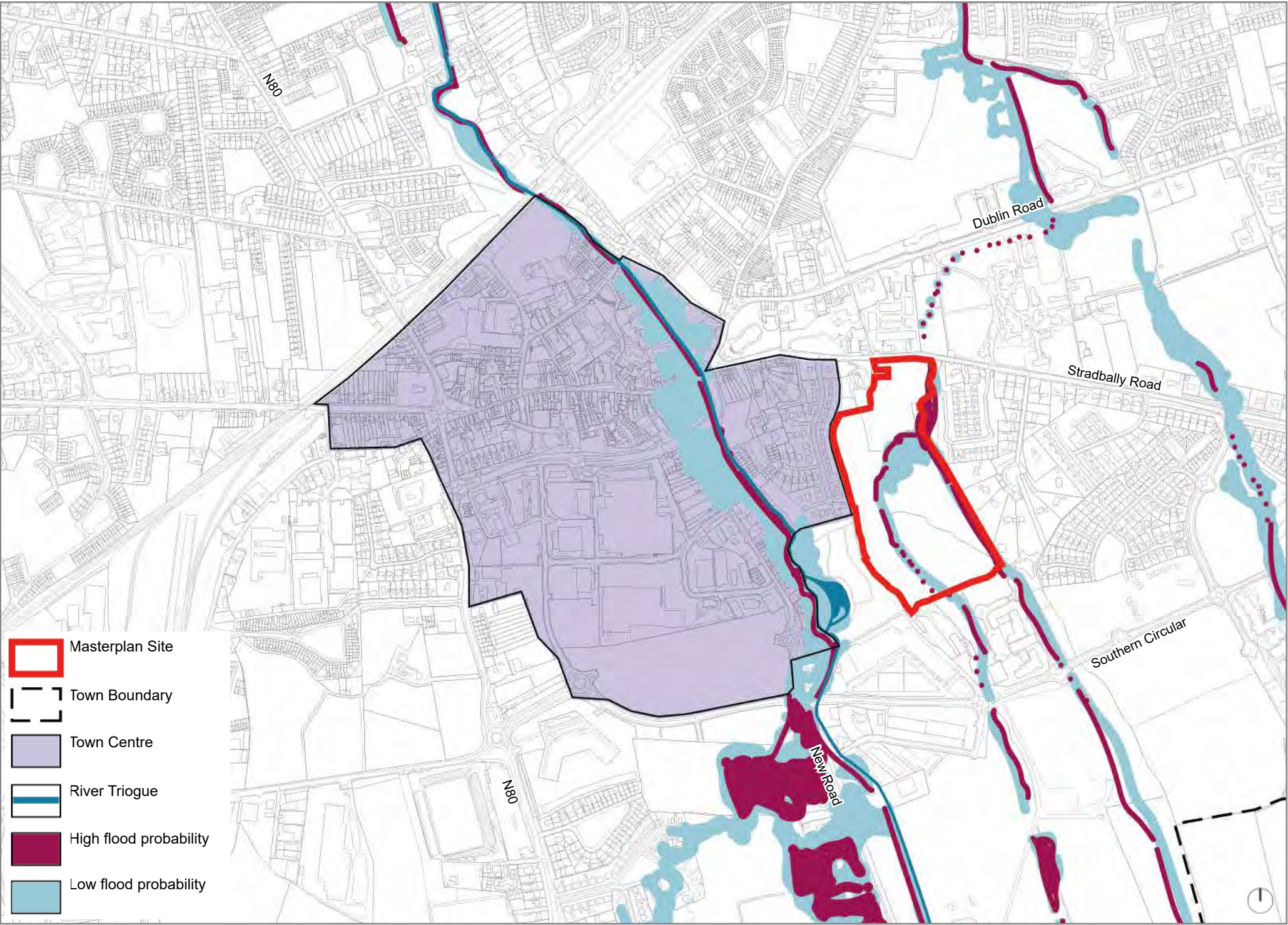


Figure 6: Flood Probability

River Flood Extents are defined by the OPW, where Low Probability flood events have an indicative 1-in-1000 year chance of occurring and High Probability flood events have approximately a 1-in-10 year chance of occurring.

The most extensive areas of flood probability within the town are located concurrently with the River Triogue. Sections of the River Triogue located within the People's Park, are identified as High Probability, with the park lake and surrounding extents identified as Low Probability.

Within the Masterplan Site, areas immediately along the drainage ditches that transect the site and a waterbody within the north-east corner are identified as High Probability.

Opportunities and Considerations

- Planning open space and SuDS along the Masterplan Site watercourses will afford an opportunity to manage future flooding.
- Any SuDS within a floodplain should be selected and designed taking account of the likely high groundwater table and vulnerability to erosion during periods of high flows/water levels. Flood probability will also affect building location and building design.

Urban Design - Strategic Analysis
Green and Blue Infrastructure

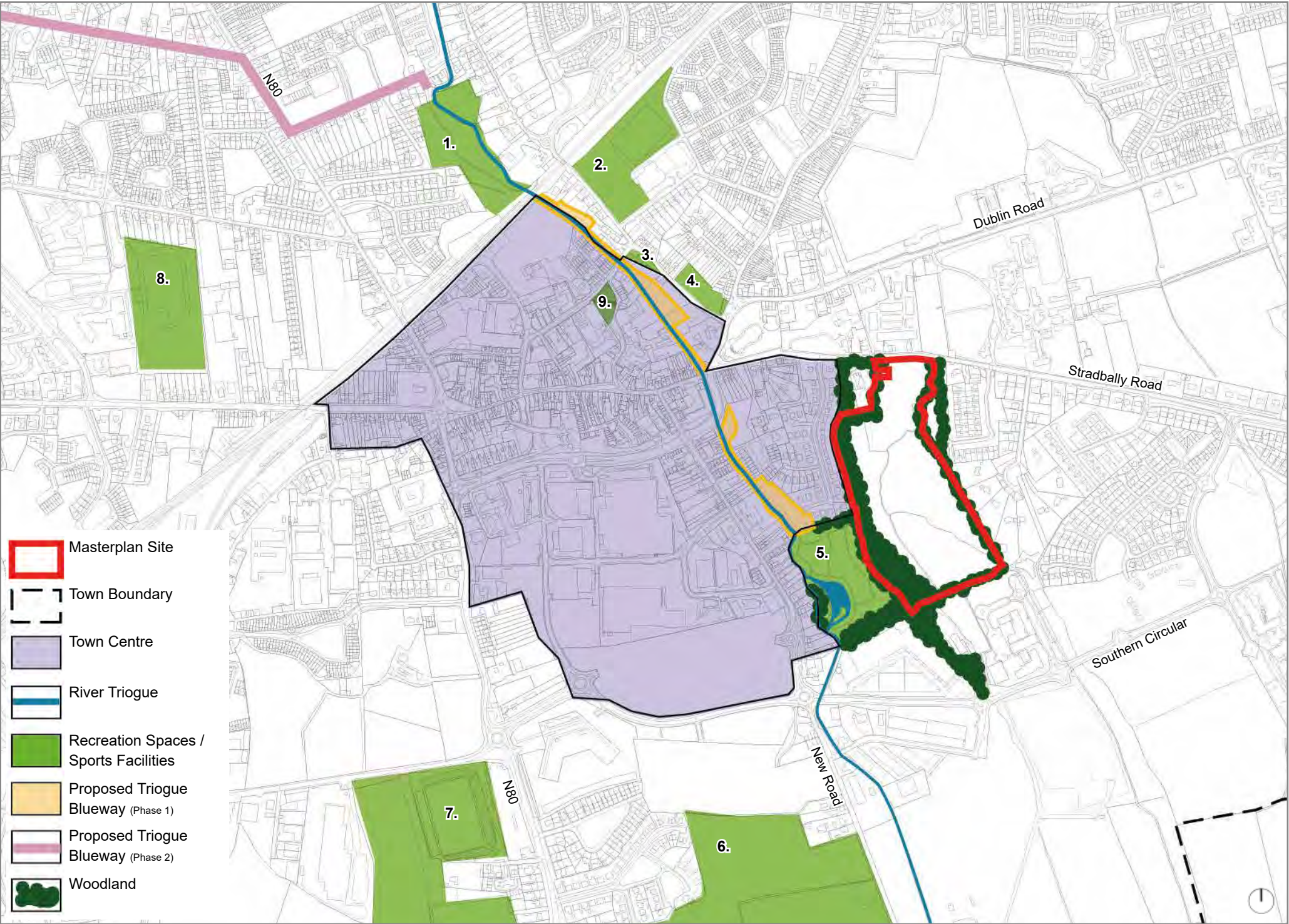


Figure 7: Green and Blue Infrastructure

As a compact medieval town, open space is relatively limited in Portlaoise Town Centre. The River Triogue and the People's Park form the most prominent green and blue infrastructure assets within the town core. The People's Park was developed as an ecological park in 2000 and is a significant amenity, providing opportunities for recreational and cultural activities, as well as a place for people to meet and socialise.

Both the People's Park and the River Triogue Linear Park suffer from a lack of natural surveillance and a consequent fears for personal safety and anti-social behaviour. Nonetheless, both are well used and considered a significant asset in the Town.

Plans for the River Triogue Blueway are currently in development, with the aim being to open up the Triogue as a linear park through the Town. This will provide a useful pedestrian and cyclist corridor, integrating the Triogue back into the Town, and creating new spaces that can deliver green and blue infrastructure services. Phase 1 is proposed between the People's Park and the River Triogue Linear Park, and Phase 2 continues west along Mill Lane and Ballyfin Road.

The Ridge Graveyard, or Burial Ridge, is located just outside the Town Centre, along the alignment of the esker ridge. An informal path leads up to the summit of the ridge, passing 18th to 19th century headstones, precariously placed into the sides.

Fitzmaurice Place is a newly refurbished public realm space adjacent to the Fort Protector, and comprises an event space, amphitheatre style seating, conservation of the Old Fort Walls and extensive areas of lawns and ornamental planting.

Beyond the Town Centre, there are a variety of sports facilities and recreational spaces, including GAA grounds, an athletics track, skate park, and golf club.

Recreation Spaces and Sport Facilities Key

1. River Triogue Linear Park
2. Portlaoise Leisure Centre Park
3. Memorial Garden
4. The Ridge Graveyard
5. People's Park
6. Portlaoise Golf Club
7. O'Moore Park
8. Portlaoise College Sports Ground
9. Fitzmaurice Place

Urban Design - Strategic Analysis

Green and Blue Infrastructure



River Triogue Linear Park - a meandering path lined by trees and vegetation



The Ridge Cemetery - the steep-sloped esker ridge viewed from Millview Road



The Ridge Cemetery - access from the roadside, an informal path leads up to the summit of the ridge, passing headstones precariously placed into the side of the ridge



Fitzmaurice Place - ornamental planting and amphitheatre-style event space, with the Fort Protector in the mid-ground



The People's Park - the pond, enclosed by native vegetation



The People's Park - play area, with the Ridge of Portlaoise, located within the Masterplan Site, forming a backdrop

Opportunities and Considerations

- The overall provision of open space and associated facilities is good. Play equipment is available for children of all ages between the Leisure Centre play area and the People's Park, and for teenagers in the form of the skate park. The range of facilities could be broader, however, with more inclusive equipment for children of all abilities and needs, and equipment for older people. Outdoor gym equipment is also not currently provided for.
- A study was carried out by Dr. Christy Boylan, former Parks Superintendent of South Dublin Co. Council, in 2015, analysing the People's Park and recommending future works to improve the park and the standards of maintenance and upkeep. There are a number of recommendations in the report, but its perceived remoteness from the town and proposals to introduce new entrances to increase its visibility are among the most relevant to the Masterplan Site.
- The ecological-based design principles of the People's Park would complement the balance between community and nature within the Masterplan Site.
- There is scope to link the walking route from the Masterplan to the Ridge Graveyard through appropriate interpretation and signage, and therefore form a longer chain of heritage sites within the town, and linking the piecemeal sections of the esker ridge.

Urban Design - Strategic Analysis
Social Infrastructure

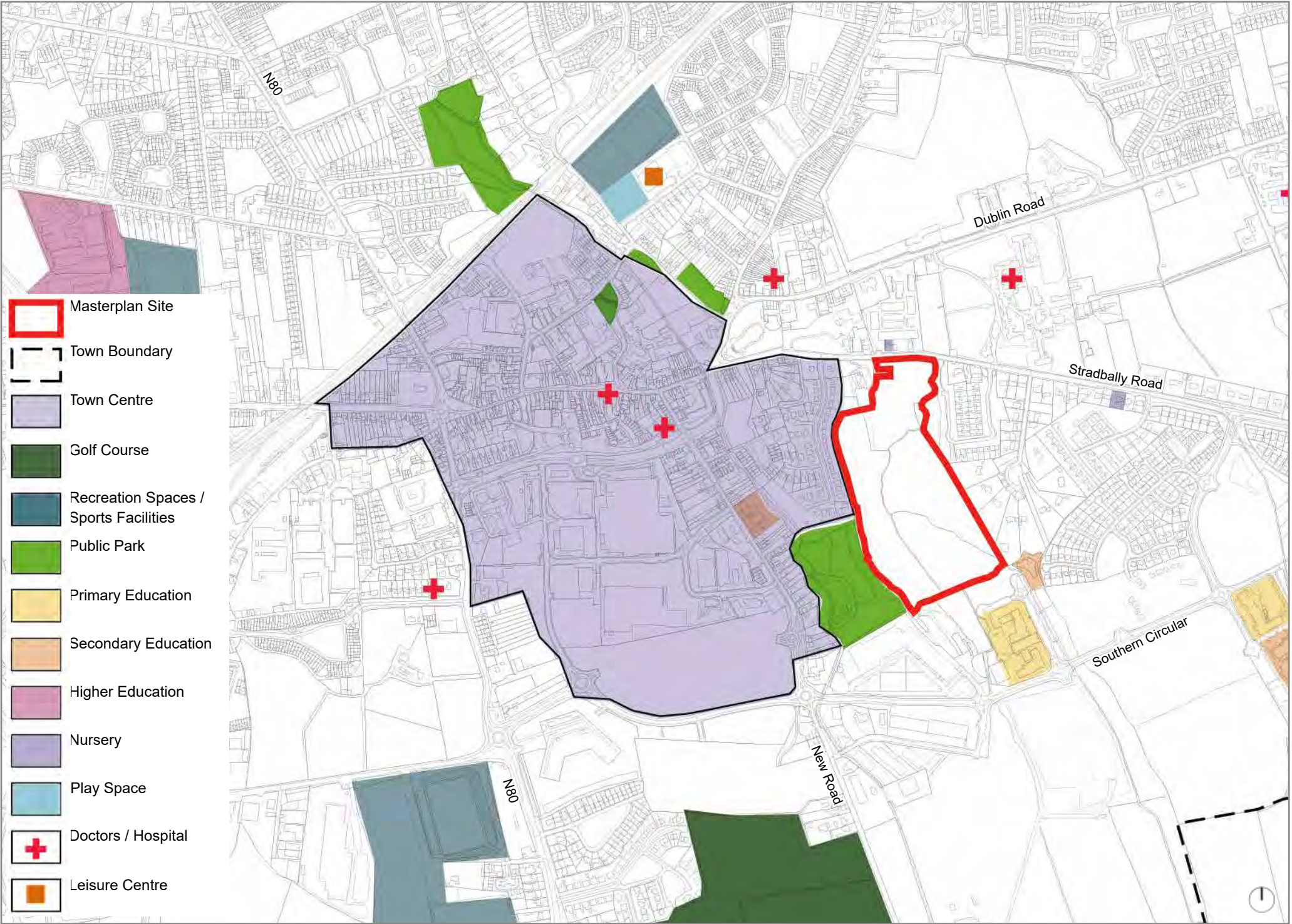


Figure 8: Social Infrastructure

There is a range of facilities to support the local community, including multiple schools, recreational spaces, and sports facilities all of which are dispersed around the Masterplan Site.

Maryborough (Church of Ireland) National School, Gaelscoil Portlaoise and Portlaoise Educate Together National School are located immediately to the south of the site, with healthcare facilities located immediately to the north of the site. A large number of employment and retail opportunities, including the eastern side of the town centre are located within a convenient 10 minute walk of the site.

Opportunities and Considerations

- The Masterplan Site location will provide good opportunity for residents to access retail, leisure, education and employment opportunities.
- The strong educational offering to the south of the Masterplan Site will play a key role as the community offering is developed.

Urban Design - Strategic Analysis

Heritage Assets

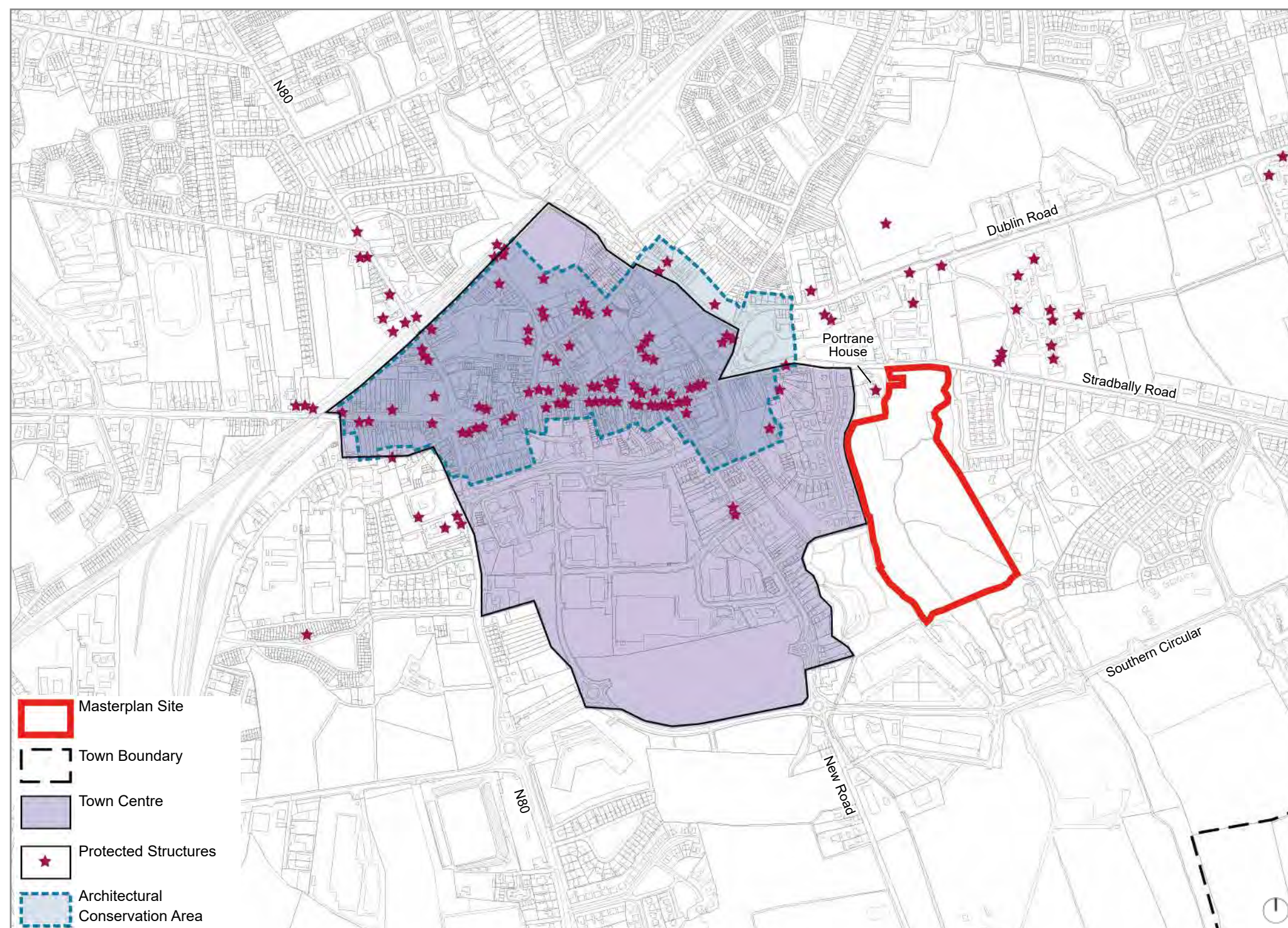


Figure 9: Heritage Assets

The boundaries of the Portlaoise Architectural Conservation Area (ACA) are tightly drawn around the town centre and historic core in order to give the ACA a strong focus. Some structures of special interest are excluded from the ACA, but are protected by way of inclusion within the Recorded Protected Structures (RPS). The history of the town is embedded in individual historic or special buildings, groups of buildings, building features, open spaces and the street pattern.

Portrane House, a Registered Protected Structure, is located to the north-west corner of the Masterplan Site, the lands of which were once part of the Portrane estate.

Ordnance Survey maps from 1907 and 1838 reveal a network of paths in what was Portrane House demesne. The path that crosses the esker is now a muddy track, but appears to have been more important in the nineteenth century when it served a house at the foot of the esker which has now gone.

Opportunities and Considerations

- There is scope to sensitively reintroduce the historic footpath network, along the esker ridge and surrounding fields, within the Masterplan Site. The development of an esker ridge walk would also provide a valuable amenity for both the townspeople and visitors, and could be linked to another remnant of the ridge just north of the Masterplan Site – The Ridge Graveyard.
- The setting and heritage sensitivities of Portrane House are explored further within the accompanying 'Preliminary Heritage Assessment Report' (Dr Judith Hill, February 2021), which includes a series of recommendations which will ensure the safeguarding of such features.

Urban Design - Strategic Analysis

Signage and Wayfinding

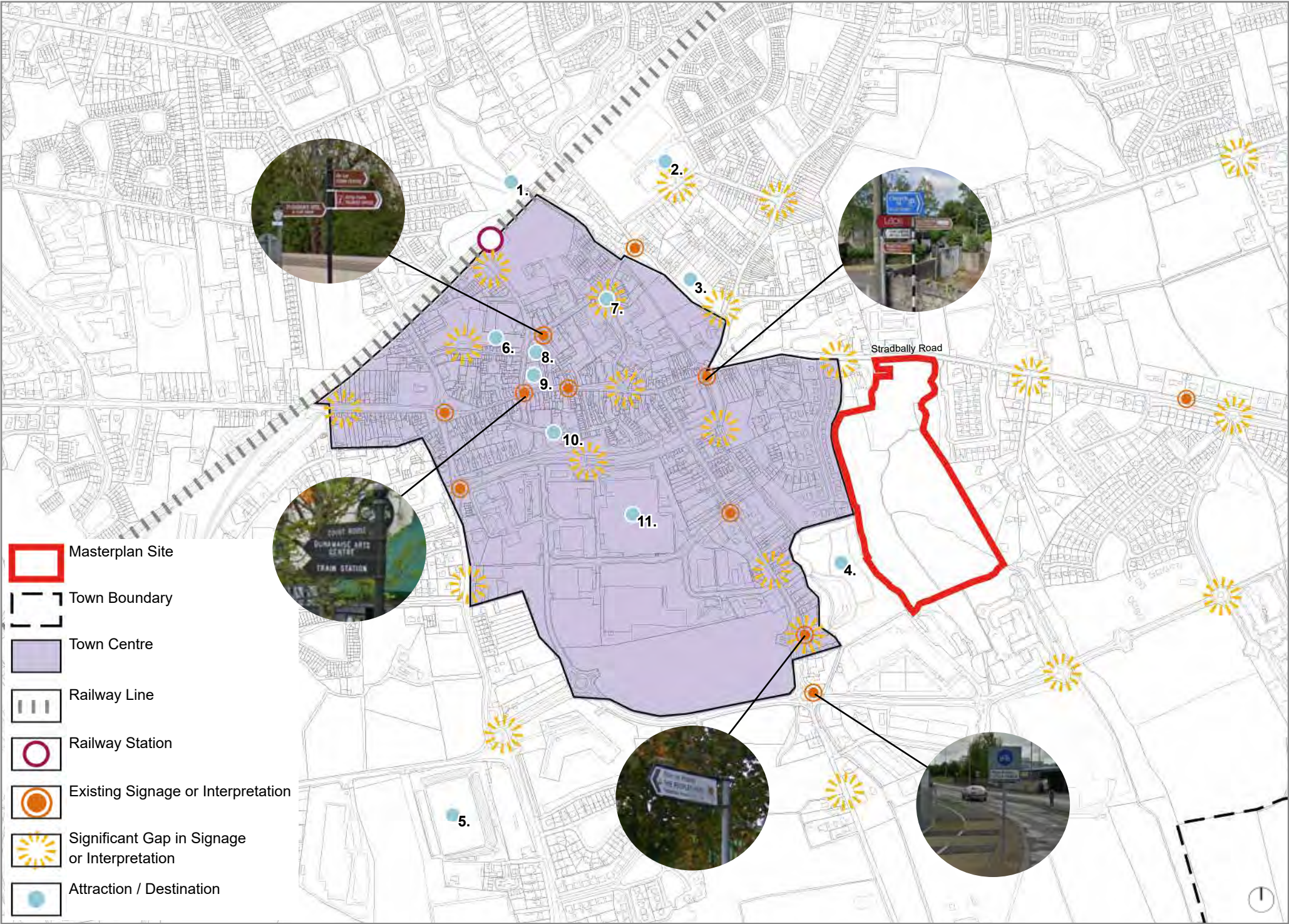


Figure 10: Signage and Wayfinding

There is a broad range of signage within Portlaoise town centre, although it is not always displayed in the best format or at the most appropriate location. There are also large gaps in signage provision, particularly surrounding some of the main attractions within the town. This includes the entrances to the People's Park, the Fort Protector and Fitzmaurice Place, and The Ridge Graveyard.

There is a series of 'heritage style' finger posts, which are simple and clear and convey information well. However they are not consistently used throughout the town.

Opportunities and Considerations

- Signage and interpretation will be important in ensuring both residents and visitors are aware of everything that the Masterplan Site has to offer, located at key access points.
- The introduction of appropriate heritage interpretation would help to promote the ridge, building a consistent narrative and provide education and learning opportunities for both the community and visitors to the town, and therefore help to celebrate this local feature.
- There is scope to link the ridge walking route within the site with the Ridge Graveyard through appropriate interpretation and signage, and therefore form a longer chain of heritage sites within the town.
- The introduction of interpretation that links with the ecology and environmental features within the Masterplan Site would provide a resource for both the local schools and community.

- Key**
1. River Triogue Linear Park
 2. Portlaoise Leisure Centre
 3. The Ridge Graveyard
 4. Portlaoise Town Park / People's Park
 5. O'Moore Park Stadium
 6. ODEON Portlaoise
 7. Fort Protector & Fitzmaurice Place
 8. Old St Peter's Church
 9. Dunamais Arts Centre
 10. Portlaoise Tourism Information Office
 11. Laois Shopping Centre

Urban Design - Neighbourhood Analysis

Introduction

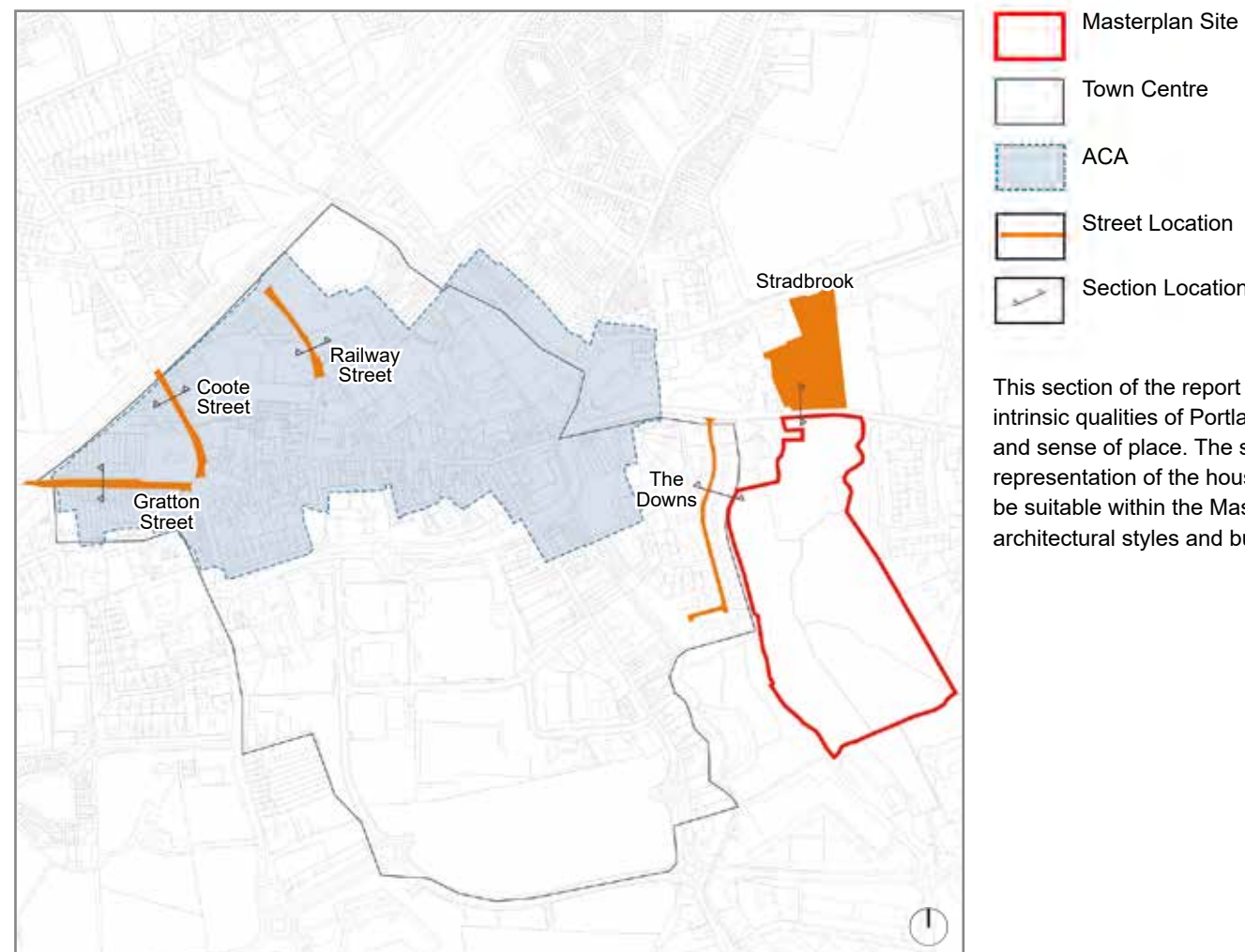


Figure 11: Neighbourhood Analysis
Site Locations

This section of the report analyses 5 streets, identifying the intrinsic qualities of Portlaoise that help to create local identity and sense of place. The streets have been selected as a representation of the housing types and densities that may be suitable within the Masterplan Site, and reflect a variety of architectural styles and building layouts.

Urban Design - Neighbourhood Analysis

Grattan Street

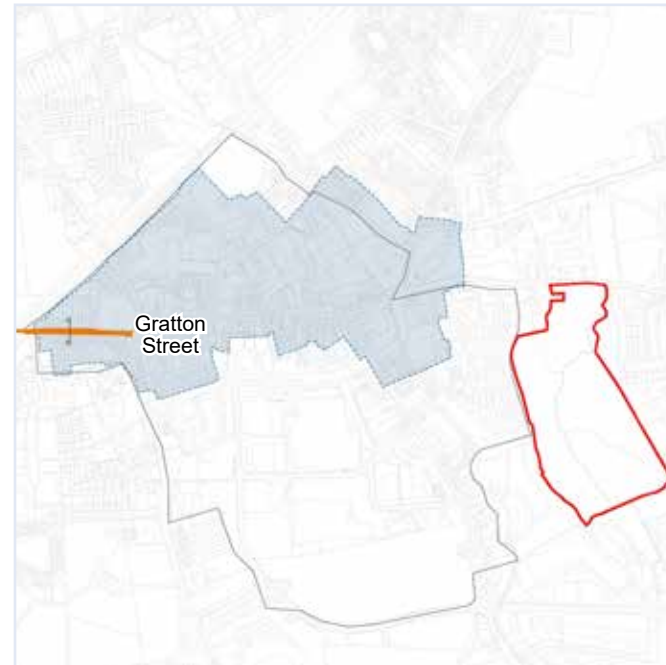


Figure 12: Grattan Street location in relation to the Masterplan Site and Portlaoise Town Centre



Representative images of illustrating integral carriage arches and square headed arches (Source: NIAH 2020)

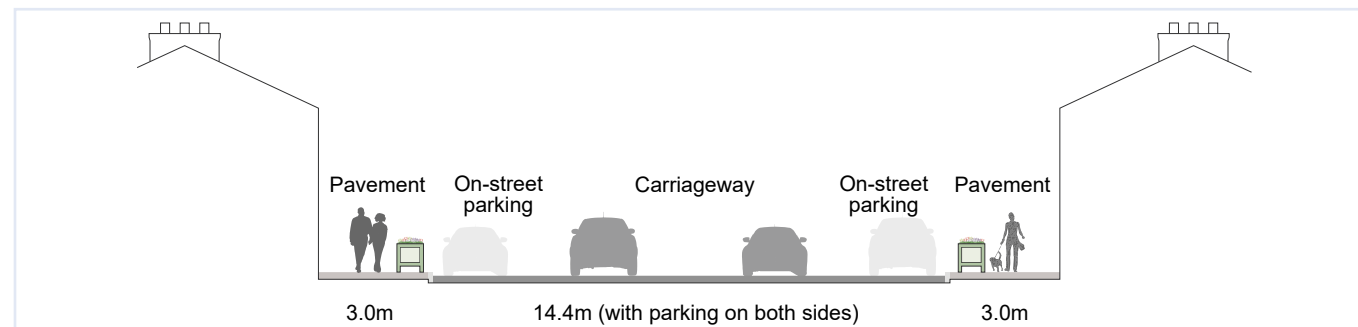


Figure 13: Typical Section Through Grattan Street

Images above: Representative images illustrating the straight street, with consistent terraces on either side (Source: NIAH 2020)

The early to mid-nineteenth century town houses along Grattan Street are modest, well-proportioned and arranged around a wide street and many have integral carriageway entrances.

The straight building line, gable-pitched roofs and vertical emphasis windows along this approach road to Market Square give these town houses a cohesive character. The town houses are predominantly residential, with a small number converted to commercial premises.

Grattan Street is located within Portlaoise Architectural Conservation Area.

Streets and spaces

The road is asphalt and orientated along an east to west axis in a straight line. It forms part of an important terrace in the vicinity of St Peter's Church, marking one of the main approach roads into Portlaoise. The road is approximately 13.0m wide and features on-street parking bays on both sides. The pavements are in-situ concrete, with a concrete upstand kerb, and approximately 4.0 wide.

Free-standing timber planters, litter bins, lamp posts and telegraph poles are located along the pavements, with the broad pavements easily accommodating such features.

The buildings front directly onto the street, and there are no front gardens or soft landscaped spaces.

Urban blocks

The buildings are located on long narrow plots that are probably medieval burgage plots. The buildings are continuous terraces along both sides of the street, approximately 100m in length.

Architecture

The buildings are 19th Century, terraced, three to four bay, two-storey houses. They are substantial and well-proportioned and, despite losing some of their original features, retain their façade composition and form.

Architectural features include: integral carriage arches; pitched

roof (mix of artificial slate and slate); rendered chimney stacks; painted ruled-and-lined rendered walling; pebble-dash rendered walling; square-headed window openings and painted concrete sills; square-headed door openings. There are a small number of commercial properties, which comprise shop front fascias to enlarged ground floor windows and painted name fascia board over shop windows.

Views

The straight street, with consistent terraces on either side, creates a sense of visual enclosure and forms a vista east towards the junction with Market Square. The obelisk steeple of St Peter's Church can be seen in the vicinity, to the north-east of Grattan Street.

Ambience and pedestrian experience

Grattan Street is a principle street leading into Portlaoise, and is therefore a busy thoroughfare, with a high level of traffic.

The pedestrian experience is modest. The footpaths are wide, continuous, and generally clutter-free and lined with well-maintained and cohesive architecture. There are no street crossing points, and the width of the lanes to cross are wide. There are few visual interests and amenities, with soft landscaping limited to small planters.



Historical photo of Grattan Street (undated) with the obelisk steeple of St Peter's Church seen in the vicinity, to the north-east (Source: Historical Picture Archive)

Urban Design - Neighbourhood Analysis

Coote Street



Figure 14: Coote Street location in relation to the Masterplan Site and Portlaoise Town Centre



Representative image illustrating the mid-terrace town house set back from the street with a generous front garden forming an attractive green frontage (Source: NIAH 2020)

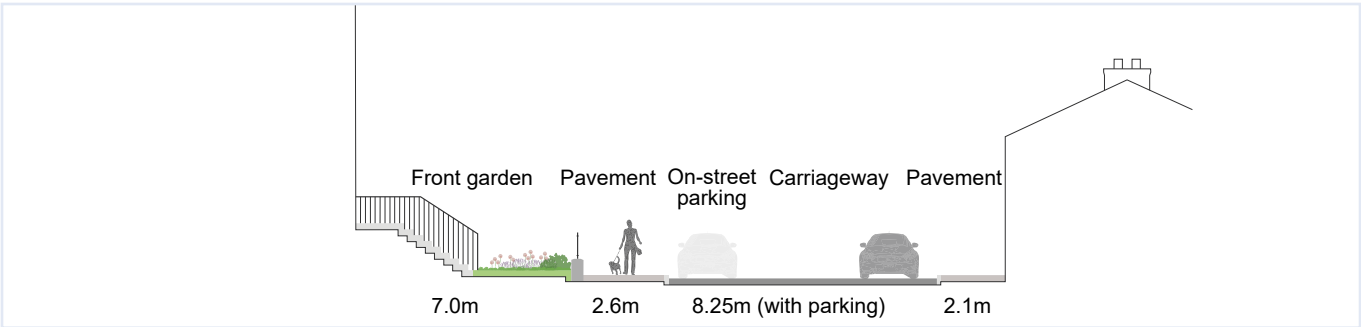


Figure 15: Typical section through Coote Street

Images above: Representative images illustrating the Georgian terrace block (Source: NIAH 2020)

A terrace of three late Georgian houses at the southern end of Coote Street make a positive contribution to this approach towards Market Square.

Built following the completion of St. Peter's Church c. 1805 on a new site west of Market Square, these houses with generous gardens and mews reflect early nineteenth century prosperity and formal planning on the road before the arrival of the railway.

Coote Street is located within Portlaoise Architectural Conservation Area.

Streets and spaces

The road is broad, at approximately 8.25m wide, and orientated in a straight line on a north-west to south-east axis towards the junction with Market Square. The road includes on-street parking along its south-western side and is paved in asphalt. The aligning pavements are enclosed with a concrete upstand edge and paved with red cobbleblocks. The paving on the south-western pavement comprises a running-course pattern, with the north-eastern pavement a herringbone pattern. The pavements are also broad, at approximately 3.0m wide.

The town houses are set back from the street with generous front gardens forming an attractive green frontage. The gardens comprise mature trees, lawns, ornamental planting and hedgerows. There are climbing plants on the central town house.

Urban blocks

The Georgian terrace block is approximately 40.0m in length. Modest mews to the rear are accessed by lane to side of town houses.

Architecture

The town houses form a handsome terrace of three late Georgian houses that are a significant element in Portlaoise's architectural landscape. They are an attractive and well-proportioned terrace of houses which retain most of their early form and fabric. The town houses are two-storey over raised basements, with entrances approached by a flight of steps. The front gardens are bounded by cast-iron railings on a tall

limestone plinth, hammer dressed limestone blocks to corner pier.

Architectural features include: Gable ended slate roofs; tall and wide rendered chimney stacks on gable and party wall with tall clay pots; square-headed window openings with smooth render surrounds; six-over-six top-hung casement windows, three-over- three at basement level, one-over-one on rear elevation and six panel timber front door with petal leaf fanlights.

Views

Coote Street forms a straight vista towards the junction with Market Square.

Ambience and pedestrian experience

Coote Street is dominated by high traffic levels and heterogeneous in terms of architectural order and roofscapes. The pedestrian experience is modest. The footpaths are wide, continuous, and generally clutter-free. There are no street crossing points, and the width of the lanes to cross are wide. The mature trees and ornamental planting to the front of the town houses form an attractive visual feature.



Representative images illustrating cobbled paving, leaf fanlights above the timber front door, and cast iron railings (Source: NIAH 2020)

Urban Design - Neighbourhood Analysis

The Downs



Figure 16: The Downs location in relation to the Masterplan Site and Portlaoise Town Centre



Representative image illustrating the mock Tudor-style appearance evident throughout The Downs (Source: GoogleEarth 2020)

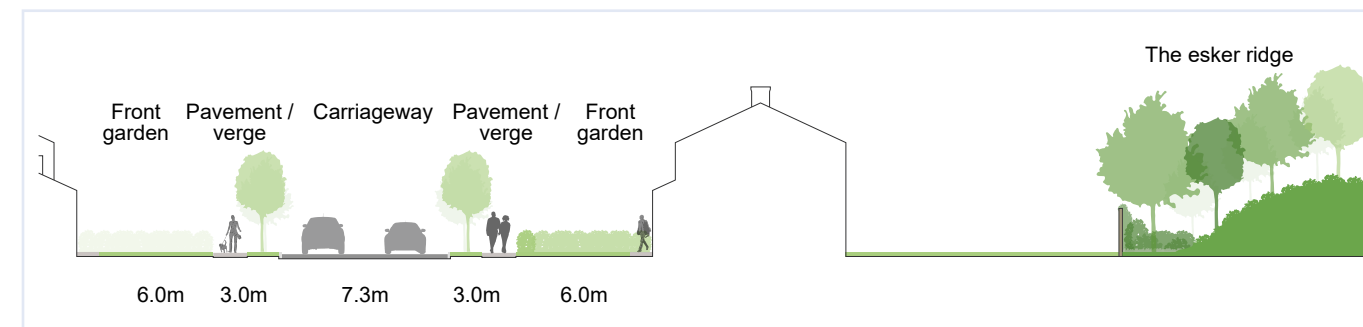


Figure 17: typical section through The Downs

Image top left: The esker ridge visible behind the houses along the eastern side of The Downs; top right: the gently meandering road, enclosed by street trees and garden vegetation (Source: Google Earth 2020)

The Downs is located on the edge of the town centre and to the immediate west of the esker ridge. It comprises an estate of semi-detached, family-sized, two-storey houses built in the 1990's.

Streets and spaces

The Downs is a gently meandering, asphalt-surfaced road. The road is approximately 6.0m wide with narrow grass verges, and pavements on each side of the street. Pavements are narrow, approximately 1.0m wide, and waved with red brick paving in a herringbone pattern.

Properties are set back from the street, with generous front gardens and on plot parking. Semi-mature street trees, of varying deciduous species, are present in the grass verges and planted at consistent intervals along the length of the road. The road has a semi-enclosed character due to the high proportion of detached properties, presence of generous front gardens, abundant street trees and setting within an established landscape framework, with the wooded esker ridge to the immediate east and People's Park to the south.

Urban blocks

Buildings have generous plot sizes, with properties having both front and back garden as well as on plot parking. Plot sizes are uniform along the street, and the set back from the carriageway largely constant along the length of the road. All buildings face onto the street which provides good natural surveillance. Density is very low at approximately 15 units per hectare therefore not a good example of sustainable development.

Architecture

The houses are modern, 20th-Century two-storey semi-detached properties. They have a mock Tudor-style appearance and include the following Tudor-style features: a 'half-timbered' appearance with exposed timber beams surrounding cream-coloured rendered walls to upper elevations; a large entrance porch; tall windows with diamond-shaped panes; multiple gables; rendered external skirting; and red brick to the lower elevations.

The lawned front garden generally open directly onto the pavement, with some bounded by low hedegrows or ornamental shrub planting.

Views

The Downs is gently meandering and enclosed by street trees and garden vegetation. Views are therefore typically focused along the road and short ranging. Glimpsed views of the esker ridge, to the rear of the houses along the eastern side of The Downs, are available between houses.

Ambience and pedestrian experience

The Downs is a cul-de-sac and generally a quiet residential street with no through-traffic. The established landscape framework that surrounds the road, including glimpsed views out towards the esker ridge and its mature trees, contribute towards a calm and tranquil setting.

The experience for pedestrians walking along The Downs is generally positive. There is little traffic, and the surrounding mature trees and garden vegetation creates a pleasant green environment. The street is a cul-de-sac and therefore there are no pedestrian links through to the surrounding landscape, including the People's Park and esker ridge to the east to the south. The footpaths are also very narrow and would not allow two people to easily pass each other.



Representative image illustrating the mock Tudor-style appearance evident throughout The Downs (Source: GoogleEarth 2020)

Urban Design - Neighbourhood Analysis

Stradbroom



Figure 18: The Downs location in relation to the Masterplan Site and Portlaoise Town Centre



The Stradbally Road frontage of Stradbroom is bounded by a limestone rubble wall (Source: Dr Judith Hill)

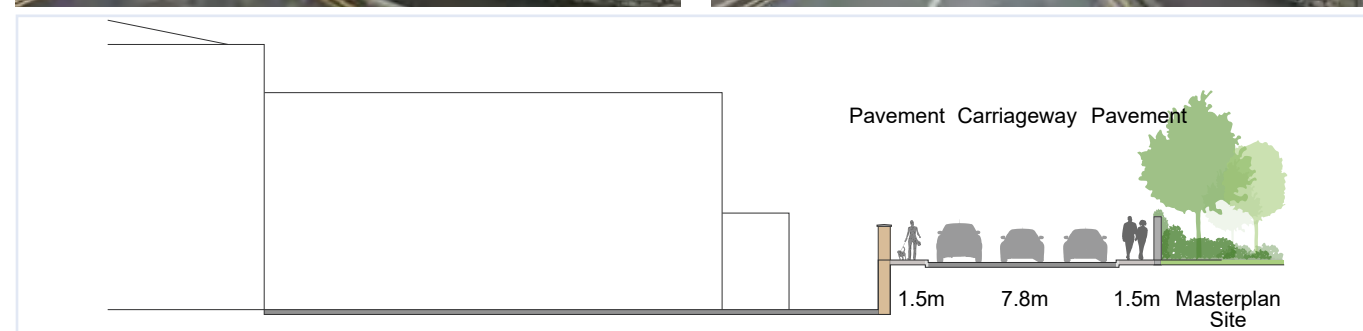


Figure 19: Typical section through Stradbroom

Image top left: Entrance to Stradbroom from Stradbally Road; top right: view west along Stradbally Road with the Masterplan Site to the south, and Stradbroom to the north (Source: GoogleEarth 2020)

Stradbroom, located on Stradbally Road to the north of the Masterplan Site, is a modern apartment development built in the early 21st Century. The development comprises one to three bedroom apartments, located within blocks which are three to four storeys high.

Streets and spaces

The development comprises 4 apartment blocks (titled A - D) set within landscaped grounds featuring mature trees, ornamental planting, and extensive lawn areas.

Urban blocks

The apartment blocks are large and rectangular and sit around the periphery of a central rectangular green space. The blocks vary in length from 30.0m to 80.0m, with the width 20.0m.

Architecture

The apartment blocks are three to four storeys, with pitched roofs and red and black brickwork. The four storey blocks feature duplex apartments on the upper two storeys, with the top storey featuring timber cladding and a balcony.

The apartments can be accessed from both Stradbally Road, to the south of the development, and Dublin Road, to the north. The Stradbally Road frontage is bounded by a limestone rubble wall. A landscape fringe, featuring mown grass and mixed shrub planting (predominantly low maintenance evergreen species). Undercroft parking is provided below Blocks B and D, with surface level parking limited to disabled and short stay parking, providing the perception of a car-free development.

Views

Many of the apartments are inward facing, with views limited to the central, landscaped courtyard. Upper storey, south facing flats, fronting onto Stradbally Road, will have views towards the Masterplan Site. Mature trees, including those surrounding Portran House and the esker ridge, will filter these views.

Ambience and pedestrian experience

Stradbroom is generally a quiet apartment development with no through-traffic. The established landscape framework that surrounding the site including glimpsed views out towards the esker ridge and its mature trees, contribute towards a calm and tranquil setting.

The experience for pedestrians walking along The Downs is generally positive. There is little traffic, and the surrounding mature trees and garden vegetation creates a pleasant green environment.



A landscaped fringe, with mature trees and a hedgerow (Source: Dr Judith Hill)



The apartment blocks are sit around the periphery of a central rectangular green space (Source: KellyHudson.ie)

Urban Design - Neighbourhood Analysis

Railway Street

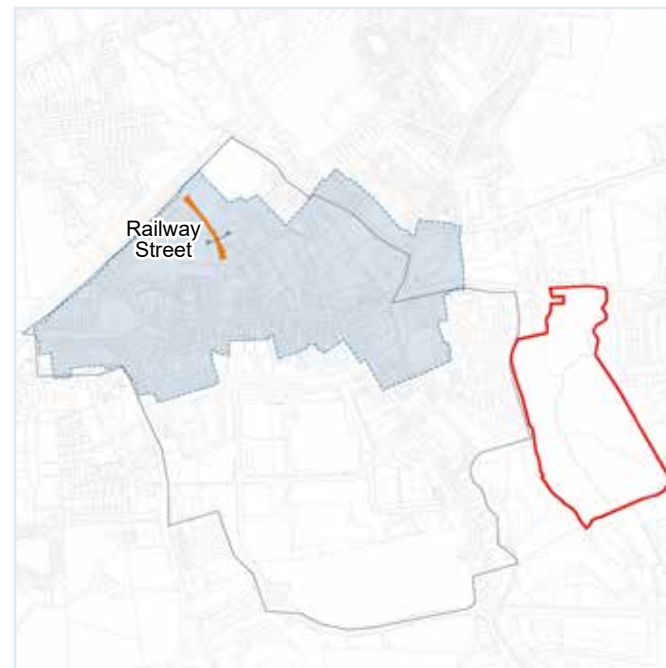


Figure 20: Railway Street location in relation to the Masterplan Site and Portlaoise Town Centre



Ivy-covered Ivyleigh (Source: NIAH 2020)

A pair of Victorian, medium sized town houses built c. 1860. The elliptical-headed doorcase with wide hollow splayed surrounds is distinctive to the pair.

Railway Street is located within Portlaoise Architectural Conservation Area.

Streets and spaces

The road is asphalt and orientated along an north-west to south-east axis towards Portlaoise Railway Station. The road is approximately 8.5m wide, with no permitted on-street parking. A pavement along the western side of the road is in-situ concrete and approximately 1.8m wide. The pavement is lined with a limestone-rubble wall, approximately 2.0m. in height, with mature trees and shrubs spilling over the top. There is also a narrow, 1.0m wide pavement along the eastern side of the road. Intermittent telegraph poles and general road signage positioned on the pavements create 'pinch-points.'

The town houses are set back behind a garden, framed by cast-iron railings. The gardens comprise neat box-hedging, framing a central door.

Urban blocks

The town houses, Ivyleigh and Aran House, are arranged in a short terrace, approximately 20.0m in length.

Architecture

The Victorian town houses are semi-detached, three-bay, two-storey over basement houses, built c. 1860. Ivyleigh is now in use as a B&B, Aran House is used as offices. The buildings have roughcast walls on painted render. Ivyleigh has ivy-covered walls.

The town houses have square-headed window openings and elliptical headed doorcases with wide hollowed surrounds. Sliding sash windows to the front elevation, with six-over-six on the ground floor, and three-over-six to the upper floor.

Views

To the south, Old St Peter's Church tower can be seen above the intervening buildings and vegetation. To the north, views are orientated towards a tower connected to Portlaoise

Railway Station bridge.

Ambience and pedestrian experience

Railway Street is an important street leading towards the Railway Station, and associated car parking, and is therefore a busy thoroughfare.

The mature trees and ornamental planting to the front of the town houses form an attractive visual feature. The footpaths are narrow and detract from the overall pedestrian experience.



View south, with the Old St Peter's Church tower can be seen above the intervening buildings (Source: GoogleEarth 2020)

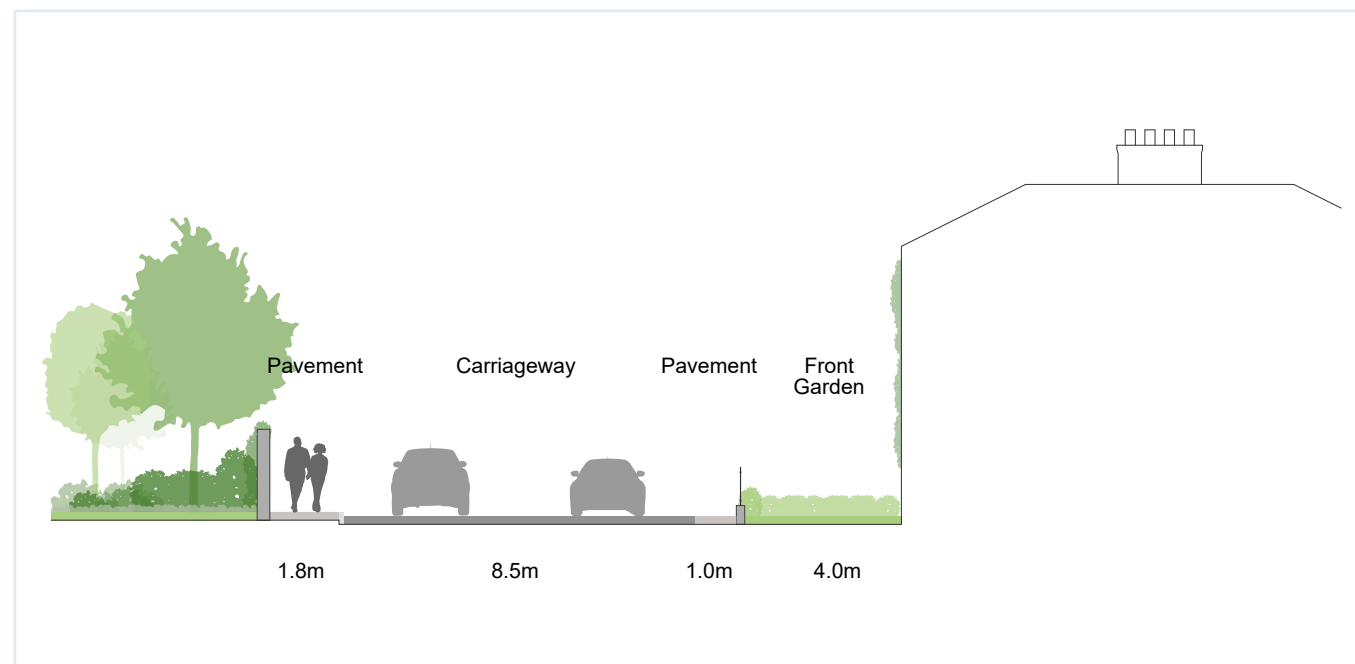


Figure 21: Typical section through Railway Street

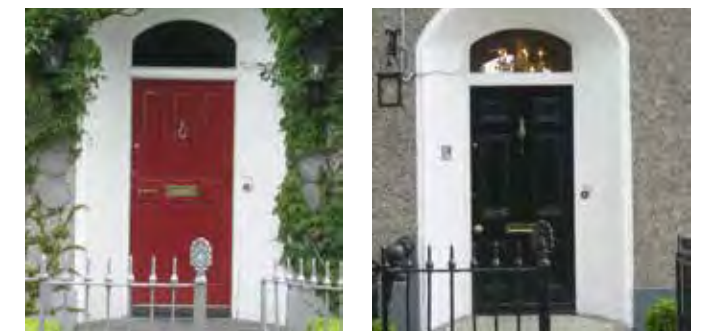


Image top: the town houses are set back behind a garden, framed by cast-iron railings; images bottom: elliptical headed doorcases with wide hollowed surrounds (Source: NIAH 2020)

Urban Design - Site Analysis
Overview



This plan reviews the site specific urban design components which will influence the Masterplan Site design.

Stradbally Road forms the northern boundary, giving the Masterplan Site an urban edge, with the eastern boundary defined by the Derry River, lined by mature trees and vegetation. The presence of schools and associated sports facilities define the character of the southern boundary. A steep-sided and wooded esker ridge, or the Ridge of Portlaoise, forms the western boundary. There is a recessed entrance from Stradbally Road along the northern site boundary.

The majority of the site supports horse grazed pasture and a network of well-established intact hedgerows. Mature trees stand along the boundary hedgerows and as individuals across the north field, akin to parkland in layout. Maryborough Drain extends through the centre of the site. A pond and lake lie within the residential land north east of the site. The site vegetation creates a strong visual and physical containment of the site.

Residential development is located along the western, northern, and eastern site boundaries - of varying densities, typologies and building heights. Portrane House, a protected structure, is located to the north west corner of the site.

The site is flat and low-lying, other than for the esker ridge which provides panoramic views east across the site. Glimpsed views into the site, partially screened by intervening vegetation along the site boundaries, are available from the upper levels of Stradbally Road and from Portrane House.

Key Destinations

1. Memorial Garden
2. Fort Protector and Fitzmaurice Place
3. The Ridge Graveyard
4. Sacred Heart Primary School
5. St Peter & Paul's Roman Catholic Church
6. Portlaoise Tourism Information Office
7. Laois Shopping Centre
8. People's Park
9. Portlaoise Retail Park
10. Maryborough National School
11. Holy Family Catholic School
12. St Fintan's School
13. Portlaoise Educate Together National School

Appendix 2: Cultural Heritage Baseline Report

Stradbally Road, Portlaoise

Preliminary Heritage Assessment Report

Text



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Disclaimer

The results and conclusions contained in this document are based on information available at the time it was prepared and written. Every effort was made to collect all relevant data, but the author accepts no responsibility for omissions or inconsistencies that may result from information becoming available subsequently to the completion of this document.

Executive summary

Heritage sensitivities for the site derive from the existence of Portrane House, a protected structure, to the north west corner of the site. A significant part of the site is within the attendant grounds of the protected structure (defined in the report). Laois County Council is committed to protecting the features and setting of protected structures. It is argued in the report that the masterplan could take account of the heritage sensitivities arising by: proposing a buffer zone between the proposed housing development in the former Front Field and the curtilage of the protected structure; by linking this buffer zone with proposals for a path network on the site; by respecting a number of views, which could also be linked to a new path network; and by protecting selected features (both natural and manmade) in the attendant grounds.

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1.0. Introduction

1.1. Aim and scope of the report

Portrane House, a protected structure, is situated at the north-west corner of a development site, the lands of which were once part of the Portrane estate. Future changes and development on these lands will have a potential impact of the house and its immediate setting. The objective of this report is to define the significance of Portrane House, and to outline the sensitivities of the site with regard to heritage issues for the masterplan that is to be developed for the development site on Stradbally Road.

1.2. Client

Laois County Council

1.3. Copyright

The use of any written material or original drawings and photographs in this report in published or unpublished work should be acknowledged and the author's name referenced.

1.4. Methodology

A visual and photographic survey of Portrane House and outbuildings and the development site was made on 1 December 2020. The history of the site was investigated using deeds, Valuation Office Records, historic maps, family photographs and secondary sources. The sources are listed in the references section at the end of this report. The data was analysed to construct a building and demesne history and to define the curtilage, attendant grounds and setting of Portrane House. Local authority documents and NIAH were also consulted. The scope of the project and the role of heritage was discussed with the team, and reviewed by local counsellors and officials. The report was written with reference to the Department of the Environment's *Architectural Heritage Protection: Guidelines for Planning Authorities* (2nd ed. 2011)

2.0. Site, situation, ownership (map 1)

2.1. Ownership & situation. The development site is in the ownership of Laois County Council. It is situated to the south of Stradbally Road, just beyond the historic town centre of Portlaoise.

2.2. Boundaries. (figs 1–3) (map 1) The site comprises a wooded esker ridge to the west sloping down to low-lying fields. The east boundary is defined by the Derry River, lined with trees and undergrowth, while Maryborough Drain, lined by low hedge, runs through the site. The Stradbally Road forms the northern boundary of the site, giving the site an urban edge, while the presence of schools and associated sports facilities define the character of the southern boundary of the site. Where the Derry River changes direction on the east boundary an aqueduct is marked on the Ordnance Survey maps. (maps 3 & 4) This feature seems to have been misnamed.

2.3. Access and paths. There is a recessed entrance from Stradbally Road in the north east corner of the site, constructed recently, at the time the Stradbally Apartments were built. (fig 4) There are two pedestrian public rights of way to the east which lead into housing estates: Glendowns to the north and Glenlahan to the south. (A & B on map 1) The Ordnance Survey maps reveal a network of paths in what was Portrane House demesne. (see below 3.0) (map 2) There remains an established crossing over Maryborough Drain which is linked to an established path at the south end of the site which crosses the esker and gives access to Downs Lane which runs along the west base of the ridge. (C on map 1) (figs 5 – 7) The path that crosses the Esker is now a muddy track, but appears to have been more important in nineteenth century when it served a house at the foot of the esker which has now gone. (maps 3 & 4)

2.4. Location. The site is located in the townland of Borris Little, (formerly Small Borris) in the barony of Maryborough East.

3.0. Outline history of the development site.

The earliest surviving records of Portrane House describes an estate of just over 15 acres which is shown on the first edition Ordnance Survey map surveyed in 1838. (Valuation Office Records) (map 1) This map shows that the demesne comprised the house and outbuildings to the north adjacent to the entrance from the road and addressing an area of parkland to the east. To the south was the esker ridge and east-facing slope, wooded in the vicinity of the house, but only the highest part wooded to the south.

Referring to map 1, the ‘front field’ equates to most of the nineteenth-century park; the house and its immediate gardens comprise part of the wooded area and part of the park on the 1838 map; the esker ridge and sloping field to the east are also shown on the nineteenth-century map. (figs 8 & 9)

In 1960s the owners (see below), who still held 15 acres of land around Portrane House, acquired Kelly’s Field (map 1), an area of to the south of what is now the development site, and in 1993 they acquired Egan’s Field, situated between Kelly’s Field and the Front Field. (Duff) (figs 10 & 11) These three fields, together with the greater part of the esker ridge and field were sold to Laois County Council in 2019. This left an area of 1.75 acres around the house and outbuildings of Portrane House, now situated to the north west of what has become a development site. (map 5)

4.0. Outline history of Portrane House.

4.1. Esker ridge.

The esker ridge on the site is part of the remains of a roughly north-south ridge that runs from Timahoe to beyond Tullamore and is prominent in the area around Portlaoise: it can be found on the site, and to the north of the site where there is an extended burial ground. (map 6) The ridge was largely cleared of woodland in the prehistoric period, when it provided well-drained, easily worked land. (Feehan, p.7) Feehan notes that archaeological features are concentrated on such ridges, although none are recorded on the Ordnance

Survey maps that cover the site. There was an ancient road along the esker ridge, which was still in use in the early nineteenth century, though not in the Coote demesne.

(O'Hanlon & O'Leary, vol 1, p. 192) (map 3) It is extremely likely that there was an ancient route along this ridge. The earliest remains that are evident today are in the stretch of ridge to the north of the site with burials and grave markers from the seventeenth century to the late nineteenth century. (map 6)

4.2. Maryborough.

Portlaoise, known as Maryborough until 1920, is a plantation town first established around a garrison – Maryborough Fort – in the sixteenth century.¹ The early planters displaced established Gaelic inhabitants, who periodically attacked the fort in the early years.

However, the planter town flourished, being granted borough status in 1569, and by the 1650s it had become the third largest town in what was then Queen's County. (Loeber, p. 398)

The historians of Queen's County, O'Hanlon and O'Leary, write that 302 acres of forfeited land, described in the Down Survey as Burres, was assigned as commons for the Corporation of Maryborough, and that it was later illegally transferred by the burgesses to certain families – De Vesci, Parnell, Coote – who established their own estates. This suggests that Eyre Coote (see below) may have been the beneficiary of such a land transfer, allowing him to create, among other holdings, the small estate around Portrane House. (O'Hanlon and O'Leary vol 1 p. 195.) (map 7)

4.2. Eyre Cootes and the building of Portrane House.

The founder of the Portrane estate was a nabob. Sir Eyre Coote 1 (1726–83), who was born in Ash Hill, Co Limerick and brought up by his uncle, George Evans in Portranee House, Dublin, had an extremely successful career in the British army fighting, from 1754 to 1762 in India against the French, where he made a great deal of money. (Quinn, *DIB*) He distinguished himself at the Battle of Plassey in 1757, and at Pondicherry in 1761 which saw the destruction of French power in India. When he returned to England in 1762 the directors of the East India Company presented him with a ceremonial sword.

Eyre Coote had an interest in Queen's County from at least 1761, where he was MP for Maryborough from May to December 1761. He acquired substantial estates in the county with an annual rental of £2,000 (Johnston-Liik p. 500) and built Portrane House. (Quinn, *DIB*) Maryborough was expanding at this time and some mid-late eighteenth-century buildings survive. Eyre Coote's subsequent career suggests that he was not resident in Portrane House, or if he was, not for very long: he was MP for two English boroughs – Leicester (1768–74) and Poole (1774–80) – and continued his army career, promoted to colonel in 1765, returning to India in 1769, dying at sea off the coast of Madras in 1783. He was buried on his English estate at West Park, Hampshire.

¹ Portlaoise is derived from Port Loisighse, which is translated 'the town of Laoighis'. (O'Hanlon and O'Leary, vol 1 p. 102)

The front range of Portrane House is the part that survives from the 1760s. It was five bays and two-stories, terminating in a south-facing bow. (figs 12 & 13) The joinery of this house survives: six-panelled doors and architraves; four-panelled shutters that reflected the divisions of sash windows that have been replaced; and an imperial stair that seems a little grand for the scale of the house. (figs 14–16) A line of outbuildings incorporating stables and a carriage room was constructed parallel to the rear of the house. (map 3) (fig 17) Although altered, the central pediment, carriage arch and round hay loft windows survive, and there are still three stables in the range. The arched entrance to the stable yard was probably constructed at the same time. (fig 18) The remnant stone structure on the ridge may be part of a viewing platform that was constructed at this time, which would have enabled views south-east to the Rock of Dunamase. (fig 19)

Portrane House and estate remained in the possession of the Coote family until 1931 when it was sold to James Peter Tyrrell. From 1784 to 1925 four men named Eyre Coote were the owners: Eyre Coote II (1759–1823), nephew of Eyre Coote I; Eyre Coote III (1806–34) son of Eyre Coote II; Eyre Coote IV (1830–64) son of Eyre Coote III; and Eyre Coote V (1857–1925). His brother, Charles Henry Eyre Coote inherited in 1925 and sold the estate to Tyrrell. It is recorded that Eyre Coote II lived in Portrane House, but that his successors leased the house to tenants, including William Woodruffe (recorded by Samuel Lewis in 1837) who sub-let the house in the mid-nineteenth century until 1874. (Valuation Office Records) The house was inhabited by clergymen from the late nineteenth century to the 1931. (Valuation Office Records)

Eyre Coote II, like his uncle, was an active soldier and politician. He may have lived at Portrane House in the last years of the Union when he was MP for Ballynakill (1790–7) and Maryborough (1797–1800) and was involved in the suppression of the United Irishmen in Cork in 1797. His residence may have continued after the Union when he was MP for Queen's County (1802–1806), a time when Irish MPs were encouraged to be resident in Ireland. However, he had other houses elsewhere: he had inherited West Park in Hampshire, he had a residence of College Green and Forest Lodge Queen's County. (Johnston-Liik, 501)

4.3. Enlargement of Portrane House

Portrane House was extended and altered in the nineteenth century. The house was given a new roof, slightly higher than the older one, with wide eaves; this work may date to the 1830s. (fig 12) An extension with a bay window on the south façade was added in the later nineteenth century. (map 4) (fig 13) The brick chimneys and the plate glass windows date to the later nineteenth century. The nineteenth-century porch, visible on older photographs, was replaced in the 1960s by the current porch. The outbuildings were extended, including a piggery and hen houses added to the front range. (fig 20) The 1911 census lists 14 outbuildings – one of almost every type – which suggests a strong measure of self-sufficiency on the estate, then inhabited by a Church of Ireland clergyman, Rev Edmond Eves, his son, and two servants.

Maryborough extended significantly in the nineteenth century; not only did the core expand with new houses and public buildings, but by 1838 large institutional buildings in extensive grounds had been constructed east of the town to the north of Portrane House: the county hospital, prison and psychiatric hospital. (map 8) Enlarged and modernised Portrane House still stood in its 15-acre estate, a world away from the expanding town. Even by the early twentieth century, when the town boundary was extended to incorporate Portrane House, the estate (map 9)

4.4. Tyrrells.

James Peter Tyrrell, who bought the estate in 1931 died ten years later and the property came into the possession of his son James T. Tyrrell, who ran a veterinary practice from the outbuildings. He and his wife, Joanne, had eight children. His daughter Mary Tyrrell is the current owner with her husband, while two of her brothers continue the veterinary practice.

5.0. Statement of significance

The significance of Portrane House can be found in a number of aspects:

- Its historic roots as a mid-eighteenth century country house, built outside Maryborough, then a small town that was emerging from its role as a fortified planter town.
- Its long association with the Eyre Coote family which, in the latter part of the eighteenth and early nineteenth century, produced military men who made significant contributions to British imperial history.
- Its picturesque setting derived from the wooded esker ridge which was such a prominent feature of its relatively small demesne. (fig 21)
- Its continuing character as a country estate as Portlaoise has expanded to the east and south of the site. (map 10) This derived from the demesne and the twentieth-century acquisitions of Egan's and Kelly's Fields. (fig 22)

6.0. Legislation and policy

NIAH: Portrane House is listed in the National Inventory of Architectural Heritage: reg no 12507122; regional rating; categories of special interest: architectural and social.

RPS: Portrane House is a Protected Structure in Laois County Development Plan: RPS 925.

ACA: Portrane House is not in Portlaoise ACA (map 11)

Archaeological Significance Zone: Portrane House is not in Portlaoise Archaeological Significance Zone. (map 12)

Portlaoise Local Area Plan 2018–2014.

Built heritage concerns in the current Portlaoise Local Area Plan are focused on the historic town centre, which, as can be seen above, is to the west of Portrane House. However, the Portrane House is subject to protections as a protected structure.

Objectives – BH 02 Conserve, protect and enhance the built heritage of Portlaoise, including ... all protected structures and attendant grounds ... in accordance with best conservation practice.’

BH 04: ‘Ensure all development works on or at the site of protected structures, including any site works necessary, shall be carried out using best heritage practice for the protection and preservation of those aspects or features of the structures/site that render it worthy of protection.’

Laois County Development Plan 2017–2023

Policies relating to built heritage in the current Laois County Development Plan refer to consultation with the relevant government department and express concern that new developments in the vicinity of the protected structure are of a high quality that relate to the existing protected structure.

Objectives – OBJ4 Protect all structures listed in the Record of Protected Structures that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical character or interest in County Laois.

Policy – BH 2 Consult with the DAHG in considering planning applications that may affect protected structures or ACAs.

BH 5 Safeguard protected structures from works that would adversely affect or erode their special character, and where proposals are made to ... site new buildings within the curtilage of a Protected Structure, ensure Protected Structure status is used as a stimulus to the imaginative and considered design of the new elements.

7.0. Curtilage and attendant grounds

7.1. Definitions

Curtilage

Curtilage is not defined by legislation. *The Architectural Heritage Protection Guidelines for Planning Authorities* defines curtilage as ‘the parcel of land immediately associated with the [protected] structure and which is (or was) in use for the purposes of the structure.’ (para 13.1.1, p. 191) It goes on to say; ‘The extent of the curtilage will need to be determined on a case-by-case basis’. (para 13.1.4 p. 191) In 13.1.5 it outlines considerations to be taken into account when making a decision as to the extent of the curtilage of a protected structure ‘a) Is, or was there a functional connection between the structures?’ ‘b) Was there a historical relationship between the main structure and the structure(s) within the curtilage which may no longer be obvious?’

Attendant grounds

The Architectural Heritage Protection Guidelines for Planning Authorities defines the attendant grounds of a protected structure as ‘lands outside the curtilage of the structure

but which are associated with the structure and are intrinsic to its function, setting and/or appreciation.’ (13.2.1, p. 192.) Features within the curtilage and attendant grounds can, according to *The Architectural Heritage Protection Guidelines for Planning Authorities*, (13.2.3 p. 192) be identified as being worthy of protection.

7.2. Curtilage, attendant grounds and setting of Portane House (map 5)

It is considered that the curtilage of Portane House is the area immediately around the house – outbuildings, gardens, entrance and tennis court – which is in the ownership of the Tyrrell family. These structures and landscape features are close to the house and have a continuing functional relationship with it. (fig 23)

It is considered that the attendant grounds are the areas beyond this which were once in the demesne and had a functional relationship with the house and estate, but are now no longer in the possession of the Tyrrell family. This includes Front Field (the former park), the esker ridge and its slopes. (fig 24)

There are several features in these lands which lend character and witness earlier uses. They are:

- Line of mature beech trees and a single beech (the remnants of a longer line) parallel to Stradbally Road. (fig 25)
- A single evergreen tree in Front Field which is all that remains of the parkland trees and which stands out in the landscape. (figs 26 & 27)
- The stone structure on the ridge which may have been a viewing point. (fig 19)

The setting of Portane House is best appreciated from the east and south-east in the former Front Field. (figs 21 & 22) This reveals the house surrounded by the trees of its gardens and the wider setting of the esker ridge. The view of the esker ridge includes the land sloping up to the ridge itself, the trees on the upper slope and the skyline, which is composed of the line of the ridge with intervals of trees. In the foreground is the former park, with its line of beech trees to the right and single evergreen to the left.

8.0. Discussion and recommendations

8.1. Outline proposals for the site

This report is intended to assist with proposals for the site. Land use for the site is zoned by Laois County Council: the former Front Field is zoned residential; former Egan’s Field and the Esker ridge and field at its base is zoned open space and amenity and former Kelly’s Field is zoned community, educational and institutional. (map 13)

8.2. Heritage sensitivities

Proposed housing development and part of the area for proposed open space and amenity will be situated within the attendant grounds of the protected structure.

The Architectural Heritage Protection Guidelines for Planning Authorities outlines issues that should be considered for new development within attendant grounds. (p. 201) They include:

- whether proposals would affect the character of the protected structure
- whether the proposals would affect the relationship between the protected structure to its surroundings and attendant grounds
- whether the protected structure would remain a focus of its setting
- whether the proposals would conserve significant features in the landscape
- whether the proposals would affect significant views to and from the protected structure
- whether distant views of a landmark or a skyline be affected
- the effect of the scale, height, massing, alignment and materials of a proposed construction have on the protected structure.

In the case of Portran House two aspects of its significance are relevant:

- Its picturesque setting
- Its character as a country estate

In order to safeguard these features it is recommended that the following is considered: (map 14)

- A generous buffer zone between the boundary of Portran House and the proposed housing. This zone should include a strip of land adjacent to Stradbally Road where the beech trees grow and it should flow into the area zoned open space at the foot of the esker. (figs 25, 28) (map 14) There is an opportunity to treat this buffer as parkland, and to incorporate a path to link Stradbally Road and the housing development to the rest of the site. (see below) As map 2 shows historically there was a network of paths linking the north end of the demesne where the beech trees are located with the southern part of the demesne. The buffer zone would be reinforced if the housing development was designed in such a way that there was a concentration of gardens or public open space adjacent to the buffer. The single evergreen tree may fall into the buffer zone or be incorporated into landscaping in the housing scheme. This would help to preserve the setting of Portrane House and allow a view of the beech trees from the house and garden.
- One or more open areas/sight lines through the housing development which would enable views of Portrane House in a setting that includes the ridge. This could be associated with a new path system, giving access to the open space amenity and linking with a path in the buffer zone. Important views include figs 21, 22, 11. (map 14)
- A low rise housing scheme that would retain the view of the trees lining the River Derry from Portrane House. (fig 23)
- Retention of existing features of the Esker Ridge including the viewing point and the trees. (figs 2, 5, 9, 10, 19, 21)

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Stradbally Road, Portlaoise

Preliminary Heritage Assessment Report

Images



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February 2021

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Photographs (taken by Judith Hill unless otherwise stated)

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- fig 24 Historic photograph children playing in the front field with the south part of Portrane House in the background.
- fig 25 View of line of beeches and single beech to left in Front Field.
- fig 26 View of single evergreen and Front Field from the north.
- fig 27 View of single evergreen and Front Field from the north.
- fig 28 View of Front Field from the esker ridge.
- fig 29 Looking north towards Portrane House with the esker on the left
- fig 30 View out from the front of Portrane House through the garden trees towards the beech trees along Stradbally Road.

Maps



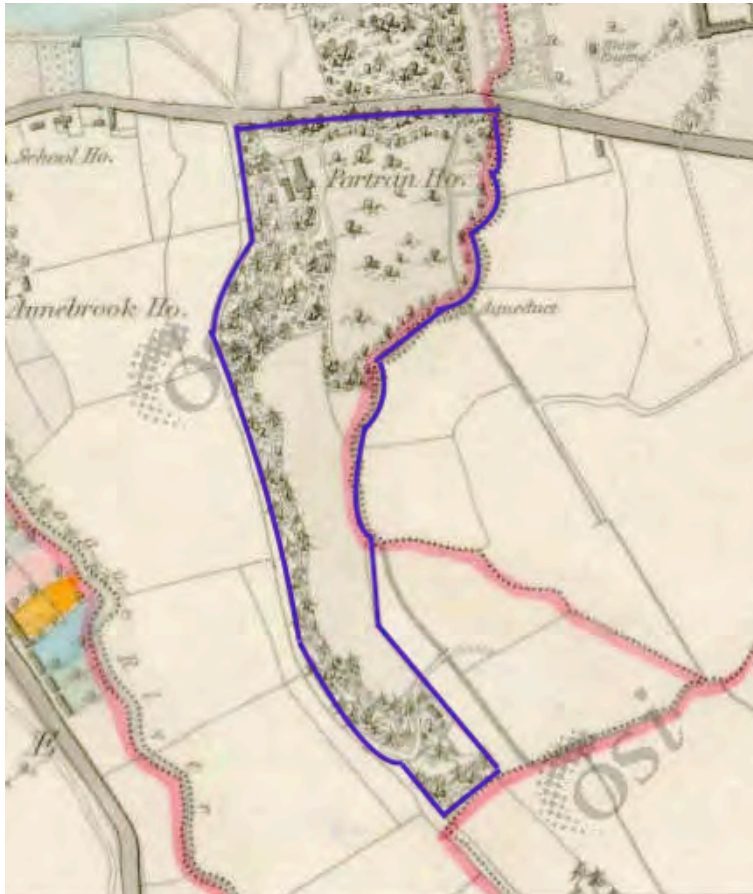
A & B: access to paths to east of the site
C: Established path from Maryborough Drain crossing the esker and leading to Downs Lane

map 1 Map showing outline of current land holdings, names and features.



Red line: 1838 OS map
Green line: 1907 OS map
C: see map 1

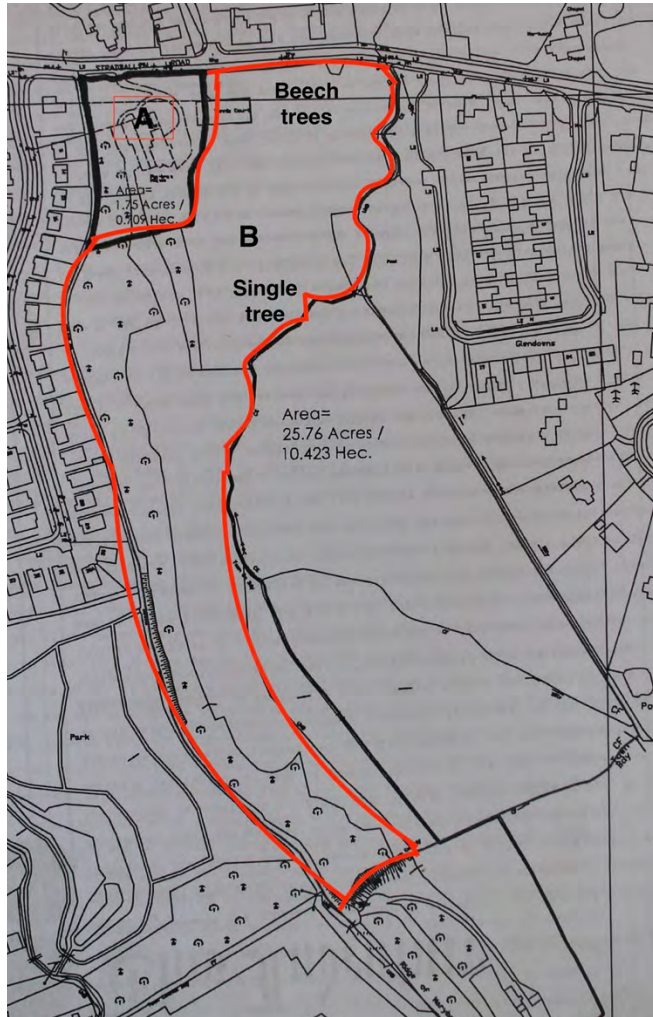
map 2 Map showing historic footpaths.



map 3 Map showing outline of demesne on 1st edition Ordnance Survey map surveyed 1838.



map 4 2nd edition Ordnance Survey map surveyed 1907.



map 5 Map showing curtilage and attendant grounds. Base map: deed.
A Curtilage. B Attendant Grounds.

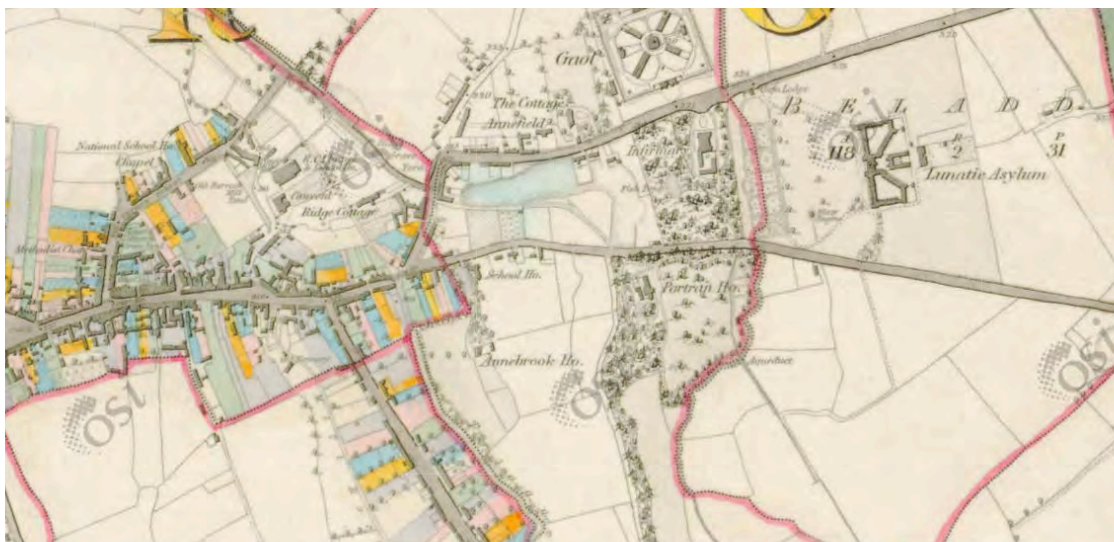
[NB curtilage needs to be altered to include tennis court]



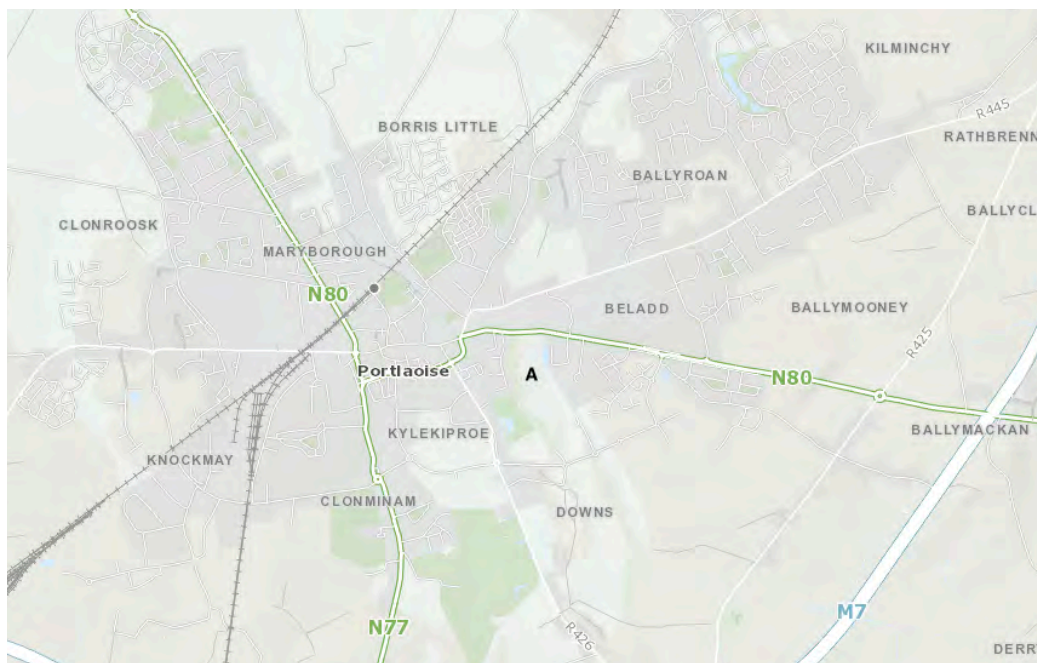
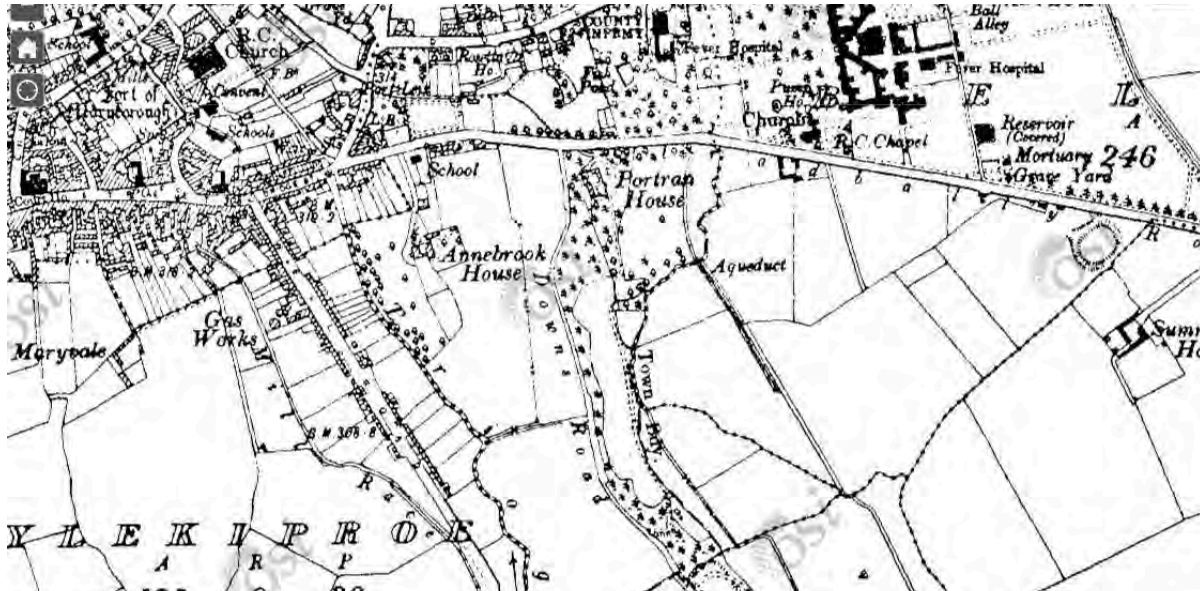
map 6 Map showing esker ridge: position of site: A.

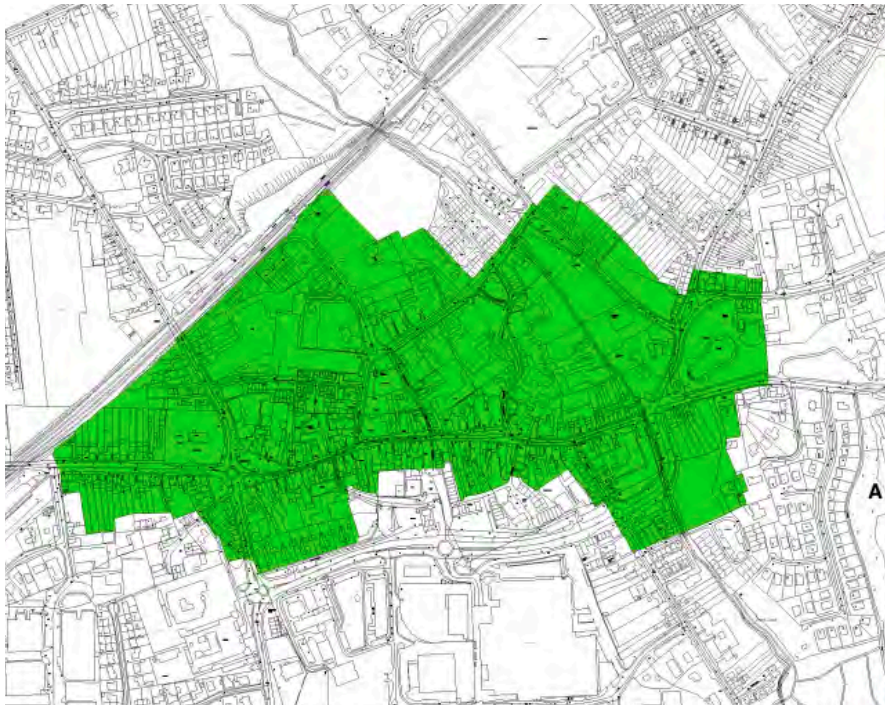


map 7 Extract from Down Survey 1656–8 from <https://libguides.ucd.ie/findingmaps/mapshistIreland> accessed 02.02.21



map 8 1st edition Ordnance Survey map surveyed 1838 showing wider area.

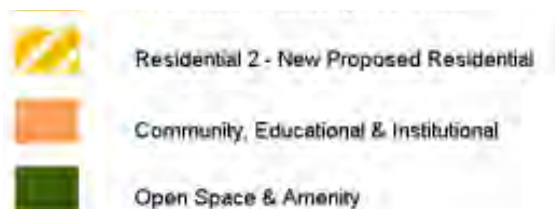




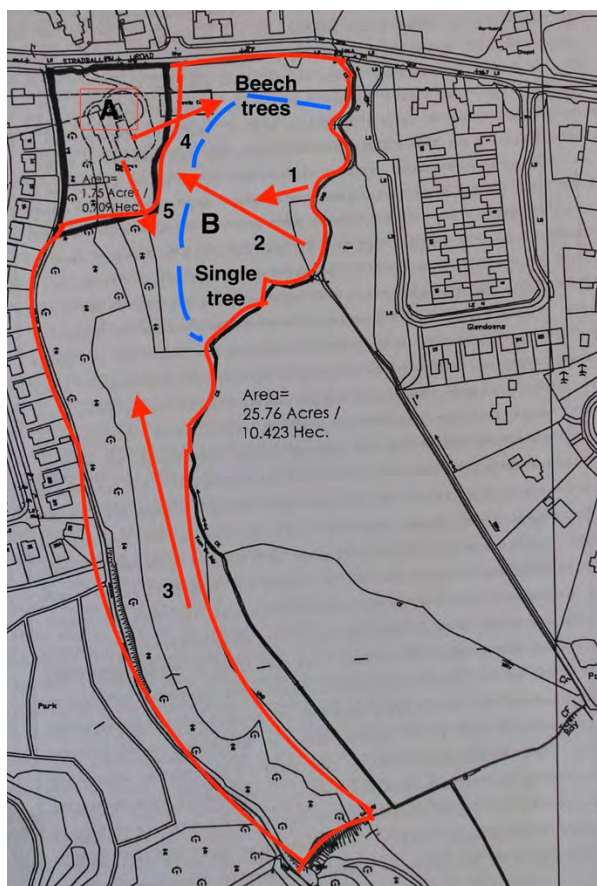
map 11 Portlaoise ACA from Portlaoise Local Area Plan: Position of site marked A



map 12 Archaeological Significance Zone in Portlaoise from Portlaoise Local Area Plan: Position of site marked A.



map 13 Zoning from Laois County Development Plan.



For view 1 see fig 21
For view 2 see fig 22
For view 3 see fig 29
For view 4 see fig 30
For view 5 see fig 23

map 14 Map showing curtilage, attendant grounds (map 5) and significant views. Blue dashed line: suggested boundary of buffer zone.

Photographs (taken by Judith Hill unless otherwise stated)



fig 1 East boundary showing trees along River Derry.



fig 2 View of Maryborough Drain and hedge with esker ridge behind.



fig 3 View from Egan's Field of north boundary showing Stradbally Apartments on Stradbally Road.



fig 4 Entrance to the site from Stradbally Road.



fig 5 View across Maryborough Drain towards the esker path.



fig 6 View of the esker path looking east



fig 7 View of Downs Lane



fig 8 View of Front Field. In distance with esker ridge and field in foreground.



fig 9 View of esker ridge and field looking north.



fig 10 View of Kelly's Field looking west towards the esker ridge



fig 11 View from Egan's Field to Front Field.



fig 12 Front (east) elevation of Portrane House.



fig 13 South elevation of Portrane House.



fig 14 Interior of hall showing door, shutter and staircase joinery.



fig 15 Shutters in south bow showing fluted detail.



fig 16 View of imperial stair in hall.



fig 17 View of outbuildings directly behind the house.



fig 18 Entrance arch to rear yard.



fig 19 Rubble stone structure on esker ridge which may be the remains of a viewing platform



fig 20 Outbuildings to north of house



fig 21 View of the house from the east in the setting of the esker ridge.



fig 22 View of the house from the east set in garden trees.



fig 23 View of garden to the south of the house.



fig 24 Historic photograph children playing in the front field with the south part of Portrane House in the background. (From E Duff Conservation report)



fig 25 View of line of beeches plus single beech to left in Front Field.



fig 26 View of single evergreen and Front Field from the south.



fig 27 View of single evergreen in Front Field from the north.



fig 28 View of Front Field from the esker ridge.



fig 29 Looking north towards Portrane House with the esker on the left



fig 30 View out from the front of Portrane House through the garden trees towards the beech trees along Stradbally Road.

Appendix 4: Transport Planning Baseline Report

Stradbally Road, Portlaoise

Baseline Transport Report

Laois County Council

Job No: 1029442

Doc Ref: RPT-TC-01

Revision: —

Revision Date: 05 February 2021

Project title	Stradbally Road, Portlaoise	Job Number
Report title	Baseline Transport Report	1029442

Document Revision History

Revision Ref	Issue Date	Purpose of issue / description of revision
—	05 February 2021	Draft for Comment

Document Validation (latest issue)

<div>X</div> <div>Principal author</div>	<div>X</div> <div>Checked by</div>	<div>X</div> <div>Verified by</div>
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1.0 Introduction

1.1 Purpose of This Report

Cundall has been commissioned by Laois County Council to provide transportation consultancy advice to support development of a site located to the south of Stradbally Road in Portlaoise, for residential use. The site will make use of its highly accessible location in relation to the wider area including the town centre, by ensuring that the development is connected to the adjacent pedestrian and bicycle networks in addition to supporting access to local public transport services.

The site's location in relation to the wider town is shown in Figure 1.1.

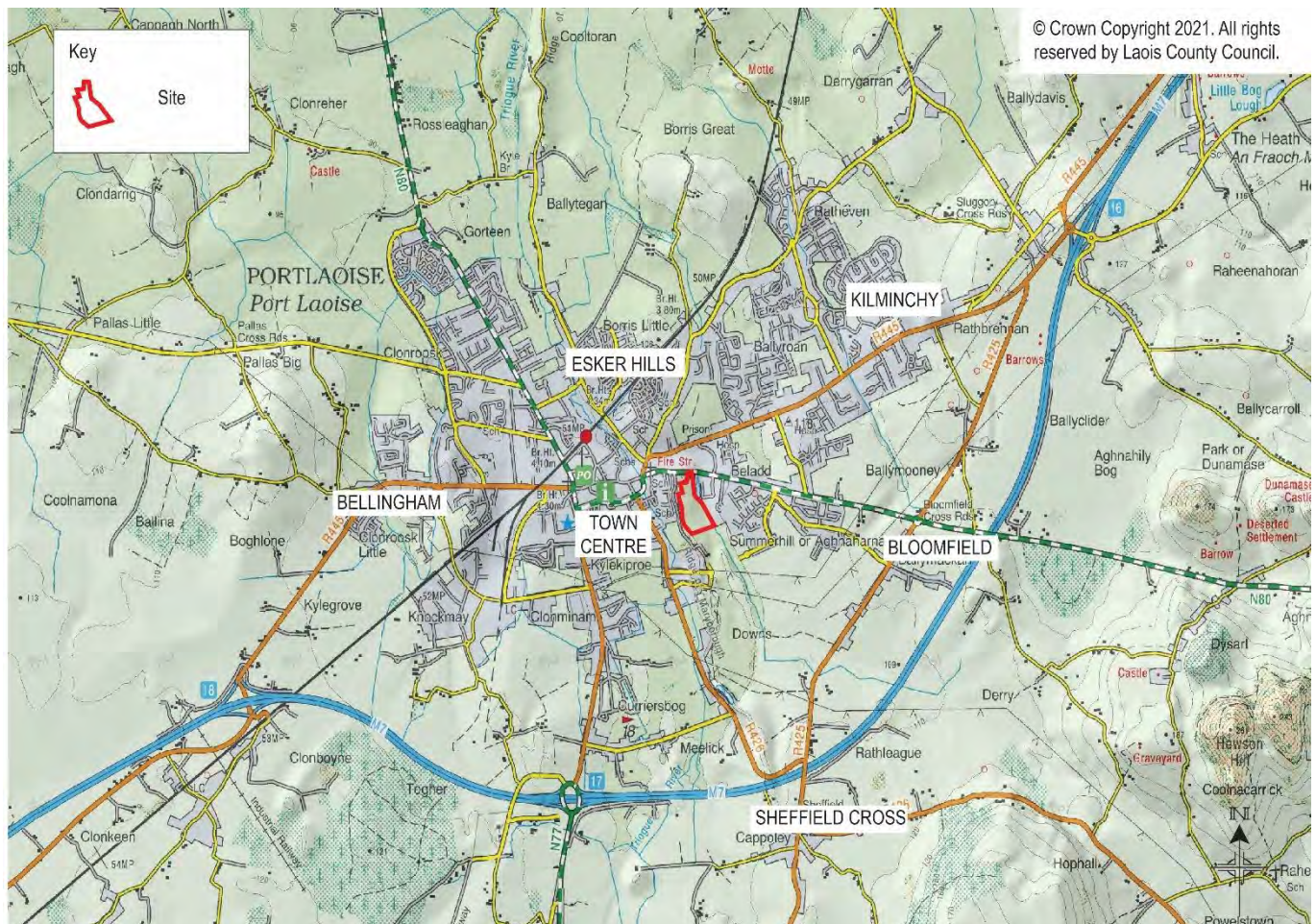


Figure 1.1 - Site Context

This report summarises a review of the site's location in relation to existing transport facilities in addition to identifying an access strategy to encourage sustainable travel practices by future residents.

1.2 National and Local Transport Policy

The site's development will align with national and local planning policy and the following sections summarise the relevant aims and objectives of relevant policy.

Local and national planning policy seek to encourage trips to be made using sustainable modes of travel as opposed to the car. Whilst this proposed development of the site at Stradbally Road, Portlaoise will seek to align with this as an aim,

it will require to be supported by realistic objectives to take cognisance of the transport network in the surrounding environs.

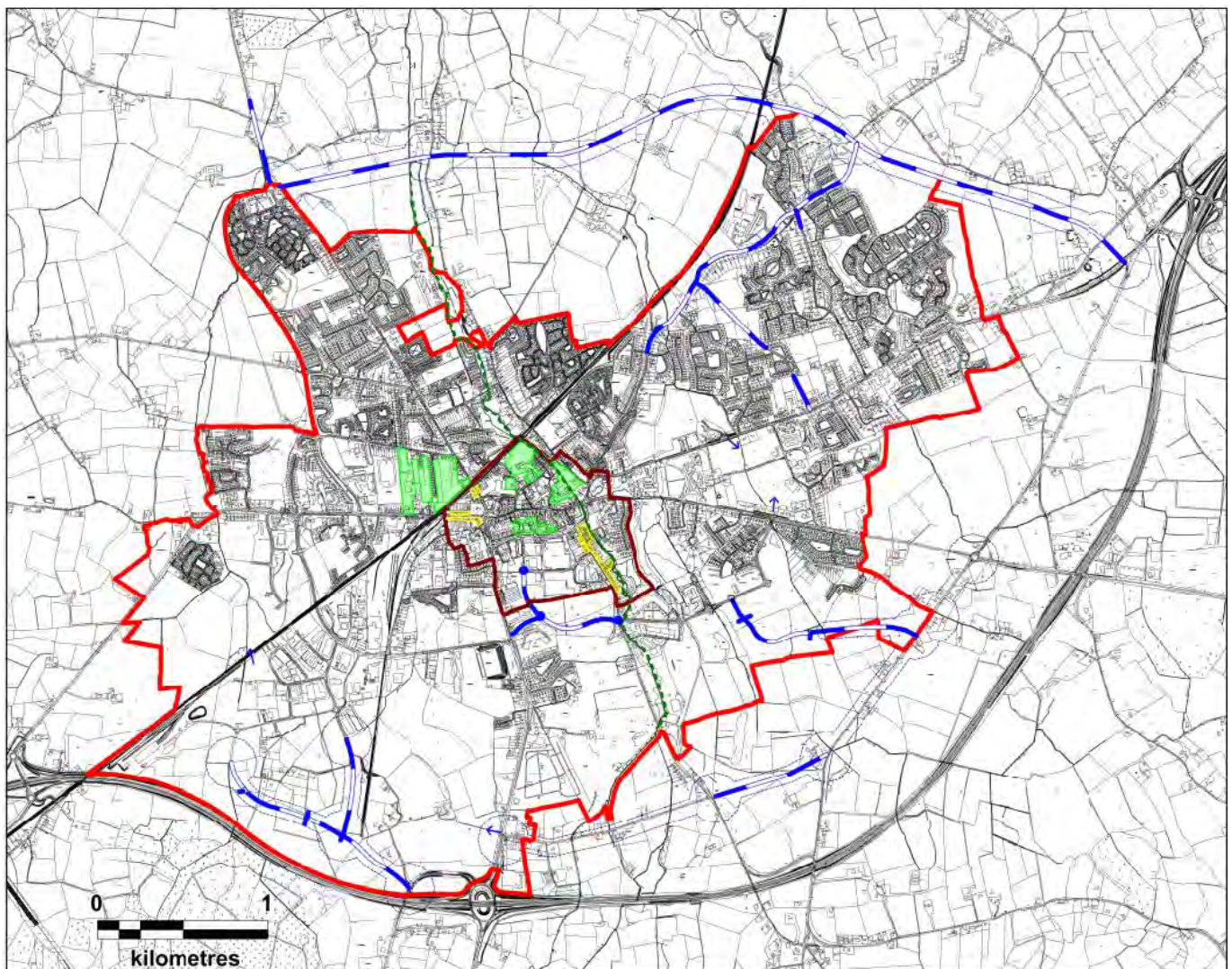
The site transportation objectives should align with that of Ireland's National Spatial Strategy by:

- maximising access to and encouraging use of public transport, cycling and walking; and
- developing sustainable urban and rural settlement patterns and communities to reduce distance from employment, services and leisure facilities and to make better use of existing and future investments in public services, including public transport.

It will also support the core objective of the Laoise Development Plan which is to:

- To promote sustainable transport patterns and integration of land-use and transportation policies and to safeguard and develop the county infrastructure to support continued socioeconomic growth.

In addition the site sits within the Portlaoise Local Area Plan whose extents are shown below:



A key element of the plan is to move towards a low carbon future including transport and therefore future developments have to be accessible by all and to promote the low carbon modes of walking and cycling and to encourage local moveemnts rather than reliance on personal vehicles.

This is backed up the Portlaoise Low Carbon Town initiative which has the following objective:

*“The Vision for Portlaoise presents a unique opportunity to become **Ireland's** first Low Carbon Town Centre. Reducing the impacts of car use on the public realm, promoting walking and cycling and improving the mix of uses within the Town Centre will aid in changing from a 'typical' to an 'exemplar' Town”*

The ethos of all planning and development policy which is cognisant to the to the proposed development aims to focus on low carbon modes and to promote local linkages and the use of low carbon modes such as walking and cycling for the majority of journeys. Alternatives to the private vehicle such as car clubs, car sharing and public transport should be the alternative mode of choice for longer journeys.

2.0 Site Context

2.1 Site Location

The site is bound by Stradbally road to the north, residential properties to the east and west, and Gaelscoil Phortlaoise to the south. The site is located approximately 500m to the east of Portlaoise town centre and its location is shown in Figure 2.1.

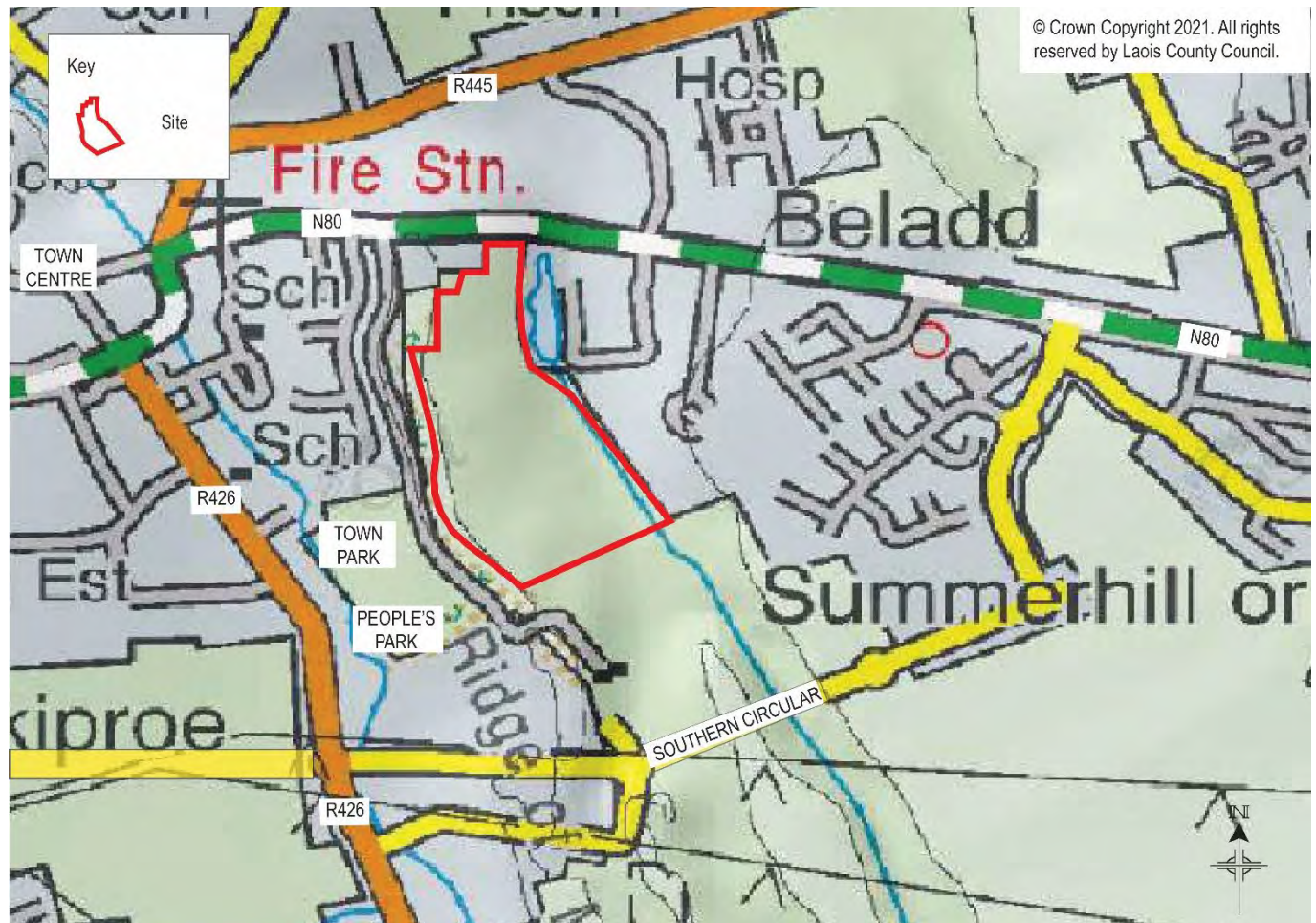


Figure 2.1 Site Location

2.2 Pedestrian Facilities

2.2.1 Existing Conditions

The site is surrounded by a comprehensive network of pedestrian facilities, with lit footways provided adjacent to the majority of the adjacent road network. This includes footways provided on both sides of Stradbally Road, with these connecting the site with the town centre. Whilst the footways are of a reasonable width, their quality varies along the length of Stradbally Road.

The footways also facilitate access to the closest bus stops to the site located within a convenient two and a half minute (200m) walk of the site at the western end of Stradbally Road, with additional stops available within the town centre. Footways are also provided throughout the residential areas located to the west and east of the site.

An unlit footpath forms the majority of the site's western boundary and [provides access to Portlaoise Town Park and The People's Park, with connections provided through both to New Road.

A comprehensive footway network is provided throughout the town centre, enabling convenient access to the town's rail station. Shared-use facilities have also been constructed adjacent to the Portlaoise Southern Circular road which routes to the south of the site connecting the N80 with the N77 and providing a distributor road which bypasses the town centre.

Whilst the majority of local crossings are supported by dropped kerbs, a proportion are supported by pedestrian refuges, including those provided on the Portlaoise Southern Circular road. The pedestrian network is also supported by a number of zebra crossings provided at key locations on the local road network.

The site's location in relation to the existing footpath which forms the site's western boundary and local pedestrian crossing facilities is shown in Figure 2.2.

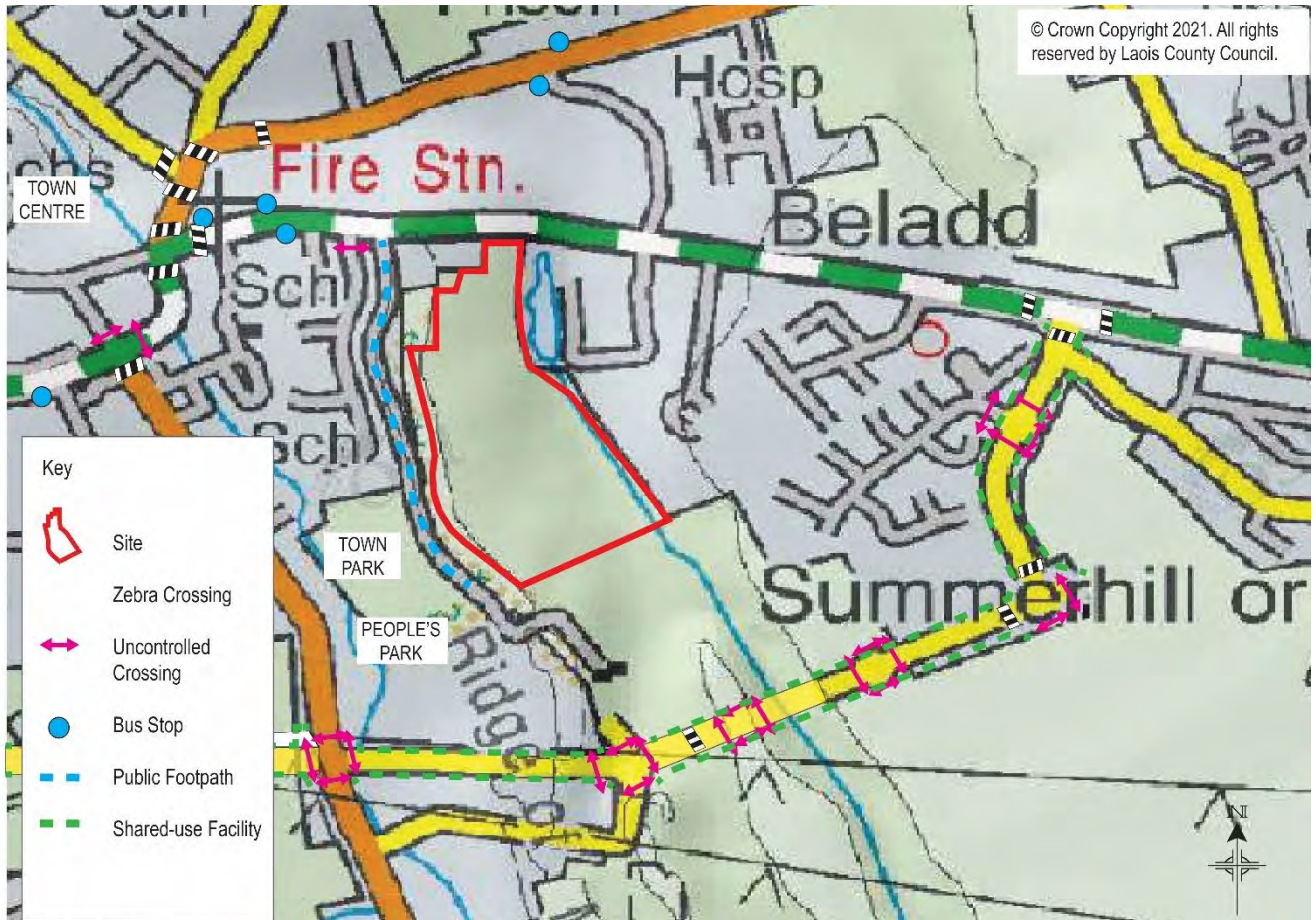


Figure 2.2 Pedestrian Facilities

The comprehensive network of pedestrian facilities provides convenient access to the nearest bus stops located on Stradbally Road and rail station located in the town centre, in addition to providing access to local amenities.

2.2.2 Pedestrian Network Improvements

The site's development provides excellent opportunity to improve pedestrian connectivity throughout the area to enable both existing and future residents to conveniently access local amenities on foot. The development will be designed to provide a highly legible site with a comprehensive network of pedestrian facilities provided throughout by way of a mix of footways and footpaths.

Pedestrian accesses will be formed on all sides of the site to ensure its permeability. The facilities will support access to employment and healthcare opportunities located to the north, education opportunities located to the south and leisure and retail opportunities provided to the west.

2.2.3 Pedestrian Accessibility

The Institution of Highways and Transportation (IHT) Guidelines for Providing for Journeys on Foot confirms that residents are generally prepared to walk up to 2km to access education and employment opportunities. A walking accessibility assessment has been undertaken to review the site's location in relation to local residential, leisure and retail opportunities. The results of the assessment are shown in Figure 2.3.

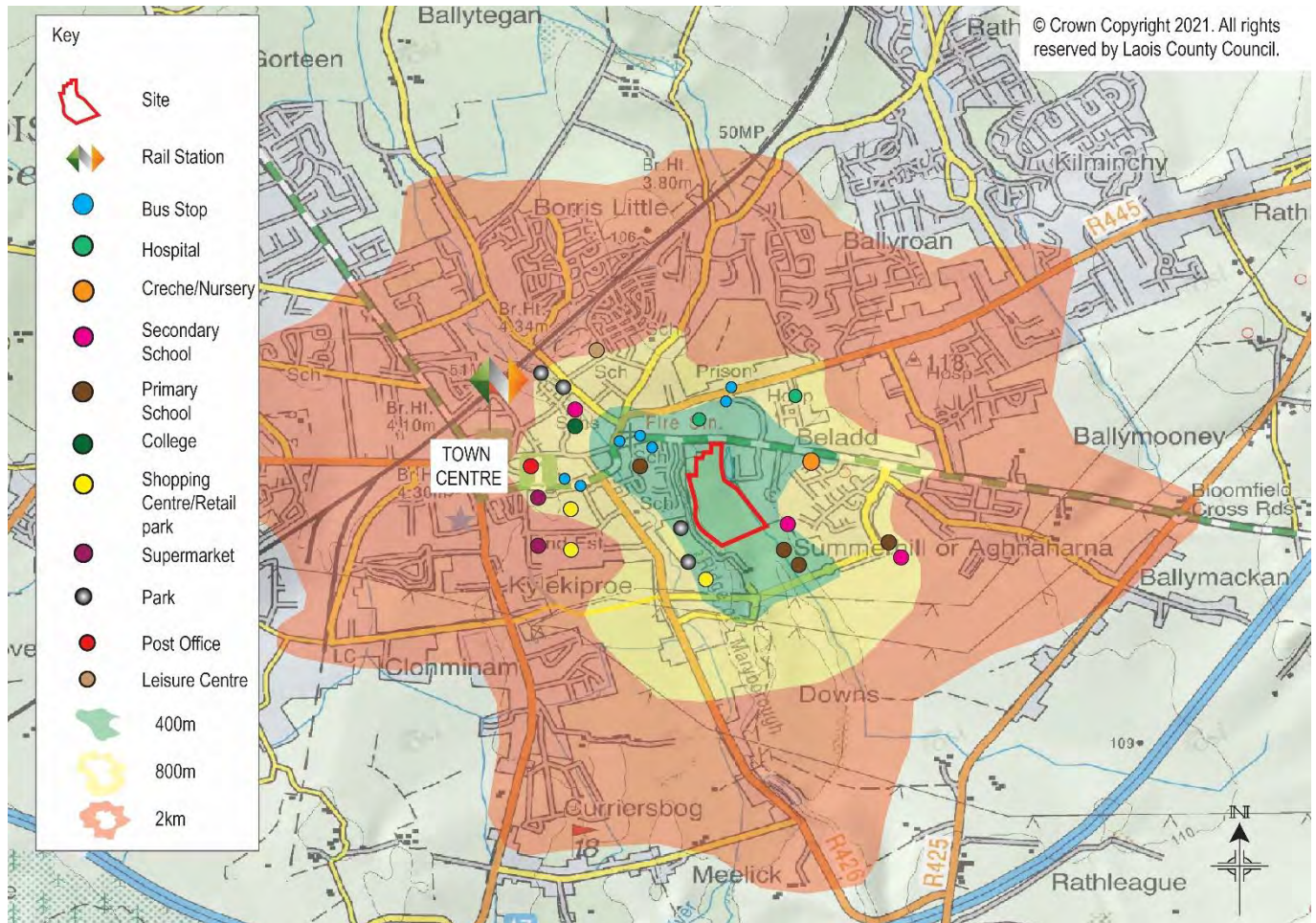


Figure 2.3 Pedestrian Accessibility

The results of the appraisal indicate that the majority of Portlaoise is located within a 2km walk of the site. The nearest bus stops are within a convenient 5 minute (400m) walk of the site providing good opportunity for future residents to access these using the footway facilities provided adjacent to Stradbally Road. Maryborough (Church of Ireland) National School, Gaelscoil Phortlaoise and Portlaoise Educate Together National School are located immediately to the south of the site, with healthcare facilities located immediately to the north of the site. A large number of employment and retail opportunities, including the eastern side of the town centre are located within a convenient 10 minute (800m) walk of the site. The site's location also shows that Portlaoise rail station is located around a 12 minute (960m) walk from the site.

The provision of a number of pedestrian accesses and a comprehensive network of footways and footpaths within the site will provide excellent opportunity for future residents to access local amenities, public transport, education and employment opportunities on foot. It will also enhance the accessibility of the area for existing residents living in the vicinity of the site.

2.3 Cycling Facilities

2.3.1 Existing Conditions

Whilst there are limited facilities provided for cyclists in the vicinity of the site, the majority of the road network is lit, subject to a 50km/hr speed limit and residential in nature in the immediate vicinity of the site, providing an environment which is considered to be attractive to cyclists.

A number of shared-use facilities have recently been introduced in the town including on both sides of the Portlaoise Southern Circular road which connects the N80 and N77 and passes approximately 250m to the south of the site. These paths connect residential areas located in the east of the town with a number of schools including Holy Family Catholic Senior School, Maryborough (Church of Ireland) National School, Gaelscoil Phortlaoise and Portlaoise Educate Together National School.

The facilities also connect the residential areas and the schools with the Portlaoise Retail Park, Laois and the town centre in addition to providing access to a number of employment areas including Lismard Business Park. The shared-use paths are supported by appropriate signage and refuges facilitating road crossings at key locations including junctions.

2.3.2 Cycle Network Improvements

The development will be designed to provide a low speed environment which is attractive to cyclists. A proportion of the segregated accesses will be provided at a standard able to also accommodate cyclists and it is proposed to provide a number of segregated cycle paths throughout the development to provide convenient access between the site and the surrounding areas.

The site's development will enhance the legibility of the area for existing residents in addition to providing convenient access for future residents to adjacent employment, education and leisure opportunities.

2.3.3 Cycling Accessibility Assessment

It is generally accepted that residents are prepared to cycle up to 20 minutes to access their place of education or employment by bicycle, a distance which equates to a 5km cycle. A cycling accessibility assessment has been undertaken to identify how the development links to local facilities by bicycle based on this distance and the results of this assessment are shown in Figure 2.4.

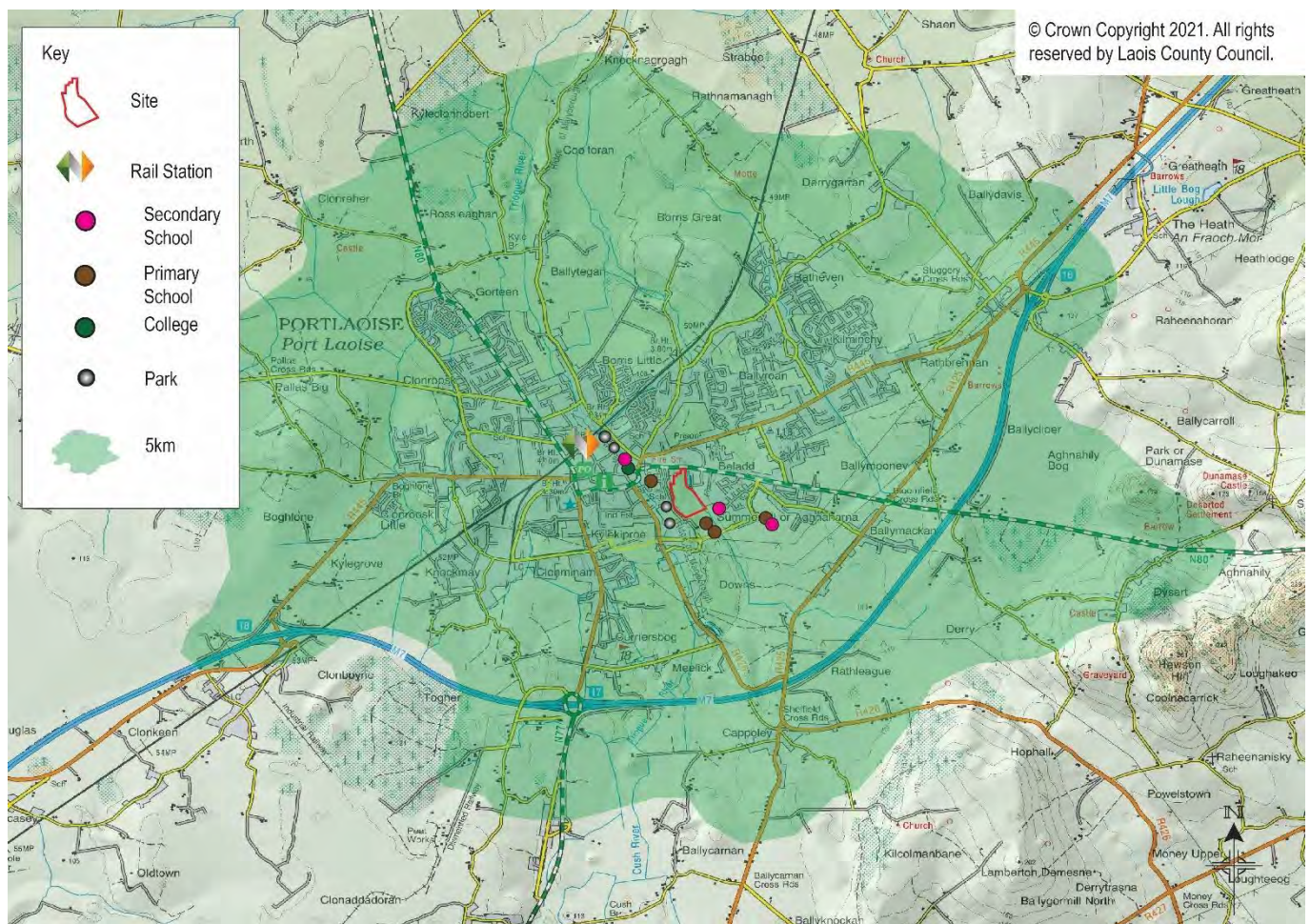


Figure 2.4 Cycling Accessibility

The results of the appraisal indicate that the whole of Portlaoise is located within a 5km cycle of the site. The site's location close to local employment and education opportunities, is likely to result in the majority of local trips being made on foot. There will be good opportunity for future residents to access employment and education opportunities located further afield including Clonminam Business Park and Portlaoise College located to the south-west and north-west of the town centre respectively, with the recently installed segregated cycle facilities supporting access to the latter. The proximity of Portlaoise rail station may also encourage residents to access the facility by bicycle when to destinations further afield.

The provision of multiple accesses and an internal road network which is attractive to cyclists will provide excellent opportunity for future residents to access local education and employment opportunities by bicycle in addition to enhancing the accessibility of the area for existing residents living in the vicinity of the site.

2.4 Public Transport Facilities

Bus services currently pass the site on Stradbally Road, with the nearest stops located to the west of the site. Portlaoise rail station is also located within the vicinity of the site on the northern edge of the town centre. Figure 2.5 shows the location of these in relation to the site.

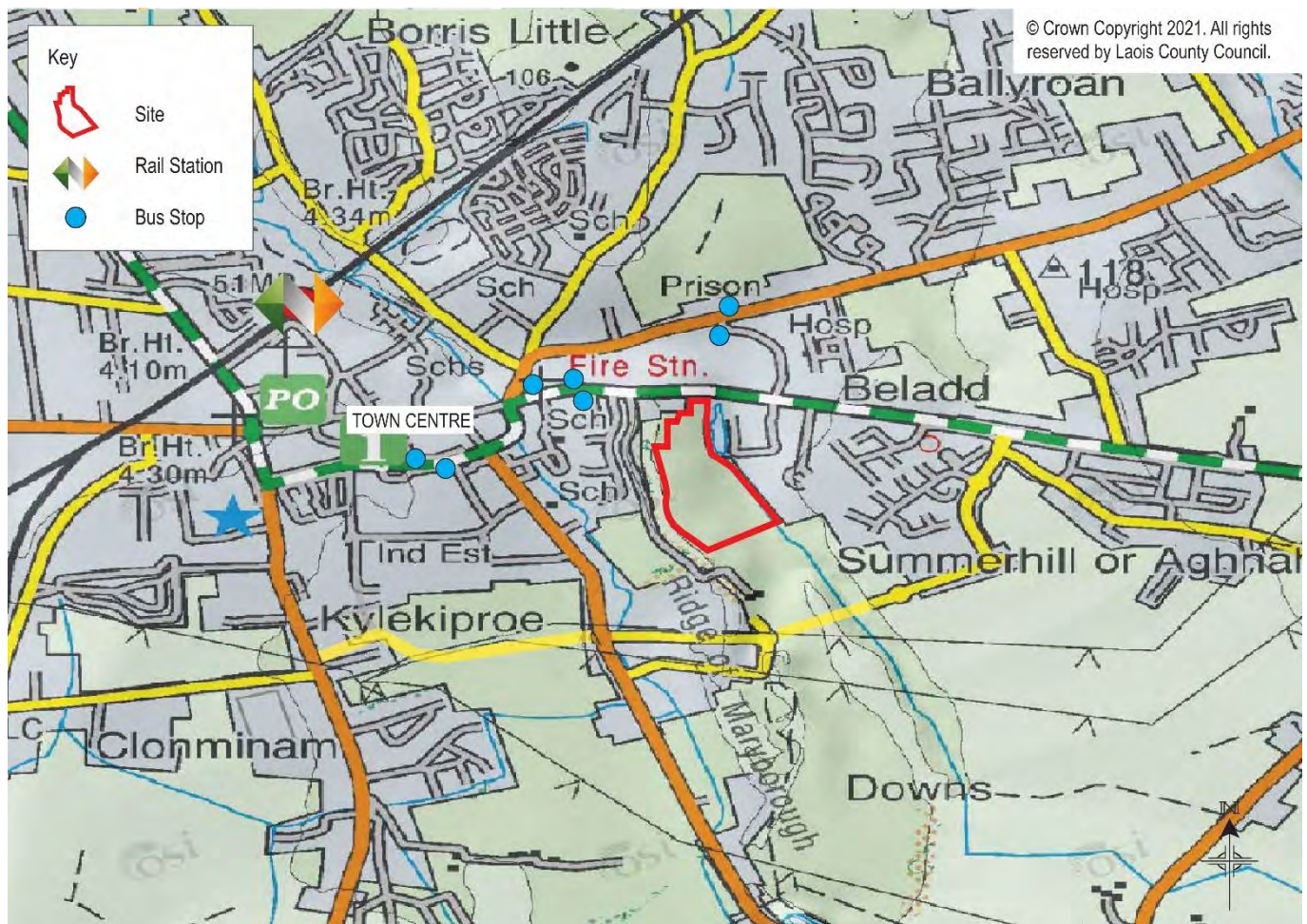


Figure 2.5 Public Transport Facilities

2.4.1 Bus Services

Service 825 currently passes the site and links Portlaoise with Abbeyleix. The service can be accessed via stops located at the western end of Stradbally Road, with the stops conveniently accessible within a 5 minute (400m) walk via the footways provided adjacent to the road.

Additional services can be accessed from the stops located on the N80 within Portlaoise town centre, with the stops supported by shelters and timetable information. These stops are located around a 7 minute (640m) walk of the site and can again be accessed via the comprehensive footway network which surrounds the site.

The location of the local bus stops is shown in Figure 2.5 and Table 2.1 summarises the route and frequency of the bus services which can be accessed from the bus stops provided on Stradbally Road and the N80.

Service No.	Operator	Route	Service Frequency (per day)
825	J.J Kavanagh & Sons	Abbeyleix, Portlaoise, Carlow Coach Park	2
824	PJ Martley	Mountmellick, Portlaoise, Dublin	1
832	Slieve Bloom Coach Tours	Portlaoise, Mountrath, Pike of Rushall, Errill	3
828	M&A Coaches	Midland Regional Hospital, Durrow, Urlingford, Cashel	5
830	Slieve Bloom Coach Tours	Mountmellick, Tullamore Hospital,	7
X12	Bus Éireann	Dublin Airport, Portlaoise, Limerick Bus stop	8
73	Bus Éireann	Longford, Athlone, Tullamore, Montemellick, Portlaoise, Carlow, Kilkenny, Waterford bus station	2
735	Kenneally's Bus Service	Limerick, Roscrea, Portlaoise, Dublin	10
834	Local Link Laois Offaly	Portlaoise, Mountrath, Castletown, Borris, Roscrea	5
831	Slieve Bloom Coach Tours	Portlaoise, Ballyroan, Abbeyleix, Ballinakill, Durrow, Ballycolla, Rathdowney The Mall, Borris in Ossory	3
829	Slieve Bloom Coach Tours	Portlaoise, Tullamore Hospital via Portarlinton	3
838	Slieve Bloom Coach Tours	Portlaoise, Wolfhill, Crettyard, Kilkenny	2

Table 2.1 Bus Service Summary

The buses in the region are managed by a number of different companies and combined offer a reasonable frequency of services linking the area with a number of areas throughout Laois in addition to providing access to settlements located further afield including the centre of Dublin.

The number of services operating in the vicinity of the site will provide opportunity for future residents to access retail, leisure, education and employment opportunities located outwith Portlaoise by bus.

2.4.2 Rail Services

Portlaoise rail station is located within a 12 minute (960m) walk to the west of the site and can also be conveniently accessed using the comprehensive pedestrian network provided within the vicinity of the site and throughout the town centre. The location of the station is shown in Figure 2.5.

Services which can be accessed from the station, are operated by Irish Rail and connect Portlaoise with Dublin to the north-east and Limerick and Cork to the south-west. The services operate with a 60 minute frequency throughout the day and offer access to the centre of Dublin in around 45 minutes.

Table 2.2 summarises the route and frequency of the rail services which can be accessed from the Portlaoise rail station.

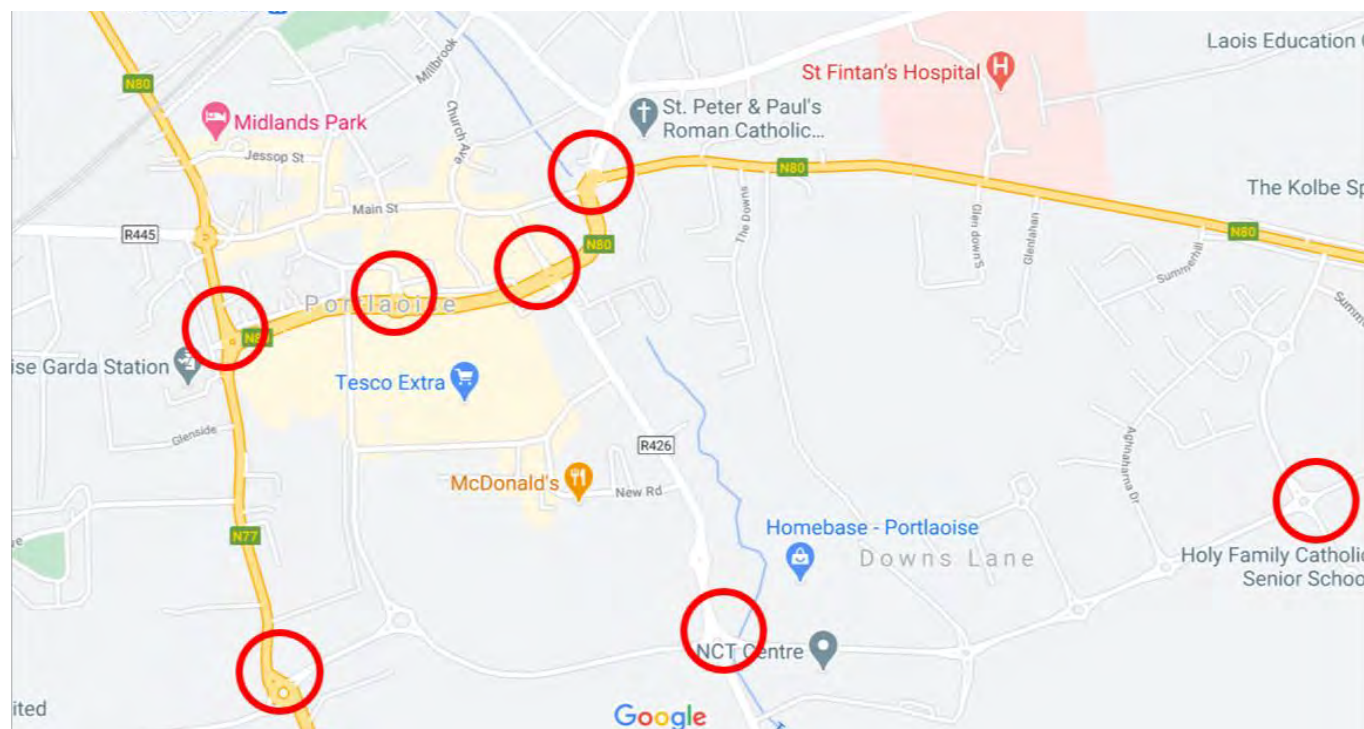
Route	Service Frequency (per hour)
Portlaoise, Portarlington, Monasterevin, Kildare, Newbridge, Sallins And Naas, Hazelhatch And Celbridge, Adamstown, Clondalkin Fonthill, Park West And Cherry Orchard, Dublin Heuston	1
Dublin Heuston, Portlaoise, Thurles, Limerick Junction, Mallow, Cork City	1

Table 2.2 Rail Service Summary

Rail services connect Portlaoise with a number of settlements, in addition to the centre of Dublin, and will provide a convenient means for residents to access retail, leisure, education and employment opportunities located further afield, including within the city.

2.5 Local Road Network

It is likely that the proposed development will have an impact on the junctions illustrated below:



However it would be anticipated that due to the nature of the proposed development and in association with the low carbon nature of the actions which will be forwarded within the masterplan that any impact would be limited.

2.6 Existing Transport Summary

The site is located close to the centre of town with reasonable pedestrian facilities providing convenient access to local retail, leisure, education and employment opportunities on foot.

The site's location will also facilitate convenient access on foot to the nearest bus stops which are located adjacent to the site and rail stations located within a reasonable walk of the site within Portlaoise town centre. This will provide good opportunity for residents to access retail, leisure, education and employment opportunities located further afield by public transport.

The site is also located adjacent to a well-connected local highway network which offers convenient access to the wider Laois area in addition to the strategic highway network.

The location of the site will therefore provide excellent opportunity for future residents to travel to and from the development using sustainable modes of travel in accordance with local and national planning policy, in addition to by private car.

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Appendix 5: Discovery Survey Report

Stradbally Road, Portlaoise

Discovery Survey Report

February 2021

Turley

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Client

Laois County Council

Our reference

LANB3001

February 2021

GDPR Statement

Note: the Survey was published with the below GDPR statement:

Laois County Council is the Data Controller under the General Data Protection Regulation (GDPR) for the personal data it gathers for the purposes of developing a masterplan for lands at Stradbally Road, Portlaoise, Co. Laois. The Council accepts that you are providing your personal data on the basis of consent and are positively agreeing for the Council to hold and further use it. The personal data may be shared internally within the Council with staff who are involved in providing this service and where necessary, between internal departments with the purpose of supporting an effective delivery of service. It may also be processed by and shared with Turley for the purposes of progressing the masterplan study. By completing this survey your data will be collected and processed by Laois County Council. Your personal data will not be shared or disclosed to any other organisations without your consent, unless the law permits or places an obligation on the Council to do so. The personal data is held and stored by the Council in a safe and secure manner and in compliance with Data Protection legislation and in line with the Council's Records Retention and Disposal Schedule. If you have any queries regarding the processing of your personal data or wish to withdraw your consent to the processing of it, please contact dataprotection@laoiscoco.ie. Further information on the Council's data protection statement can be found at: <https://laois.ie/data-protection/>

Turley has prepared this Report to ensure that the results of the survey can be shared with the Design Team for the Stradbally Road Project in accordance with GDPR procedures.

This Report does not contain respondent details (with the exception of Councillors/Public Representatives).

However, this Report is intended for circulation within Laois County Council and within the abovementioned Design Team Only.

1. Introduction

1.1 On 18 December 2020, Laois County Council published a discovery survey on its Consult Laois website inviting all members of the public and interested parties to complete the survey so as to help inform and shape the development of a masterplan for the regeneration of lands at Stradbally Road, Portlaoise (formerly known as Tyrell's lands).

1.2 This report, which has been prepared by Turley, on behalf of Laois County Council, initially sets out the consultation activities undertaken and then reviews, analyses and outlines the main findings from the 147 no. completed discovery surveys as well as 6 no. additional submissions received by email from the following:

- Joint Submission by Brian Stanley TD (Laois/Offaly) and Cllr. Caroline Dwane Stanley of Laois County Council/Portlaoise Municipal District;
- Cllr. Catherine Fitzgerald of Laois County Council/Portlaoise Municipal District;
- Mike Fingleton (B.Sc. B.Arch.);
- Laois Association for the Intellectually Disabled;
- Laois GAA Handball; and
- Portlaoise Table Tennis Club.

1.3 Thus, this report is structured as follows:

- Consultation Activity
- Discovery Survey Feedback
- Standalone Submission Feedback
- Conclusions

2. Consultation Activity

- 2.1 As a result of the planned consultation stage of the Draft Laois County Development Plan 2021-2027, i.e. from 12 January 2021 to 23 March 2021, Council requested that the Discovery Survey stage of the project be brought forward to remove any potential overlap or confusion with respect to these distinct public consultation processes.
- 2.2 Following a meeting with Laois County Council (LCC), it was agreed, so as to ensure the timely progression of the project programme, that the Discovery Survey should occur prior to, and during, the Christmas period of 2020, and into early January 2021.
- 2.3 The following steps were undertaken to achieve the above:
- Virtual Meeting held with LCC project team to discuss/agree Discovery Survey strategy, such as the purpose and content of the survey as well as suitable platforms for advertising, and raising awareness, of the survey;
 - Turley liaised with relevant LCC IT staff, Laois Today and Portlaoise Parish Link-Up Newsletter to understand formatting requirements, publication requirements, publication dates and advertisement costs;
 - Turley prepared and issued Draft Discovery Survey, relevant collateral (such as advertisement notices, press release and graphics) and advertisement costs to LCC for agreement;
 - LCC provided feedback and outlined relevant amendments relating to the above-mentioned collateral;
 - Turley amended Draft Discovery Survey and collateral in line with Council's suggested edits/additions and re-issued to LCC for final sign off;
 - LCC provided sign offs on the abovementioned amended collateral;
 - Turley issued final Discovery Survey to LCC's IT Department for publication on the Council's Consult Laois website;
 - Turley issued Discovery Survey advertisement and accompanying collateral to Laois Today and Portlaoise Parish Link-Up Newsletter;
 - Council's IT Department published the Discovery Survey on its Consult Laois website on 18 December 2020;
 - Laois Today published the relevant advertisement and press release on its website on 18 December 2020 (see **Appendix 1**); and
 - Portlaoise Parish Link-Up published the relevant advertisement in its Newsletter which circulated on 20 December 2020 (see **Appendix 2**).

3. Discovery Survey Feedback

- 3.1 The Discovery Survey closed for submissions on the 8 January 2021. Following the three weeks of consultation with members of the public and any interested parties, a total of 147 no. completed surveys were received.
- 3.2 We set out below an overview and analysis of the responses received with respect to the 9 no. questions contained within the Discovery Survey, which is reproduced at Appendix 3 for completeness.

Question 1

- 3.3 Respondents were asked to identify their connection with/to Portlaoise and they were able to select multiple options, if appropriate. The question and responses are reproduced below:

Question 1: Please select from the below the option(s), your connection with Portlaoise:

Question 1: Please select from the below the option(s), your connection with Portlaoise:	
I live in Portlaoise	114
I teach in Portlaoise	10
I work in Portlaoise	56
I represent a Community Organisation in Portlaoise (please specify below)	11
I study in Portlaoise	0
I am an elected representative for the area	1
I represent a business/organisation/other institution (please specify below)	3
I am self-employed/own a business in Portlaoise	11
Other (please specify below)	17
Did Not Answer	0

- 3.4 The majority of respondents indicated that they live in Portlaoise with 'I work in Portlaoise' being the second highest selection.
- 3.5 The third highest selection was 'Other (please specify below)' and those who selected this option include:

- previous residents of Portlaoise who still maintain an interest in its development and growth;
 - those who live outside Portlaoise but shop, do business, use amenities and play sports for Portlaoise;
 - those who are retired; and
 - those who have relations in Portlaoise.
- 3.6 The current occupiers of Portrane House also responded to the survey and they have expressed an interest in development of this site.
- 3.7 Zero respondents indicated that they study in Portlaoise and this will be taken into consideration during the next stages of public consultation with a more targeted approach adopted to seek responses/views from those who are currently studying in the town.
- 3.8 It is clear that the survey was completed by a range of respondents with a diverse mix of connections to Portlaoise.

Question 2

- 3.9 Respondents were asked to rank (from 1 to 8) the key drivers that they consider to contribute to the attractiveness of Portlaoise as a place to live and work? The question and responses are reproduced in the table below:

Question 2: From the following, please rank (1-8) the key drivers that contribute to the attractiveness of Portlaoise as a place to live and work?	1	2	3	4	5	6	7	8
High quality educational and community infrastructure	23	35	11	17	11	20	14	16
Social and cultural attractions	4	34	19	20	38	15	12	5
Economic potential of the town	10	10	29	22	12	12	38	14
Quality of sports and natural amenity facilities (public parks, river walks , etc)	48	12	15	21	14	16	11	10
History and town heritage	14	12	15	10	25	36	15	20
Strong sense of community	10	12	35	18	17	23	17	15
Retail offering	13	16	14	13	18	12	24	37
Accessibility within the town and with other places	25	16	9	26	12	13	16	30

- 3.10 The majority of respondents selected 'Quality of sports and natural amenity facilities' as being the main key driver in terms of Portlaoise's attractiveness as a place to live and work.

3.11 'High quality educational and community infrastructure' and a 'Strong sense of community' are identified as being Portlaoise's next strongest drivers with 'Retail offering' selected by the majority of respondents as the 8th (least strongest) driver.

3.12 The table below identifies the main drivers in descending order as selected by the majority of respondents:

Quality of sports and natural amenity facilities (public parks, river walks , etc)	1
High quality educational and community infrastructure	2
Strong sense of community	3
Accessibility within the town and with other places	4
Social and cultural attractions	5
History and town heritage	6
Economic potential of the town	7
Retail offering	8

Question 3

3.13 Question 3 was an open question which asked respondents to identify what they consider to be the potential opportunities of the site, noting its central location, to contribute to the attractiveness and placemaking of Portlaoise.

3.14 It is noted that 35 respondents did not provide an answer to Question 3. We reproduce the raw data responses to Question 3 at **Appendix 4** of this report.

3.15 Having reviewed the response to Question 3, it is evident that there is significant support among respondents for the development of a multi-purpose indoor/outdoor community sports facility/complex/arena/centre of excellence within the site which caters for a range and variety of sports, such as basketball, athletics, GAA, hockey, rugby, soccer, cricket, squash, badminton, and etc.

3.16 It is noted that some of the responses to Question 3 repeat facilities that they also list under Question 7 of the survey. To avoid duplication/repetition, we outline below only those responses that are additional or new when compared with the responses recorded under Question 7 below:

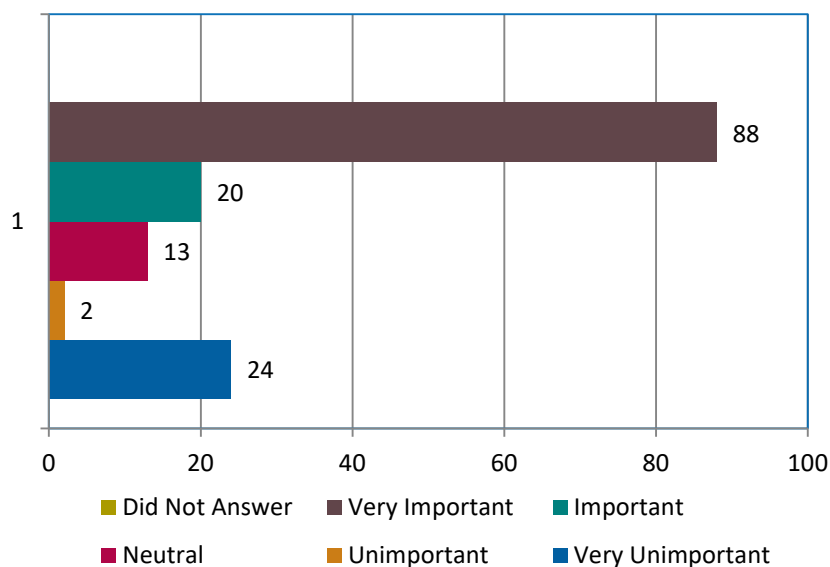
- more housing close to Town Centre, develop a new model of social housing in the town and housing for the elderly;
- opportunity for higher density development;
- quality office space;

- development of an extended town centre and increasing the development of a "15min city";
- true connection of the educational facilities with the town and its centre;
- lands offer the ability to knit the ring-roads around the town to the town itself;
- community hub/centre used for meetings, local groups practice/training, heritage information and a café;
- extend school playing pitches;
- opportunity to expand the section of the playground in People's Park with tunnels and a climbing section like in Stradbally park;
- open market area/ fare for selling/displaying farm produce and craft work;
- climbing and outdoor adventure;
- celebration of the glacial deposition feature of the esker/ridge; and
- logistic network such as a hub for Ireland due to central location.

Question 4

3.17 Respondents were then asked to identify how important the redevelopment of the Stradbally Road lands is to the regeneration of Portlaoise.

3.18 Question 4 received a 100% response rate and the below chart illustrates that 108 (74%) respondents consider the redevelopment of the Stradbally lands to be 'Very Important' and 'Important' for the regeneration of Portlaoise. However, 26 (18%) respondents disagreed as they consider the lands to be 'Very Unimportant' or 'Unimportant' to the regeneration of Portlaoise.



Question 5

- 3.19 Respondents were asked to rank (from 1 to 7) what they consider to be the most important existing aspects of the Stradbally lands. The responses are reproduced in the table below:

Question 5: From the following, please rank (1-7) the most important existing aspects of the site?	1	2	3	4	5	6	7
Proximity to Town Centre	34	35	15	14	14	10	24
Ridge of Portlaoise (Esker)	16	32	42	12	14	16	12
Biodiversity, trees and Green Space	19	16	17	12	40	20	23
Proximity to Schools	33	19	19	29	17	19	10
Setting of the site proximate to a protected structure - Portrane House	11	19	16	20	25	45	10
Proximity to Town Park	10	14	20	19	25	25	33
Surface water drainage aspects	24	11	16	39	11	12	34

- 3.20 It is clear that the majority of respondents selected 'Proximity to Town Centre' as the most important aspect of the site, closely followed by 'Proximity to Schools'.
- 3.21 Interestingly, the majority of respondents also ranked 'Proximity to Town Centre' as the second most important feature of the site, closely followed by 'Ridge of Portlaoise (Esker)'. 'Surface water drainage aspects' was selected by the majority of respondents as the 8th (least important) existing aspect, which is closely followed by 'Proximity to Town Park'.
- 3.22 The table below identifies the main aspects of the site in descending order as selected by the majority of respondents:

Proximity to Town Centre	1
Proximity to Town Centre	2
Ridge of Portlaoise (Esker)	3
Surface water drainage aspects	4
Biodiversity, trees and Green Space	5
Setting of the site proximate to a protected structure - Portrane House	6
Surface water drainage aspects	7

- 3.23 Unlike Question 2, which is of a similar format to Question 5, there is no clear descending hierarchy of what respondents consider to be the site's most important existing aspect. For example, 'Proximity to Town Centre' and 'Surface water drainage aspects' rank highest twice and 'Proximity to Schools' and 'Proximity to Town Park' do not feature as a top answer from 1 to 7.
- 3.24 It is also strange that 'Proximity to Town Park' is ranked second highest under the 8th (least important) feature and that it scores low under the 1st and 2nd ranking, particularly noting that respondents' answers to the open questions place an emphasis on the importance of retaining natural environment as much as possible and providing new connections between People's Park and the site through walking/cycling paths.

Question 6

- 3.25 Question 6 is an open question which asks respondents to identify if there are any notable features, landmarks, place names and local heritage that should be retained or reflected in the emerging plans for the Stradbally lands.
- 3.26 It is noted that 35 respondents did not provide an answer for Question 6. We reproduce the raw data responses to Question 6 at **Appendix 5** of this report and summarise below the components that respondents identified for retention:
- Esker Ridge;
 - aqueduct entering the lake from the lands;
 - Portrane House and gardens – connection and setting;
 - River Triogue;
 - The rookery;
 - Walls and trees, such as beech and woodland trees and stone walls and wall along main Stradbally Road;
 - Place names such as Joan Tyrell, Black Jack Adaire. Ruairí Óg Ó Mórdha;
 - Natural Features; and
 - Downs Lane (old Cork Road).

Question 7

- 3.27 Question 7 is also an open question which asks respondents to identify what infrastructure should be included in the masterplan to promote active travel (walking, cycling, etc.) and public transport to and from the site.
- 3.28 139 of the total 147 respondents provide a response to Question 7. We reproduce the raw data responses to Question 7 at **Appendix 6** of this report.

3.29 Cycling and walking paths/greenways are cited most often by respondents and a number of design suggestions have been provided, such as:

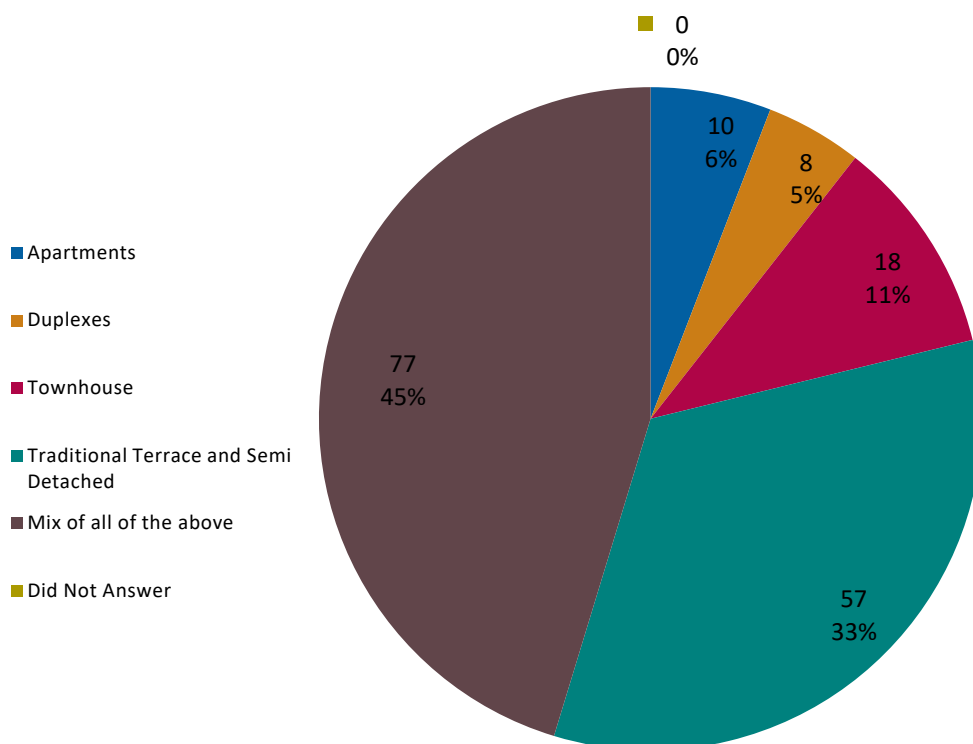
- wide lanes that are well lit, accessible, inclusive and safely segregated;
- overall network linking site to People's Park, schools and town centre as well as the east/west/north/south of the town;
- safe, secure and covered bicycle parking;
- safe shortcuts for school children;
- fairy trails and treasure hunts for children;
- wild flower habitats/corridors; and
- 'health walks' through the area.

3.30 We also outline below some of the other recurring suggestions provided by respondents:

- indoor and Outdoor Sports complex/facilities such as sports pitches, basketball courts, tennis courts, onewall handcourt, static outdoor gym equipment, children specific playing pitches and a skate park;
- floodlit and all weather running/walking track;
- visitor centre with amenities such as toilets;
- outdoor historical tribute to origins of Portlaoise;
- community facilities such as day care and residential for the elderly and people with special needs; a residential respite centre for severely handicapped adults;
- traffic controls, vehicular access and car parking;
- open design to reduce/minimise anti-social behaviour;
- disability infrastructure;
- public transport improvements such as new bus stops, route to/from town and a shuttle bus;
- shared community offices and workspaces;
- adventure Centre;
- outdoor amphitheatre or area for live/outdoor music; and
- a small town farm, chickens, small animals, bee hives, etc.

Question 8

- 3.31 Respondents were asked to identify what type of residential accommodation they consider to be appropriate for the site noting that the land is zoned for residential purposes and that it is located in close proximity to both schools and the town.
- 3.32 Respondents were permitted to select multiple options for this question and a total of 170 selections were made by the 147 respondents. The responses are reproduced in the pie chart below, which confirms that the majority of respondents (45% of the 170 selections made) consider that a blended mix of the various types of residential accommodation would be most appropriate for the site noting its zoning and location.



Question 9

- 3.33 Question 9 represents another open question with respondents asked to identify the digital news sources that they use to stay informed of what is going on in the local community and businesses.
- 3.34 129 of the total 147 respondents provided a response to Question 9 and we reproduce the relevant raw data responses at **Appendix 7**. Having reviewed the responses received, the digital news sources identified can be summarised as follows:
- Social Media: Google, Twitter, Facebook, Instagram Whatsapp/Viber
 - News Websites: Laois Today, Leinster Express, Leinster Leader, Laois Leader, Laois National, Laois People

- Local Radio: Midlands103
- Laois County Council Website (no ref. was made to Consult Laois website)
- Community Organisations/Websites: Portlaoise Parish/Linkup, Portlaoise Community Noticeboard, Schools Social Media
- Other: Laois Sports Partnership, RTE, Laois Tourism, Laois Heritage

3.35 One respondent advises that *'All best digital news sources are the Whats app groups that feature older members of the Portlaoise community who understand the issues the town faces and has known these issues for years'*.

4. Standalone Submission Feedback

Introduction

- 4.1 In addition to the 147 no. completed Discovery Surveys, 6 no. standalone submissions were also emailed to the Council by the following people:
- Joint Submission by Brian Stanley TD (Laois/Offaly) and Cllr. Caroline Dwane Stanley of Laois County Council/Portlaoise Municipal District;
 - Cllr. Catherine Fitzgerald of Laois County Council/Portlaoise Municipal District;
 - Mike Fingleton (B.Sc. B.Arch.);
 - Laois Association for the Intellectually Disabled;
 - Laois GAA Handball; and
 - Portlaoise Table Tennis Club.
- 4.2 Each of these submissions, along with the Discovery Survey responses, will be taken into account and considered in detail during the development of the masterplan for the subject lands. We outline a brief summary of the main points raised below:

Joint Submission by Brian Stanley TD (Laois/Offaly) and Cllr. Caroline Dwane Stanley;

- 4.3 This submission acknowledges that the 25 acre site offers a unique opportunity to provide badly needed housing for Laois citizens and to develop/expand the range of sporting facilities in the county.
- 4.4 The submission notes that the subject site's size and strategic location provide it with huge potential and it is important that maximum benefit is derived from its development.
- 4.5 Additional comments are provided under the following sub-heading:

Housing

- any plan for the site must have a large social housing component as the demand for social and affordable housing continues to grow;
- the site needs to cater for intergenerational accommodation and a range of family sizes consisting of one, two, three and four bedroom units;
- housing must cater for a range of income groups and also include affordable housing which needs to be targeted for those families with an income above the social housing threshold but who are unable to get a mortgage to purchase housing on the private market such as 'affordable purchase' housing and 'cost rentals';
- previous affordable housing schemes provided by LCC were successful and new affordable housing schemes are badly needed again;

- cost rental accommodation model is common in other EU countries and is typically provided by local authorities, housing associations and not for profit housing trusts; and
- there are a number of positives associated with the cost rental model and the lack of this housing option/model is causing untold stress and financial hardship for many households.

Sports and Recreational Facilities

- while the range of sports and leisure facilities have increased in Laois in recent years there are still outstanding needs, such as a major facility for indoor sports like basketball; and
- considers that the subject site is ideal for such a venue and that it could be used by a number of schools located in close proximity and provide badly needed facilities for existing clubs.

Sustainability

- overall plan should incorporate a sufficient amount of green space and bio diversity to enhance the living environment and to add to the efforts of Portlaoise to become a low carbon town;
- any proposed buildings to be constructed to meet high environmental standards and be carbon neutral or as near as possible to achieving this; and
- possibility of generating power on site, e.g. solar panels on buildings, should be reviewed and incorporated into proposals, if possible.

Cllr. Catherine Fitzgerald

- 4.6 Cllr. Fitzgerald requests Council to undertake detailed research into the geology, ecology and local history of the masterplan lands and ensure that this is recognised in any proposed development of the site.
- 4.7 Cllr. Fitzgerald outlines that the site represents a great opportunity for Laois County Council to provide the following types of housing:
- 3 bedroom bungalows for families with disabilities;
 - A retirement village/ sheltered housing;
 - Affordable sites/houses; and
 - Cost Rental Scheme.
- 4.8 Cllr. Fitzgerald advises that it is important to provide a Community Sports Centre for the growing population of Portlaoise and makes specific reference to the Panthers Basketball Club who do not currently have the facilities to accommodate the local demand.
- 4.9 Cllr. Fitzgerald identifies a number of other sports which are badly in need of facilities, these being: handball; table tennis; badminton and wheelchair sports.

- 4.10 Cllr. Fitzgerald advises that the site's proximity to local schools make in an ideal location for a Sports Centre and that the proposed Walkway/Cycle Lane will be great for children/teenagers to access the centre safely.

Mike Fingleton (B.Sc. B.Arch.)

- 4.11 Mr Fingleton submitted a comprehensive 24 pg. submission to the consultation which provides helpful insights with respect to the masterplan lands as well as Portlaoise in terms of historic context, development patterns, existing needs and potential uses.
- 4.12 Some of the points outlined by Mr. Fingleton include:
- lands around Portrane House should be developed as part of a “process” plan instead of a more traditional “master” plan;
 - proponent of developing the lands in general as a public parkland amenity for the town but does not rule out development of the lands in another direction, with other uses, more in tune with those needs and interests discovered in the the other phases;
 - an informed planning process to develop precise programmatic strategies for the lands as a whole can be achieved by activating the lands through opening them to the public and by supplementing new infrastructures; and
 - believes that the approach outlined is best for developing these lands in such a manner as to generate the most successful and sustainable outcome for Portlaoise.

Laois Association for the Intellectually Disabled

- 4.13 Pat Flynn made a standalone submission to the public consultation on behalf of Laois Housing Association for the intellectually Disabled CLG (LHAID).
- 4.14 Pat advises that LHAID was formed in 2007 with the aim of providing residential accommodation for adults with severe and profound physical and learning difficulties in County Laois.
- 4.15 Pat outlines a need for the following accommodation/services in Portlaoise:
- the provision of residential respite accommodation for children/adults with severe and profound general learning disabilities; and
 - the provision of recreational amenities that meet the needs of children/adults with severe and profound general learning disabilities.
- 4.16 Pat states that discussions in relation to the provision of residential respite accommodation for children/adults with severe and profound general learning disabilities has been underway since 2007 and that the demand for this service has grown.
- 4.17 Pat requests Council to consider the provision of residential respite accommodation as part of the masterplan for the subject lands and states that failure to do so will result in

further pressure on the carers/families of children/adults with severe and profound general learning disabilities.

Laois GAA Handball

- 4.18 Paddy Donovan made two standalone submissions to the public consultation on behalf of Laois GAA Handball.

First Submission

- 4.19 Paddy advises that Laois GAA Handball would like to establish a Club in Portlaoise to further expand the growth of the game across Laois.
- 4.20 Paddy confirms that Laois Handball supports the building of a multipurpose sports facility at Stradbally Road, Portlaoise on the lands recently purchased by Laois County from Mr Tyrrell.
- 4.21 In addition, Laois GAA Handball supports Portlaoise Panthers Basketball Club in their quest to establish a suitable base in Portlaoise due to their extraordinary growth recently.
- 4.22 Paddy states that a pattern is emerging whereby sports once based in Portlaoise are moving to peripheral small villages, such as badminton in Vicarstown, Laois Wheelchair Rugby and Basketball in Clonaslee and Portlaoise Youth Darts Group in Ballyroan.
- 4.23 Paddy identifies a lack of facilities in Portlaoise as being a factor in this pattern of re-location. He submits that a 40x20 court, similar size to a squash court, should be included as part of proposals for the masterplan lands. Indeed, the 40x20 sized court is the main version in which Irish and World Championships are played.
- 4.24 Paddy also requests that indoor non-contact sports be accommodated in any new development within the masterplan lands.

Second Submission

- 4.25 Paddy advises that there are a number of design issues that are unique to Handball and outlines the following considerations for the Design Team:
- issues with the positioning of windows, doors, exit doors and lighting, ventilation ducts, light switches, radiators , pillars, and the apron space around the court boundaries;
 - in a 4 wall 40 x 20 there are design issues around heating, ventilation, air changes, insulation, position of windows and exit doors, lighting, glare, that effect the playability of the courts;
- 4.26 Paddy outlines that those who do not play handball may not be aware of the issues and that he is willing to advise the team in this area noting that he played the game in a variety of buildings/settings in Ireland, USA, Canada and Spain over a 40 year career.
- 4.27 Paddy confirms that he is more than happy to liaise with the Design Team to discuss the above if handball is being considered within the proposed masterplan and states that he also has an idea that would facilitate Racketball and Squash.

- 4.28 Paddy concludes by advising that 'Onewall Outdoor Handball' against the outside of any building could also be considered at design stage, at minimal cost.

Portlaoise Table Tennis Club

- 4.29 John Finn made a standalone submission to the public consultation on behalf of Portlaoise Tennis Club in his role as Chairman.
- 4.30 John refers to a lack of suitable training and competition facilities in Portlaoise and that Portlaoise Tennis Club consider the lack of facilities prevents the development of tennis locally.
- 4.31 John advises that the Portlaoise Tennis Club favour the masterplan lands as a suitable location for such facilities noting its location along the Stradbally Road and in close proximity to the relief road and most of Portlaoise's large schools.
- 4.32 In addition, John acknowledges the recent growth of housing in this general area of Portlaoise and states that having a location is the first step in projecting this exciting project.

5. Conclusion

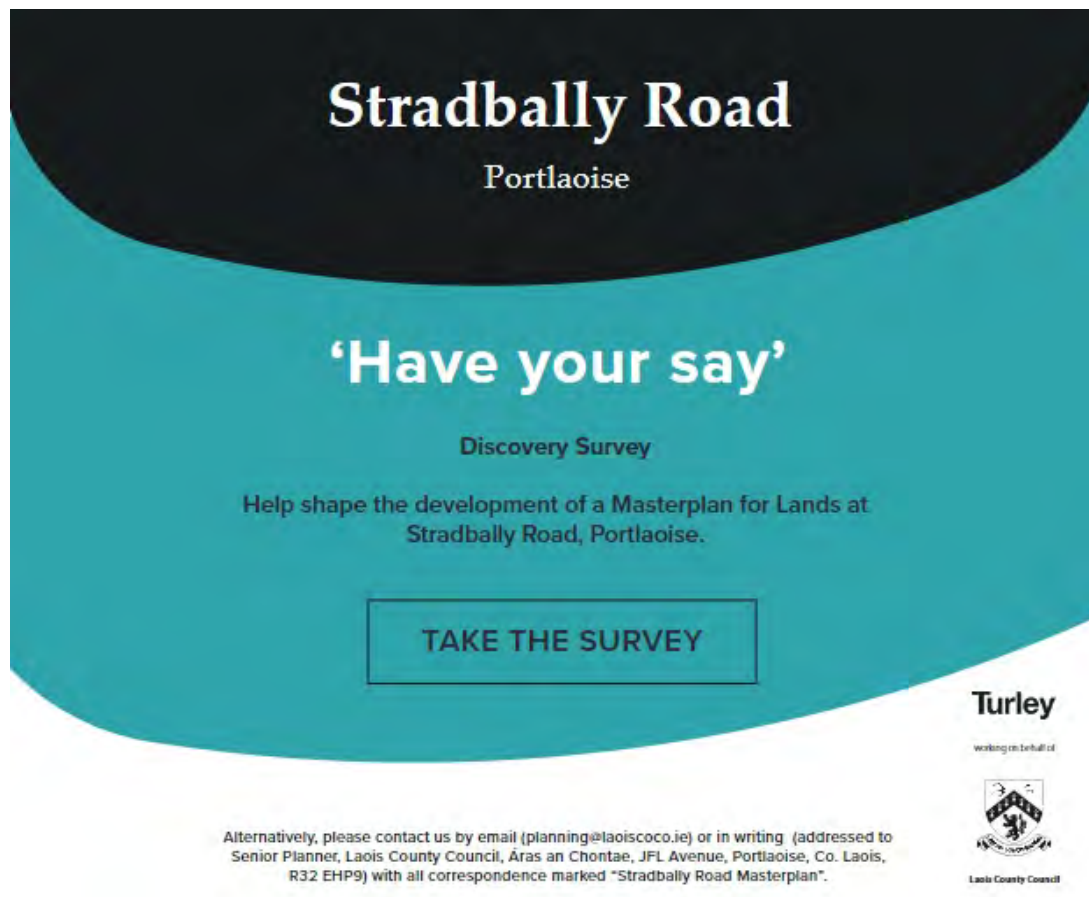
- 5.1 Laois County Council and the Design Team have undertaken a comprehensive Discovery Survey with the general public and interested parties to help shape and inform the baseline analysis of, and emerging masterplan for, these Stradbally Road lands.
- 5.2 This report sets out the consultation activities undertaken and then reviews, analyses and outlines the main findings from the 147 no. completed discovery surveys as well as 6 no. additional written submissions from the following individuals:
- Joint Submission by Brian Stanley TD (Laois/Offaly) and Cllr. Caroline Dwane Stanley of Laois County Council/ Portlaoise Municipal District;
 - Cllr. Catherine Fitzgerald of Laois County Council/Portlaoise Municipal District;
 - Mike Fingleton (B.Sc. B.Arch.);
 - Laois Association for the Intellectually Disabled;
 - Laois GAA Handball; and
 - Portlaoise Table Tennis Club.
- 5.3 Laois County Council and the Design Team will take into account and consider in detail the responses to the Discovery Survey as well as the standalone submissions during the development of the masterplan for the subject lands.

Appendix 1: Copy of Laois Today Advertisement

Have your say: Shape the development of a Masterplan for lands at Stradbally Road, Portlaoise

By

LaoisToday Reporter - 18th December 2020



The advertisement is a vertical poster with a black top section and a teal bottom section. The text is white and yellow. It features a large 'TAKE THE SURVEY' button in the center.

Stradbally Road
Portlaoise

‘Have your say’


Discovery Survey

Help shape the development of a Masterplan for Lands at Stradbally Road, Portlaoise.

TAKE THE SURVEY

Alternatively, please contact us by email (planning@laoiscoco.ie) or in writing (addressed to Senior Planner, Laois County Council, Áras an Chontae, JFL Avenue, Portlaoise, Co. Laois, R32 EHP9) with all correspondence marked "Stradbally Road Masterplan".

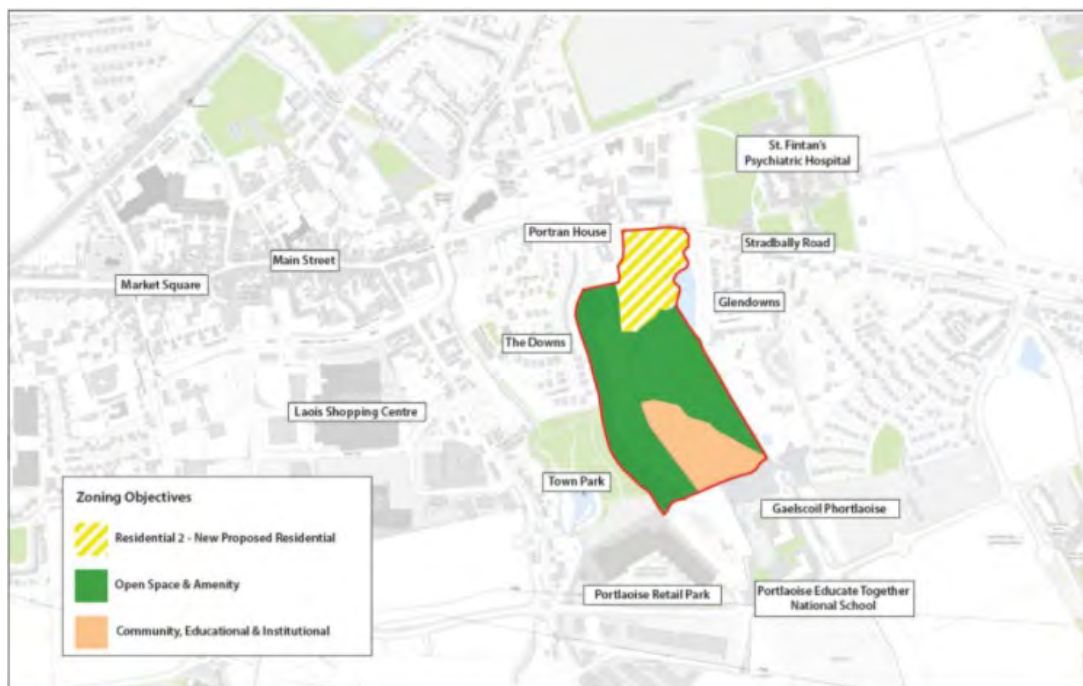
Turley
working on behalf of



Laois County Council

Laois County Council invites you to take part in a Consultation/Survey to help shape the development of a Masterplan for Lands at Stradbally Road, Portlaoise.

It is the Council's ambition to develop a Masterplan for the site that will deliver a highly sustainable and integrated quarter adjoining to the Town Centre of Portlaoise in accordance with the site's land use zonings, namely: "New Proposed Residential"; "Open Space & Amenity"; and "Community, Educational & Institutional".



Working with the appointed multi-disciplinary Design Team, the Council is undertaking early engagement with stakeholders to establish a set of strategic and considerate design principles cognisant of the needs and aspirations of the local community and stakeholder.

To capture a diverse set of opinions, experience and ideas that are representative of the local community, Laois County Council are seeking your support in participating in this first phase of engagement.

[The survey is available online here](#) and will take approximately 10-15 minutes to complete.

Alternatively, please contact us by email (planning@laoiscoco.ie) or in writing (addressed to Senior Planner, Laois County Council, Áras an Chontae, James Fintan Lalor Avenue, Portlaoise, Co. Laois, R32 EHP9) with all correspondence marked "Stradbally Road Masterplan".


The survey and period for submissions will remain open until 5pm on Friday, 8 January 2021.

Please note, your personal details will not be shared with a third party and we will not contact you in relation to any other project or for marketing purposes.

The information you provide will be stored securely for the duration of the masterplanning process. Following completion of the project, this information will be deleted. Further information on the Council's data protection statement can be found at: <https://laois.ie/data-protection/>



Appendix 2: Copy of Portlaoise Parish Link Up Newsletter Advertisement



Stradbally Road

Portlaoise


'Have your say'

Discovery Survey
Help shape the development of a Masterplan for Lands at Stradbally Road, Portlaoise.

COMPLETE THE ONLINE SURVEY AT
LAOIS COUNTY COUNCIL'S ONLINE CONSULTATION PORTAL:

<https://consult.laois.ie/en/surveys>

Turley
working on behalf of



Laois County Council

Alternatively, please contact us by email (planning@laoiscoco.ie) or in writing (addressed to Senior Planner, Laois County Council, Áras an Chontae, JFL Avenue, Portlaoise, Co. Laois, R32 EHP9) with all correspondence marked "Stradbally Road Masterplan".

Appendix 3: Copy of Published Discovery Survey

Welcome

As an important stakeholder in Portlaoise, we would like to ask your views on the regeneration of lands at Stradbally Road, Portlaoise.



Question 1: Please select from the below the option(s), your connection with Portlaoise: *

- ☐ I live in Portlaoise
- ☐ I teach in Portlaoise
- ☐ I work in Portlaoise
- ☐ I represent a Community Organisation in Portlaoise (please specify below)
- ☐ I study in Portlaoise
- ☐ I am an elected representative for the area
- ☐ I represent a business/organisation/other institution (please specify below)
- ☐ I am self-employed/own a business in Portlaoise
- ☐ Other (please specify below)

Question 2: From the following, please rank (1-8) the key drivers that contribute to the attractiveness of Portlaoise as a place to live and work? *

Important note: Only one number can be chosen in each line and each number can only be chosen once e.g. 'Retail offering' and 'Strong sense of community' cannot both be assigned 2. Each line has to have a different number chosen.

	1	2	3	4	5	6	7	8
High quality educational and community infrastructure *	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Social and cultural attractions *	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Economic potential of the town *	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of sports and natural amenity facilities (public parks, river walks , etc) *	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
History and town heritage *	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Strong sense of community *	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retail offering *	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Accessibility within the town and with other places *	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Are there any other important attractive features? (Please specify)

Question 3: Given the centrality of the location, what are the potential opportunities of the site to contribute to the attractiveness and placemaking of Portlaoise?

Question 4: From the following, please tick, as appropriate, how important the redevelopment of the Stradbally Road lands (Tyrrells) is to the regeneration of Portlaoise? *

- ☐ Very Unimportant
☐ Unimportant
☐ Neutral
☐ Important
☐ Very Important

Question 5: From the following, please rank (1-7) the most important existing aspects of the site?

Important note: Only one number can be chosen in each line and each number can only be chosen once e.g. 'Proximity to Schools' and 'Proximity to Town Park' cannot both be assigned 4. Each line has to have a different number chosen.

	1	2	3	4	5	6	7
Proximity to Town Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ridge of Portlaoise (Esker)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Biodiversity, trees and Green Space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Proximity to Schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Setting of the site proximate to a protected structure - Portrane House	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Proximity to Town Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Surface water drainage aspects	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Any other important aspects? (please specify)

Question 6: Are there any notable features, landmarks, place names and local heritage that should be retained or reflected in our plans?

Question 7: What infrastructure should be included in the masterplan to promote active travel (walking, cycling etc.) and public transport to and from the site?

Question 8: Given the land is zoned for residential purposes and in close proximity to both schools and the town centre, what type of residential accommodation do you consider to be appropriate for the site? *

- ☐ Apartments
- ☐ Duplexes
- ☐ Townhouse
- ☐ Traditional Terrace and Semi Detached
- ☐ Mix of all of the above



Question 9: What digital news sources do you use to stay informed of what is going on in the local community and businesses?

Name

Company/Organisation (if applicable)

Address

Address 2

City/town *

County

Eircode *

Email Address

Phone Number *

Privacy Notice

Laois County Council is the Data Controller under the General Data Protection Regulation (GDPR) for the personal data it gathers for the purposes of developing a masterplan for lands at Stradbally Road, Portlaoise, Co. Laois. The Council accepts that you are providing your personal data on the basis of consent and are positively agreeing for the Council to hold and further use it for the purposes of informing design masterplanning of the subject lands at Stradbally Road, Portlaoise.

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It may also be processed by and shared with Turley Planning Ireland Limited (Registered address at 4 Pembroke Street Upper, Dublin 2, D02 VN24) for the purposes of progressing the masterplan study. By completing this survey your data will be collected and processed by CIVIQ according to the following Privacy Policy. Your personal data will not be shared or disclosed to any other organisations without your consent, unless the law permits or places an obligation on the Council to do so. The personal data is held and stored by the Council in a safe and secure manner and in compliance with Data Protection legislation and in line with the Council's Records Retention and Disposal Schedule. If you have any queries regarding the processing of your personal data or wish to withdraw your consent to the processing of it, please contact dataprotection@laoiscoco.ie. Further information on the Council's data protection statement can be found at: <https://laois.ie/data-protection/>

Privacy notice *

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Appendix 4: Copy of Raw Data Responses to Q3

Question 3: Given the centrality of the location, what are the potential opportunities of the site to contribute to the attractiveness and placemaking of Portlaoise?

Tennis & basketball courts. Squash. More all weather pitches. To be used by schools at day and community evening and weekends. Housing for elder.

Tennis Courts

Leaving it a green space with pedestrian and cycle access through to Timahoe Road. Extend school playing fields.

Additional outdoor recreational facilities such as parkland and pitched. Large sportshall with climbing and outdoor Adventure potential. Blueway/ greenway cycling and walking

Recreational facilities like all weather running/walking track with Greenfield in the centre. Playgrounds for children. A community space that has an emphasis on being active and that can be utilised by many local organisations. It could also be a place where cafes and open air markets could operate promoting local businesses.

Leisure amenity - sports grounds etc

Potential for green area cycle path walkway close to schools .

Increase the public park. Encourage native flora and fauna. Incorporate play opportunities for children. Somewhere for schools and creche to incorporate a Forest School approach to education.

There is an opportunity to provide a sustainably built indoor sports facility. Such buildings can be completely carbon neutral or low energy which would receive great publicity. The activities within the facility would ensure greater foot fall in the park both local and visitors into the town itself. Basketball participation is very high locally and regionally but there are no public facilities available so ideally this sport would be the “anchor tenant” of this indoor sport facility.

It would be great to have an open market there or open air theatre. It would be important to build something that would not cause anti social behaviour

Include a on indoor community sports facility

Continue to allow local artists to design nature inspired murals, on any available concrete. As done around the Timahoe roundabouts. They bring some life and cheer to the dull greyness of the vast sways of concrete.

Open space and public amenities, to allow the locals of the town to fully enjoy their home in as close to nature as possible (River walks, parks, ponds)

I would like it to be keep as natural as possible by keeping all of the large trees etc

Quality office space no retail

A LEED Standard indoor sports facility would greatly contribute to the town in so many ways, As part of a green and environmental quarter the location on the site near the schools of the highest standards of green building would be serve a larger number of children and adults of all ages and ability in the town and be run profitably. A large basketball type of facilities can designed and built to the very highest environmental standards, using renewable materials, recycling rainwater and using solar energy to be self sufficient.

An excellent opportunity to have more housing close to the Town Centre

Adding to the town park via stradbally Road, with entrance and parking amenities, community hub/centre used for meetings, local groups practice/training, heritage information and a cafe

A developed green area, sports area for several types of sports for the people of the town, particularly young people; If residential, low rise, low density housing, to include green areas and natural habitats; Recognising the glacial deposition feature of the esker which is all but gone from our local landscape. The Ridge on the perimeter of this site has all but been wiped from our landscape, and only as a geography teacher would I be aware of it, or make the current generation aware of it. Yet it is as real as the glacial erosion features of the Lakes of Killarney, The Devil's Punch Bowl and Glendalough. Why should it be wiped out and flattened, while being transported to make roads, cement and other building products elsewhere.

Development of an extended town centre. Increasing the development of a "15min city". True connection of the educational facilities with the town and its centre. Develop of a new model of social housing in the town. Extension and opening of the town park into a truly large open space for appropriation by all members of the town. The lands offer the ability to knit the ring-roads around the town to the town itself, reducing the present tendency of the town to split and extend itself and not relate to other areas within itself. A mixed-use planning of the lands might help the town move away from the classic, now defunct, zonal planning of towns that lead to small country towns being commuter towns within themselves, inhabitants having to drive for 10-20mins. within the town just to work and home multiple times a day.

Done correctly it could be a destination within strolling distance of everywhere in the town. And it's use could change throughout the day, evening and night. Exemplary quality high density residential, plus MUGA, playground, all-weather sports, market area with coffee shop/deli/restaurant/meeting rooms. Think UL sports arena on a smaller scale.

Because this site is located right beside our town park the most urgent action is for a Community Indoor Sports Facility to be built, its close to schools and easy to access for all the community.

Ensure retention of all mature trees and enhance link to the town park, make the best use of the natural heritage to ensure an attractive place for residents and visitors

Really important to add some green space to the town , like the way Dublin has Phoenix park. More space, encourages exercise which leads to better physical and mental health

More parklands and amenities for local area

A natural attraction, wildlife/flora/fauna reserve. Portlaoise is sorely lacking this.

Given the history of Tyrrells and the late Mrs. Joan Tyrrell who established Kolbe Centre and who also initiated the setting up of a Respite Centre for older adults with disabilities, while facing numerous obstacles and never realising her dream and plan before she died, this is an opportunity for the Council to do this in conjunction with the HSE. Joan Tyrrell did what the Health Board didn't and wouldn't do in the 1980s and that was build a respite centre for disabled children. Now that the Council have bought Tyrrell's land, do the right thing and build a respite centre for disabled adults to honour her memory and help families who need a centre of this type. This is needed in Portlaoise. You have the land and it would not only be a much needed amenity but a fitting tribute to Joan Tyrrell and her tireless work for the disabled community and their families.

would improve the town park

Can provide a valuable outdoor area to the town where more activities can be carried out if encouraged correctly

Leaving the trees and natural aspect of the location. Keeping the historical significance in the forefront and don't ruin it with overpowering modern buildings.

The current zoning on the lands appear reasonable . The town needs a quality public park - open space .

the housing section will provide more centralised and accessible homes for people in the community. hope they build three and four bed houses with nice sized gardens to provide for families.

Additional development of town park and leisure facilities.

Extend town park and walking track. Put in covered seating areas for elderly. Utilise the trees in the area for zip lines.

Great potential for outdoor Onewall Handball wall. 3 Schools nearby and heavily populated area with no outdoor sports facility except Gas grounds which is often locked.

The town needs large, central and well kept/ maintained, useful recreational area for kids and families, such as modern, open and well designed playground (for all ages), cycling, walking and picnic areas so people can spend time outdoors.

Larger, central, well maintained modern and useful public leisure and recreational facilities for children and adults such as playgrounds, cycling, walking, incorporating natural environment and biodiversity rather than just large open green fields.

Housing

None

Green space/ Park.

I think it is a great opportunity to extend the peoples' park and possibly include the following: tennis courts, astro pitches, rose garden and possibly a sensory garden for disabled children.

Real opportunity to build a proper town park entrance from the Stradbally road to an expanded town park. Also, given the proximity to the various schools it may be a chance to build a new 'arena' in the town to replace St. Marys Hall for basketball etc... The site can probably accomodate some urban style housing also.

this area of land could be used to expand the peoples park, there could be entrance for the local schools to have access because of the small green areas that the schools have at present. larger walk areas for people to have within the town that will have green areas instead of busy roads.

As a child we used to go exploring "the downs" and Tyrells land. It is a beautiful piece of nature and home to so many nesting birds. I would love to see a good portion given over to a natural parkland/eildlife sanctuary. Also a really good, expanded section of the playground in the people's park for the children, maybe with tunnels and a climbing section like in Stradbally park.

It will leave a wide open space for people to enjoy safely in town. To experience a little nature, and have a quality green space

While there are existing green spaces in the town, and cycle/walking routes, these are not very well integrated, e.g (a) the Timahoe Road park is a lovely green space, but not long enough to use for a walk/run/cycle, also, it does not form part of a key road/access point to anywhere. You just visit the park for itself, (b) the new cycle and walking paths near the new primary schools are excellent, however they incorporate very little sense of nature/green spaces, trees etc. There is huge opportunity to create a road/path through this new location, which could integrate the beautiful trees and nature existing there. It could also be an excellent space to incorporate sculpture trails/ mini orienteering routes, fairy trails, biodiversity spotting walks, nature trails etc. Any building developments on this site should and could make use of this wonderful resource. I feel very strongly that every effort should be made to ensure that the existing trees, etc. should be protected and incorporated into any plans for this space. It is potentially a key and central resource to the town, given it's access to all the new schools.

Portlaoise lacks one location for all sports and sporting grounds to be located - from GAA, Hockey, Rugby, Cricket, soccer and many many more sports. This area has the potential to transform the centre of Portlaoise, as an area that the people of Laois can be proud of. it can provide amenities that relate to peoples wellness, from farmers markets, craft and culture, right thru to cycle paths walks and also have sporting amenities that people from all over Ireland could access given its location and proximity to the town it would draw business into the town.

As this is a green space within walking distance of all the towns amenities such as educational, retail, sport, culture, religious etc it would be most attractive for it to be developed as a green leisure area.

Open green space and walking and cycling amenity. Heritage re the Esker and woods

beautiful green area located centrally within the town providing potential for walk and cycle ways to link different areas of the town

Expansion of park facilities close to the centre of town in a more visible & accessible location than existing park. Walk through facility including to and from schools. Large green space with historical esker.

I am Chairperson of Laois Arch Club which is a friendship club for adults with intellectual disabilities. This was founded by Mrs. Joan Tyrrell who pioneered some of the wonderful services in Laois for people with additional needs such as the Kolbe Centre and Dove House in Abbeyleix. I think it would be very appropriate if some of this land, which was originally owned by Joan Tyrrell, would be used to provide a Respite Centre for adults with intellectual disabilities. There is a serious lack of support services for these people in Portlaoise and there is a huge need for Respite accommodation in the area.

Given the site is located beside The town park the most urgent action needed is for a community indoor sports facility as it has greater longevity and inclusiveness versus retail or other uses.

It's central position to the town centre along with the planned use for housing leans towards an amenity such as a Community Indoor Sports Facility especially when there is already an outdoor amenity in the Town Park on its doorstep.

because the site is located right beside our town park, the most urgent action needed is for a community indoor sport facility

The site is located near our town park and therefore the most urgent action needed is for a Community Indoor Sports Facility

Developing the area to become a place to walk, be free of traffic, to get outdoors, to be the highlight of the town.

Residential with park leisure and sports facilities

It is an ideal place to have an indoor sporting/ recreational facility for the town. It could be a centre of excellence. People all over the Midlands could benefit.

There is a huge sense of community within the sports world in Portlaoise. It's a crying shame that there is not a home for Portlaoise Phantoms & Portlaoise Athletic Club. This is something that really needs to be looked at. A running track would be beneficial to all ages of people & due to the closeness of the site to the schools I think it's a must.

Because the site is located beside town park the most urgent action needed is an indoor sports facility

very important

The current attractiveness is it's undoubted uniqueness. Therefore unlike other developments within Portlaoise any decision regarding the possible (and it only possible) redevelopment from it's current status must be made with extreme sensitivity.

This could be an excellent linking location for all the out of town suburbs of housing estates that have taken up so much land surrounding the town centre. This land could be a high density of building to allow the maximum use of the land and free up some green space. The natural features and vegetation including large mature trees should remain on the site as they have huge benefit for humans and wildlife.

Some that people can go hang out

I believe a community indoor sports facility would be most beneficial to the town. One that specializes in basketball.

I would love to see some residential respite home on those lands. The late Joan Tyrrell spent all her adult life working to improve education and better facilities for people with an intellectual disability. For years she was promised land in the town to have one built but that did not happen. It is a very sad reflection for our growing town to say we do not offer such a facility. Respite is no longer provided by the services in our area due to financial constraints and it is about time that we as a community filled this gap.

We are taking every inch of land we can from wildlife. I would ask that we consider giving as much as we can back to encourage the sustainability of wildlife, birds and insects which are under extreme pressure right now.

Having looked at the site it is located next to a town park so I believe that the most urgent action needed in this area is the need for an Community Indoor Sports facility

This site is so central, close to motorways and because the site is located beside the town park, it will draw in more spectators and participants and the town desperately need a community indoor sports facility.

Very high opportunities

Create homes

The site is in an ideal location in town, right beside the town park. Is very accessible to the youth of Portlaoise and there is an urgent need for an indoor sports facility for our community.

Because the area is right beside the town park the most urgent action needed is a community sports facility

As it's located beside the town park, it's an ideal location for an indoor sports facility for the town.

A good indoor sports facility would bring huge business to the town

The site is located right beside our town park and urgent action is needed for an indoor sports facility.

Because the site is located right beside our town park the most urgent action needed for a community indoor sport facility

Portlaoise needs some greenery, some where people can go and be happy, not more u it's or apartments, it needs amenities and nature

An indoor sports facilities for shared sports

Excellent opportunity to extend town park and maybe have a market fare on site displaying farm produces and craft works.

My daughter has autism. She plays wit portlaoise panthers and loves it.

More community sport centres needed to encourage community spirit

As it is located right beside the Town Park the most urget action needed is for an indoor community sports facility

A nice park for young and old to walk around

Recreational facilities such as tennis courts, basketball etc.

Because the site is located right beside our town park, the most urge action needed is for a community indoor sports facility

Open space, Green lung . Community use.

Amnenity for townspeople to walk , run , cycle , explore nature

I believe a sports facility to cater for many clubs around the county in many sports is vital for the town to stay growing! The minority sports at the moment are growing outside the Portlaoise area! The Basketball club has had to move to mountmellic/ clonaslee. Tennis has grown in abbeyleix, badminton in vicerstown etc. The redevelopment of this site could potentially draw people from all over Ireland and Europe to Portlaoise! We could be in a position to host many indoor competitions such as nationals, Europeans and even worldwide events!

I think the central location of the site would lend itself well to sports and recreation facilities for people of Portlaoise and the surrounding areas. An indoor sports facility for use of local clubs should be a priority

Extremely central and close to all schools and retail units

Because the site is located in close proximity to our town park it would make sense to build an indoor community sport centre that would provide an amazing opportunity for everyone in the town to enjoy the indoors and outdoors of what Portlaoise has to offer.

An opportunity to connect with the peoples park via a designated walk/cycle way. The development is in the middle of town and all efforts should be made to encourage walking/cycling as the preferred mode of transport for those who will use it.

Because the site is located beside the town park and the important need for a indoor sports centre

Community centre with sports facilities and potentially a cafe etc where parents can bring kids and relax in a safe social setting

It's beside a school it is needed for a indoor sports facility

As the land is centrally located and beside the town park there is an urgent need for an indoor sports facility

The site is located right beside our town park, the most urgent action needed is for a community indoor sports facility

Because it's located right in the middle of town,

Putting a sports arena in portlaoise would give a big attraction from other sports teams to use / rent our facility

Logistic network, can be a hub for Ireland due to the central location

It will be easily accessible from the town and good for the community as a whole.

Sports Campus and a Music Theatre venue

Easy access for all living within the community

Because the site is located right beside our town park ,the most urgent action needed is for an indoor community sports complex

Given the location of the site being within walking distance from our people's park I really believe Portlaoise is crying out for an indoor sports facility to cater for fast growing sports within the county!

I feel a mutipurpise indoor community sports arena would be best for for this area.

Use as an open green space and parkland with amenities for children and families in the town

Because the site is located beside our town park, the most urgent action needed is for a community indoor sports facility

More green (environmentally friendly) spaces and sports amenities especially for younger generation on that side of town. Community hub for all generations.

A Community Indoor Sport Facility would be hugely beneficial to the town and community. The town is a hub of sport and talent, but badly needs an indoor facility to match our incredibly successful and growing basketball community

Appendix 5: Copy of Raw Data Responses to Q6

Question 6: Are there any notable features, landmarks, place names and local heritage that should be retained or reflected in our plans?

Esker Ridge

Yes the aquaduct entering the lake from the lands. Sympathetic development to the protected structure Portrane House

Over all green belt

ESker, Triogue, rookery

Unsure

The walls and trees

Place names.

Love the strong presence of beech trees mixed with the stone walls in this area. Portlaoise does not have too many lovely rustic good quality residential areas and this is one of them

Yes portrane house and all the old woodland trees should be protected and the wall on the main stradbally rd also

There should be an substantial area of woodland, directly behind the town park, adjoining Tyrells land, left wild and not landscaped, as to protect the habitat for birds, insects and various animals who live there.

The name Tyrells and also the trees and natural features as much as possible.

No

The Ridge

1. The esker, 2. the green area which it is should be given priority rather than making it a concrete surface with rapid runoff to the Trioge, leading to rapidly flooded water courses downstream. 3. If there are local or family ames on the fields or other parts of this site, they should be kept and signposted, rather than lost in time. 4.

"The connection and siting of Portrane House and gardens with relation to the surrounding fields and buildings.

The natural landscape and features, especially those running lengthways alongs the site - the hill/ridge and the stream. The temporal nature of the flooding that occurs on the site, and how this will only become an ever more present feature of the lands as climate change leads to more storms and therefore more flooding in the future. The bog-like nature of the lands. The existance of multiple mature indigenious trees throughout the lands."

Triogue River. Fort Protector. Black Jack Adaire. Ruairí Óg Ó Mórdha.

The Downs. The rookery in the mature trees. The Ridge of Maryborough, the esker and Graveyard

The rookery. Esker.

In honour of Mrs. Joan Tyrrell.

Existing dwelling should be converted to county museum

The woods and the ridge

Keeping as much of the gardens, trees and land surrounding the house as it was since it is of historical significance and helps with biodiversity.

Open space - Esker Ridge - Trees - Downs lane (old Cork Road)

The green areas and People's Park.

The Downs lane should be protected and the adjoining rookery. The entire site should be promoted as a nature reserve and public parklands.

The Tyrrell family. Sandy Bottoms. The Downs Lane itself should be preserved.

Tyrells Way would be a nice name for the area.

The last remaining part of the Esker should be retained ,providing a greenspace and an area rich 8n bio-diversity.

Trees to be kept.

Portlaoise has list its Handbalk courts in St Fintans Hospital(insurance/ public liability issue). Lost another in CBS , Tower Hill. Now in private hands. 3vCourts were lost to Ballyfin House and Courts were demolished in Mountrath and Mountmellick. Handbalk is part of Laous Herirage and only played now in Cullohill, Crettyard and Ballacolla. Now theres potential here to return s version of the sport to the town very cheaply..via a Onewall outdoor court

All the beautiful trees and greenery . I live and look out on this area everyday.

As far as possible all existing trees, streams etc. should be retained.

Trees

Existing trees, flora and fauna should be incorporated into any new plan

Ridge

The Esker is a valued natural formation which should be preserved into the future, its quiet a unique geological feature for a town the size of Portlaoise. The rookery of crows and the trees which house them needs to be protected at all costs

The Downs/Esker Ridge.

I don't think so.

I think Portrane House is an important local landmark and the name should be incorporated into the development.

The sandy bottoms, the ridge and how far it extends across the midlands. Mature native species of trees must be kept.

Again, the trees should be kept. These could be developed into any number of natural/educational facilities. There is an old tennis court on the site, could that be refurbished and be made available to the residents of Portlaoise? (There is no such tennis facility in the town, one could look at the public courts in other towns, e.g. Dunmore East, Waterford, to see an example of the tennis courts in the local park). Could the name of the house, Portrane House, be incorporated into the site? Could there be wild flower patches incorporated to protect and promote bees etc? Public herb patches? Community garden spaces for residents in apartments? Public picnic tables etc.

biodiversity needs to be maintained within the site and needs to be highlighted given the destiny of the town as it stands - this amenity needs to be protected and promoted as somewhere for all to use.

Preserve and expose the river with maybe addition of wildlife within the boundaries where possible.

The Ridge, Portrane House, the Triogue tributary the trees both deciduous and evergreen

The ridge/'esker and the undulating lands of the fields with old hedgerows. Retaining many mature trees, beautifully sited of beech, oak and scots pine in perimeter. The river/stream that runs through it, with the larch planting. No other river is highlighted or accessible in the town. Perfect for a peaceful walkway.

Trees, rivers and streams esp those feeding lake, larger and smaller esker at bottom of field joining stradbally road, aqueduct as outlined on the map has historical significance

Trees. Streams and hillside.

All trees on both the Esker and the front field. Water drain running between the 2 fields. Stone bridge as drain enters Glendowns pond. Retain uninterrupted view to & from Portrane house.

It would be wonderful if the Tyrrell name could be incorporated in any Respite Home constructed on this site.

The size of the area allows for the LCC to engage with the community organisations and lease small pockets of land to enhance buy in

With the size and a growing population, Portlaoise is crying out for a community indoor sports facility, and the fact there is none to date in a town of this size is an outrage. The local basketball club, portlaoise panthers, is one of the most successful in the country and yet they have no home court, the site also presents unique opportunity for Laois County Council to provide a much needed facility as well as support the development of basketball within the community.

With the size of the area available and the town's growing population, Portlaoise is crying out for an Indoor Community Sports facility which is currently not available. This site presents an opportunity to provide this with schools in the vicinity. Portlaoise Panthers is one of the most successful basketball clubs in the country and are a perfect fit along with other small local organisations to make this a viable option. The site provides an opportunity for Laois County Council to provide a much needed facility as well as supporting the local basketball club and other community organisations.

With the size and a growing population, Portlaoise is crying out for a indoor community sports facility and the fact that there is none to date is an outrage. The local basketball club, Portlaoise Panthers is one of the most successful clubs in the country yet they have no home court. The site presents a unique opportunity for Laois county council to provide a much needed facility as well as to support the development of basketball within its community.

With the growing population of Portlaoise, the youth, and all people would benefit from a Community Indoor Sports Facility. The fact that there is none as of now is outrageous. This sports facility is necessary to sustain local clubs such as Portlaoise Panthers Basketball Club - one of the most successful basketball clubs in the country, yet they have no home court. This site provides the Laois County Council with the opportunity to support the local people and the development of basketball in our community

Retention of rivers / stream, retention of trees and retention of natural undulations are key to ensuring that the area is more than just a drive thru or just non developed land

Trees and biodiversity

The walls for privacy

Please when ye are planning think of the young population of our town.They need an indoor facility. Portlaoise Panthers is a fantastic club.St Mary's is not their home,yet it caters for hundreds of kids in this town.Please think of this generation

1. The aqueduct as outlined on the map 2. The smaller ridge/esker at the bottom of the field adjoining the stradbally road 3. All the trees both evergreen and deciduous 4. The streams/rivers on the land and especially those that feed the lake.

Ridge of esker

With the size and a growing population Portlaoise is crying out for an indoor sporting facility and the fact that there is nonels outrageous Portlaoise panthers is one of the most successful

clubs in the country and have no home court the site provides the council with a unique opportunity too provide a much needed facility and support the development of basketball in the community

The aqueduct as outlined on the map. The smaller ridge/esker at the bottom of the field adjoining the Stradbally Road. All the trees both evergreen and deciduous. The streams/rivers on the land and especially those that feed the lake.

Indoor sports facilities should be located at this point where most of the people in the town can access easily without the need for private car. This would be an opportunity to establish a new facility and name it after some prominent local sports people who have thrived in recent years. Portlaoise is more than GAA and this should be noted as being one of the most diverse towns for sport in Ireland.

N/A

The Portlaoise Panthers are one of the most successful basketball programs in Ireland and with a growing population, we need a home indoor facility. Please consider an indoor basketball court for us. Thank you

Portran House should be protected and the Respite facility built near it.

Yes, please do not touch or take away any of the beautiful woods that already exist. If anything they should be listed and encouraged to expand.

Portlaoise is a large town with a growing population in the centre of Ireland. There is a significant requirement for a Community Indoor facility in Portlaoise and the fact that there is none in my opinion is outrageous. The local basketball club Portlaoise Panthers is one of the most successful clubs in the country yet they have no home court. This site presents a unique opportunity for Laois County Council to provide much needed facility and support the development of basketball with its community.

For the size and location of Portlaoise, it is shocking that the town doesn't have a local community Centre. The local basketball club, Portlaoise Panthers have achieved so much in so many competitions, turning out international players every year and yet they have no home court. It's criminal.

The aqueduct as outlined on the map. The smaller ridge/esker at the bottom of the field adjoining the Stradbally road. All the trees both evergreen and deciduous. The streams/rivers on the land and especially those that feed the lake

Wildlife

With the size of the growing population, Portlaoise is crying out for an indoor community sports facility and the fact that there is none to date is outrageous. The local basketball club, Portlaoise Panthers is one of the most successful clubs in the country yet they have no home court. The site presents a unique opportunity for LCC to provide a much needed facility to support the development of basketball in our community.

With the size of portlaoise it's hard to believe that there is not a community sports complex. Portlaoise basketball club "portlaoise panthers" is one of the most successful basketball clubs in the country with too many accolades to mention. Its now embarrassing to host national league games in a facility that cannot accommodate the growing spectators attending these games.

The town which has wooded in population in recent years, is deprived of an indoor sports facility. Portlaoise Panthers who have huge success in promoting basketball within the town, have no home courts. This is a failing on the town council, who have failed to provide such facilities. Especially as the club promote our town and are fantastic role ambassadors.

Not aware of any landmarks

With the size and ever growing population of Portlaoise, the town is crying out for a community indoor facility and the fact that there is none to date is an outrage. Portlaoise panthers is one of the most successful clubs in the country but doesn't even have a facility to call its home. This site provides LCC with an invaluable opportunity to promote sport and wellbeing through basketball in this town.

With the size and a growing population Portlaoise is crying out for a Community indoor sport facility and the fact that there is none to date is outrageous. The local basketball club Portlaoise Panthers is one of the most successful clubs in the country yet they have no home court. The site represents a unique opportunity for LCC to provide much needed facility as well as support the development of basketball within its community

What about the birds that live there?

No

Tyrell's land have been part of Portlaoise for a long number of years and I think their name should feature somewhere in the new plans.

Tyrells bame should apoear in either a room/play court

With the size of Portlaoise and it's growing population, Portlaoise is in dire need of an Community Indoor Sports Facility. It is outrageous that there is not yet one in our town. The local basketball team, Portlaoise Panthers is one of the most successful clubs in the country, yet have no home court. This site presents a unique opportunity for the Laois County Council to provide a much needed facility, as well as support the growth of basketball in the community.

All of the lovely big trees should be preserved

the aqueduct as outlined, the Esker at the bottom of the field adjoining the Stradbally Road, All trees, The streams and rivers on the land that feed the lake.

With the size and growing population, portlaoise is crying out for a community indoor sports facility and the fact that there is none to date is outrageous. The local basketball club, Portlaoise Panthers is one of the most successful clubs in the country yet they have no

home court. The site presents a unique opportunity for Laois County Council to provide much needed facility as we support the development of basketball within its community

The Esker. - Ancient aquaduct already on map. Established trees. The Dery river.

The old lane at the edge of road at the developments leading down through the middle of Cosgroves wood. The roosting of crows.

A well thought out and planned use of this space for sports and recreation would be a huge asset to the growing population of Portlaoise and a very worthwhile addition for the young population in particular. The town really needs an indoor sports facility, Portlaoise Panthers is one of the most successful clubs in the country and doesn't have a home court. A facility where their games and leagues could be held would attract a lot of business to Portlaoise and provide an outlet for people in the area for involvement in sport, especially over the winter months. The club is growing year on year and really needs this facility

There can be no doubting the growing population of Portlaoise and within that the growing population within the basketball community. It's the fastest growing sport in the town and with a club of Portlaoise Panthers stature who are continually successful at National level and develop countless international stars it is outrageous that they do not have a place to call their home. The site provides the council with a unique opportunity to provide such a site that can be used as a totally community friendly indoor sports and recreation facility that would further enhance the growth of the Panthers club and lift the glowing status that Portlaoise has been recognised for its sports teams of past and present.

There are fabulous trees on this site. It would be great if these could be retained.

Portlaoise is growing at such a rate. The town is in need of an indoor sports centre and the panthers are in need of one also so they can help develop the young ballers

No

N/a

The size and location of the lands presents a great opportunity to develop an indoor sports facility that is reflective of the population and continuously increasing size of Portlaoise. The Portlaoise Panthers have established themselves as one of the best clubs in the country at all ages and the fact they have done this with no home court is astonishing

There is a great need for a community indoor facility that would benefit all members of Portlaoise ever growing community and massively help our great and inclusive basketball club

With the size and growing population, Portlaoise is crying out for a community indoor sports facility and the fact that there is none, is an outrage. The local basketball club Portlaoise Panthers is one of the most successful clubs in the country yet they have no home court. The site presents a unique opportunity for Laois County Council to provide much needed facility as we and support the development of basket ball within its community

With the size of Portlaoise and the further growth of the town Portlaoise really need a Community sports hall for kids and adults.

No

This site presents a wonderful opportunity to develop a centre for the local basketball club Portlaoise Panthers. They are crying out for a base and the fact they don't have one is a big shock for the size and scale of the Club.

Portlaoise needs mór sporting facilities as there is not enough access to all weather or indoor facilities for soccer, basketball etc.

St Mary's Hall has always been a special place for basketball in Portlaoise town. It might be nice to retain the name partially or even name a part of the hall st Mary's

Maybe the name Tyrells should be used in someway ie Tyrells Park.

It would be good to keep some of the old trees if possible.

No

With the size and a growing population Portlaoise is crying out for a community indoor sports complex and the fact that there is none to date is outrageous the local basketball club Portlaoise panthers is one of the most successful clubs in the country yet they have no home off the owe ,the site presents a unique opportunity for Laois County Council to provide a mush need faculties as well as support the development of basketball with in it's community

Portlaoise is the fastest growing town in Ireland and has massive potential, the local basketball club is one of the most successful clubs in Ireland and have no place they can call home! We have been turned down national and European competitions due to our current facility (a parish bingo hall) this site presents an unbelievable opportunity for the LCC to consider an indoor sports facility that can cater for several clubs within the county! Such a facility could accommodate many kids who are currently being pushed away due to growth of basketball in Portlaoise and the lack of facilities! I believe an indoor sports facility is a must and not just for basketball but for every sports organisation within Laois

All the trees of every species and if it is necessary because of age that a tree is to be removed then replacements should be planted. There are 2 "younger" beech trees in the front field planted by my parents these should be allowed mature on the site. It would be nice to keep the smaller sand ridge at the bottom of the front field and make a feature of this together with the aqueduct and its pretty small stone bridge as part of a walkway along the streams on the site and where the water meets the lake in Glendowns. On the Esker itself the trees and plants could be identified and labelled and where you can see along the Downs lane that sand has been taken away some addition features of the Esker could be pointed out. As many Portlaoise people know there is an exceptionally large rookery at Tyrrells which I think is magnificent and the infrastructure for the rookery should be maintained. There are some derelict old stone walls or mounds on the site and along the Downs lane could there be reinstated.

Considering population growth and great need for sporting facilities that needs to be improved. A community based multipurpose hall and sporting service for clubs and societies locally like GAA, soccer, Portlaoise Panthers, dance clubs and drama clubs could all lease or rent it out providing an income for the council.

The green space surrounding Portrane House and green space near schools

With the size and a growing population Portlaoise is crying out for an indoor sports facility and the fact that there is none to date, is outrageous. The basketball club, Portlaoise panthers is one of the most successful clubs in the country yet they have no home court. The site presents a unique opportunity for Laois county council to provide a much needed facility as well as support the development of basketball within the community.

Yes there are: The smaller ridge/esker at the bottom of the field adjoining the Stradbally road; The aqueduct as outlined on the map; All the trees both evergreen and deciduous; The streams/rivers on the land and especially those that feed the lake

Local heritage etc should be protected while at the same time providing a Community Indoor Sport Facility which the community can use, be involved in and proud of.

Appendix 6: Copy of Raw Data Responses to Q7

Question 7: What infrastructure should be included in the masterplan to promote active travel (walking, cycling etc.) and public transport to and from the site?

Safe segregation of cycle lanes. Bicycle bays.

Cycling track to link east west north south of the town and Tennis Courts and other sports facilities

Walking n cycling and park and walk facilities

Walking, cycling

Good traffic controls

Natural play facilities, cycle trail parking, accessible walks for all

As mentioned previously a floodlight all weyaher walking/running track

Cycling and walking routes. Access and car parking. More accessible and open than town park to minimise anti social behaviour.

Disability infrastructure.

Bus route to and from town..cycle path designated parking spaces near area .

It would be lovely to see the plan for this area put a strong emphasis on wide safe walking and cycling areas, possibly even no cars permitted or perhaps at the perimeter

Cycle lanes and bike racks.

Safe shortcuts for school children

Cycle paths and walking paths .

Cycle lanes segregated from footpaths and roads. Perhaps some secure parking for bicycles in the nearby schools.

Public transport plus indoor community sports facility

Less concrete / tar more natural substances for paths like bark or stone chippings.

Clear and safe walking + cycling paths through a public area away from roads. To make journeys on foot/bike safer for drivers and pedestrians alike.

Bike and waiting trails. Fairy trails and treasure hunts for kids.

Shared community offices and workspaces and Adventure centre

Short cuts and cycle paths to from the road, park and schools.

Cycle paths to Schools and Town Centre

Somewhere for live, outdoor music

Walking and cycling paths, I believe there should be a wild flower habitat incorporated into it, Could an outdoor historical tribute to the origins of Portlaoise and its main landmarks dating from the 'Fort' be created. Images of the old buildings s market square, such as Grattan House, the old prison, Court House, the original Catholic Church which is now knocked, and so many more, up to the 20th and 21st century - whether as a visitor centre or as an outdoor attraction to walk around, for both visitors and locals, new to the town and young, too young to remember the origins of the town.

This question makes no sense - what is "active travel" other than a political / planning catchphrase. We should not be talking about active travel within the environs of a country town of the size of Portlaoise. There is no public transport in the town. The town makes no effort to push walking or cycling - the cycle infrastructure is a disaster. There should be public transport within the town, and there should be public transport stops both at the schools and along the front of the site to the Stradbally road. There should be a raised boardwalk along the edge of the stream connecting the Stradbally Road to the school as such a height as to ensure "travel" to and from the schools for children on bikes and foot throughout the year. This boardway should be a minimum of 5m wide so as to allow 2 bikes side by side pass each other along its length, with more width creating space for pedestrians and allowing for the creation of niches for people to pause and site and enjoy the local lands

Pedestrian and cyclist permeability from the Timahoe Road/People's Park through to the Stradbally Road, Glen Downs and Aughaharna.

Well lite wheelchair pathways/entrances from the schools and town centre to encourage walking/cycling. Public transport with stops closes to facilities. As the site is close to the town park focus needed on Community Indoor sports facility

Well Anne and separate walking and cycling routes, access to public transport

Cycling routes

Sheltered(by trees) walkways, benches by the water.

All access for buses, cars and wheelchairs.

NIL

Out door amphitheater for summer months, constructed with biodiversity in mind and incorporated into the environment not the environment incorporated around it

Cycle lanes should become a priority

Cycle paths

A cycle lane, walking paths and good access to and from the site!

A vehicle entrance and car parking with a visitor centre (toilets etc) from the roundabout at Lismard retail park and pedestrian access only from the Stradbally Road.

Hardcore pathways and Extra parking

Cycling Lane, Bus to schools, Proper green area for Kids to play.

All of the above especially cycle lanes

Bike parking facilities. Cycle track on perimeter

Onewall handball court where kids and adults can entertain themselves in a very healthy pastime.

None there is enough traffic on this road already

1. 'Health Walks' through the area; 2. Proper Cycle Way - away from traffic; 3. Full range of static Outdoor Gym Equipment - including suitable equipment for Less Able Persons.

Walking and cycling paths; parking; bus stop near by; improved footpaths around to make easier access for buggies

Bus stops on stradbally and timahoe roads near park, improve footpath infrastructure for buggy, wheel chair etc. use

Cycling lanes

Greenway, cycle lanes, zero cars

A cycling track or walk way linking the Stradbally road entrance and the town park would be a great amenity.

traffic plan including school parking and policing

Child friendly cycle paths

Try to make a cycle track as well as a footpath. It would be nice to allow access to the schools from it.

Footpath and cycle lane should be included from the Stradbally Road side through to the existing primary schools (Maryborough, Gaelscoil etc.)

cycle paths and walk paths to the green area. if the old house was turned into a heritage information centre with cafe

Cyclepaths for children, a connection to the proposed blueway from the Triogue. Its central location is very easily reached from town, but also parking needs to be considered for accessibility & Inclusivity.

Proper skate park. Cycle lanes linking up different roads.

Walking and cycle paths. But link them in with other paths around the town. Perhaps a public toilet with a contact less payment option. With a camera viewing the outside of the toilet area

Safe, brightly lit up and brightly marked paths for cycling and walking. These would be more attractive if woven through the trees/ along the river etc. Plenty of bike racks to use for storing bikes. Bins provided to dog poo etc. Plenty of signs to inform people about what different types of trees there are there, what type of flora and fauna are there and could be spotted, a map of the space with a simple orienteering route, a suggested nature trail, a sculpture route etc. Any of these would serve to entice families, schools etc. to use the space.

smart transport from cycling to bus networks, including walking routes.

Dedicated walkways from town centre to the site and around as much of the green field as can be maintained.

Cycle lanes and walking lanes also a one way travel to and from the schools could be developed

Definite need for cycleways and safe separate walking paths, for buggies and older people. Community facilities on the flat that can open up to vistas of green fields, wildlife and play areas for children. Perhaps incorporate a small town farm, chickens, small animals, bee hives etc. Develop easy access to the town and church, perhaps through the town park to avoid the busy road.

walk and cycle ways particularly for children with no vehicular access to promote fitness and health within the community providing open exercise areas. eg child specific playing pitches. Area for flora and fauna, facilities for people with special needs in close proximity to green space

Cycle and pedestrian paths to schools.

Walk way & cycle path through park linking Stradbally road to the schools. Local link bus stop at site. Playground facilities for younger children. Cafe. Well maintained landscaping with adequate bins which are regularly emptied. Pond.

Wheelchair accessible pathways to allow residents of any Respite Centre avail of the wonderful biodiversity already on the site.

Stand alone cycleways and paths from multiple locations within the town. Too also be used as access to the schools.

With the growing population in portlaoise it needs this facility. The local basketball team, portlaoise Panthers are a very successful club and yet they don't have a basketball court.

Well-lit wheelchair pathways/entrances from the schools and town centre to encourage walking and cycling. Public transport with stops close to facilities, As the site is close to town park focus needed on community indoor sports facility.

Illuminated wheelchair accessible pathways/access points from the schools and town park/town centre.

Well lit wheelchair pathways/entrances from the schools and town center to encourage walking/cycling. Public transport with stops close to facilities. The site is close to the town park and the focus is needed on a community indoor sports facility.

Well-lit wheelchair pathways/entrances from the schools and town centre to encourage walking/cycling. Public transport with stops close to facilities as the site is close to the town park focus needed on Community Indoor Sports Facility

The site is near hospitals and churches and may be attractive for walkways for Portlaoise residents and visitors. Facilities for younger people would also make sense particularly as it is adjacent to the Towns park.

Walking and cycling tracks

Cycle lanes, so important. Pathways for walking.A clear entrance and exit for buses.

Cycle lanes. Pathways for walking. An entrance/ exit system for buses.

1. Walkways and cycle ways through the land for children going to school and the towns park, but no vehicle access. 2. Community facilities, day care and residential, for the elderly and people with special needs who would have easy access to the church, town for shopping, the new library and the towns park itself and would enjoy watching children having fun. 3. Children specific playing pitches. 4. Areas planted for birds and bees

Cycle paths. Walking paths. Running track.

Bike lanes

Well lit wheel chair pathways/entrances from schools and town center to promote walking and cycling. Public transport stops close to facility. The site is close to town park the focus needed in an indoor sports facility needed

a sports facility bad needed cycle lanes so important

"Walkways and cycle ways through the land for children going to school and the towns park, but no vehicle access. Community facilities, day care and residential, for the elderly and people with special needs who would have easy access to the church, town for shopping, the new library and the towns park itself and would enjoy watching children having fun. Children specific playing pitches. Areas planted for birds and bees. 24 hour security to all entrances, exits, walkways, cycle ways, etc. Proper maintenance of all areas including green areas, public transport stops, signage, etc."

"The master plan should look at the existing network and place the new lands at the centre of a new transport system that focuses on cycling and associated supporting infrastructure such as safe cycle spaces. Well lit. Segregated from cars and dedicated routes through town that aren't accessible to cars. Making walking and cycling a better option (faster and cheaper than car) is the best way to encourage people. If it's free to drive and park my car I will. If I can cycle safely and park my bike without it being robbed (beside my designation) and not a central bike park.

Making hundreds of car parking spaces for each new building would be a disaster and the land will be used before any meaningful development can take place. The reliance on card in the town centre needs to be discourage actively."

a indoor sports facility to cater for basketball and all other indoor sports.

Community center with a basketball court for portlaoise panthers

It should be wheelchair accessible and well lit.

The town park should be extended and an all weather walking track added. Improve and add to the green area around there. Building a big sports facility for all the schools that are now in that area is essential and important.

Access should only be on foot or cycle path.

Well-lit wheelchair pathway/entrances from the scholls and town centre to encourage walking/cycle. Public transport with stops close to facilities. The site is close to the town park focus the need for a Community Indoor Sports facility

Wheelchair access, lighted pathways to encourage walking and cycling activities.

Walkways and cycle ways through the land for children going to school and the towns park, but no vehicle access. Community facilities, day care and residential, for the elderly and people with special needs who would have easy access to the church, town for shopping, the new library and the towns park itself and would enjoy watching children having fun. Children specific playing pitches. Areas planted for birds and bees.

Roundabout

Well lit wheelchair pathways/entrances from the schools and the town centre to encourage walking and cycling. Public transport with stops close to the facilities and the local park.

Well lit wheelchair pathways/entrances from the schools and town centre to encourage walking/cycling etc.. public transport with stops close to the facilities.

Bicycle lane, footpaths

Clear entrances, parking facilities, wheelchair accessible also.

Good access from the town centre and also the M7

a community indoor sports facility for our local basketball club.

Well-lit wheelchair access. Easy access from town and schools to promote cycling and walking and public transport with stops close to the facility.

Well lit wheelchair pathways and entrances from the schools and town centre to encourage walking and cycling. Public transport with stops close to facilities the site is close to the town park focus needed on community indoor sport facility.

Good paths and cycle paths -

Walking and cycle lane safe for families particularly children.

Parking. And easy access to site

Cycle lane and separate walking lane

Well lit wheelchair pathways/entrances from the schools and town centre to encourage walking/cycling. Public transport with stops close to facilities. As the site is close to the town park focus is needed on the Community Indoor Sports Facility.

Walkways and cycle tracks through the land for children going to school

Pedestrian and cycle walkways for access to schools and town park

Well-lit wheelchair pathways/entrances from the schools and town centre to encourage walking/cycling. Public transport with stops close to the facilities as well. The site is close to the town park so focus needed on Community Indoor Sports facility.

More pedestrian areas, cycle lanes. Any play areas especially for children. Open space without vehicles. The area is so close to the town centre and to the limited open space retained by St. Fintan's that community use for elderly people and people with special needs would be brilliant. Developing all kinds of Flora in the area. Encouraging wildlife including bees and other insects.

Walkways through the woods , which have become overgrown in recent years. Walkways and Cycle paths along the stream on the Eastern boundary.

Cycle lanes and footpaths are a must from the town to the site, also from all the schools! This new facility could be used for a school drop off point to cater for parents working early and a breakfast club and walk to school scheme could be introduced!

Planned walk/cycle lanes, outdoor gym equipment, a wheelchair playground facility and a skate park would along with the indoor sports facility would be a huge benefit to Portlaoise

Portlaoise has a notable absence of indoor sports facilities, particularly for basketball. The local club have achieved considerable success and would be a great organisation to support with a new facility on this site

The area needs to be well lit with plenty of accessibility for families within the town to use as a walking and exercise route along with suitable cycling avenues for further exercise and an alternative route for cyclist commuters coming to and from places of work. Plenty of wheelchair access and direct routes from the schools to encourage walking and reducing the amount of traffic congestion in the town. An extra public transport spot which could allow users from all over the town to avail of the facilities and really focus in on the whole community of Portlaoise.

A cycle way linking the town park. Ideally this would be part of an overall strategy to encourage green travel in Portlaoise as this is virtually non-existent at the moment in the town centre.

Good wheelchair access lighting and signage

No

A footpath/cycle track to encourage exercising while going to and from the schools

Bike lanes, bike stands/sheds. Well lit paths, wheelchair accessibility.

Well lit accessible to all pathways and entrances

Well-lit wheelchair pathways/entrances from the schools and town center to encourage walking/cycling. Public transport with stops close to the facilities.

Well lit wheelchair pathways/entrances from the schools and town centre to encourage walking and cycling. Public transport which stops close to the facility

Walking/cycling paths

Well-lit wheelchair pathways/entrances from the schools and town center to encourage walking/cycling. Public transport with stops close to facilities, the site is close to the town park. Focus needed on community indoor sports facility.

A more natural walking route in the town would be great as all the woods are currently very busy,

A running track and a cycling track would be of benefit and cycle lanes leading into it. A bike shed and lockers could also prove beneficial

Is this not a great opportunity to provide a community centre and home for Portlaoise Panthers Basketball club. A club that provides a fantastic service to our young people in the town.

Cycle and Walk lanes

Cycle Lane, shuttle bus to and from schools

Well lit, wheelchair pathways/ entrances from the schools and town center to encourage walking / cycling public transport with stops close to facilities . The site is close to the town park focus is needed on community indoor sports complex

All of the above would be great, linking the schools to this site and the people's park would be great for educational purposes and to keep kids active

1. In what we call Egan's field alongside the boundary adjoining Glenlahan there is a lovely area that could be developed for seating within parklands, it is a very sunny site and the view of the hill and the trees from that site is really good and all within 800metres of the town centre. 2. walkways and cycleways for children going to and from school from the stradbally and timahoe roads through the lands to school would encourage healthy activity on a daily basis but no vehicle access on these ways. 3. Facilities for the community and a specific request from me, Joanne Tyrrell's daughter, the provision of a residential respite centre for severely handicapped adults. This would be the next stage of facilities for these adults which my mother hoped to establish. Having devoted much of her life in getting St Francis School and The Kolbe Centre up and running in Portlaoise she didn't get the opportunity to complete this next phase. 4. A Centre for the elderly and others who would have access to the town, shopping church and library all within reach. A stop for the town link bus would be great at both the stradbally road and timahoe road entrances. 5. More tree planting. 6. More sports pitches for use by the schools and the general public particularly after school hours. Portlaoise needs these badly.

Walking trail, additional road to connect stradbally road to orbital route.

Wheelchair accessible paths and entrances with public transport stops at each premises

A natural recreational environment for families from the town to walk to - a park, grassy area, picnic areas etc.

This is an opportunity for Laois County Council to provide a community Indoor Sports Facility. The Portlaoise Panthers Basketball have for years been asking for a proper facility having to play at this time from the run down totally inadequate St Mary's hall. This site presents a unique opportunity for all indoor sports.

Well lit wheelchair pathways/entrances from the school and town centre to encourage walking/cycling. Public transport with stops close to the facilities.

I believe the following would be of benefit to the whole town: Areas planted for birds and bee. Walkways and cycle ways through the land for children going to school and the towns park, but no vehicle access. Children specific playing pitches. Community facilities, day care and residential, for the elderly and people with special needs who would have easy access to the church, town for shopping, the new library and the towns park itself and would enjoy watching children having fun.

Wheelchair accessible facilities, and cycle lanes. The current Portlaoise Panthers club has an impressive inclusive basketball team, and this kind of inclusivity can and should be expanded with the appropriate accessibility. Our town has a vast number of young sportspeople and

school goers who badly need adequate and safe bike paths to get to school and to sports facilities.

Appendix 7: Copy of Raw Data Responses to Q9

Question 9: What digital news sources do you use to stay informed of what is going on in the local community and businesses?

Twitter & Facebook

Twitter

Laois Today website

Laois today

Facebook

LaoisToday

Facebook, laois today and twitter

Laois today.local radio.facebook.

Laoistoday facebook Midlands 103 .

Facebook, Laois Today - I check in daily

Facebook community noticeboard.

Laois Today And Leinster Express

Online news pages a d the local community page on Facebook

Laois Today, Leinster Leader and local Facebook pages

All of them

Leinster Express and Laois Leader.

Local news searches every day or two

Laois today

Google

Social Media

Twitter / Facebook

Leinster express and laois national

Laois Today,

Very few. I am informed primarily of developments in the town through my family who live and work in the town.

Facebook

laois.ie, Leinster express/nationalist online papers, Laois Sports Partnership, Facebook/twitter/instagram

Facebook, Twitter, Instagram

Facebook, Leinster express, Laois today, Laois people

Facebook

Facebook, twitter.

Laois Co Council, Laois Today, Leinster Express

Laois news

Papers, facebook pages

Laois Today

Laois Today, the Leinster Express, the nationalist, Facebook

Social media

Internet

Local papers online

LinkedIn, Facebook and Newspapers

Online newspapers

Laois Today, Laois People, Leinster Express, Portlaoise Parish Facebook page

Local news link

Laois Co Co website

Twitter, however Laois county has a very poor social media presence

Twitter

Twitter

Don't know

everything I can

Laois Today

Facebook and Laois Today currently.

"Laois today

Laois Co Co website on occasion"

facebook

Facebook

Portlaoise community noticeboard, schools social media, laois today, leinster express , laois people

Facebook, online papers

Laois Today

Facebook and Laois Today.

Laois Today mainly

Laois Today and Facebook

Laois County Council. Leinster Express. Facebook

Laois today, lenister express, RTE

Lapis Today

Laois today. Laois co co. Parish linkup

Laois today website, Facebook and Twitter

Laois.ie/Facebook/twitter/instagram

Facebook/Twitter/Laois Today/Laois People/Leinster Express

laois.ie/facebook/twitter/instagram

laois.ie/Facebook/Twitter/Instagram

Laois Today and Parish Link up

Facebook

Social media

Social media

Laois Today, Parish link-up, Social media

Facebook

Social ,and local paper

Laois.ie Facebook Twitter Instagram

twitter instagram

Laois Today and Parish Link Up

All. Best digital news sources are the Whats app groups that feature older members of the Portlaoise community who understand the issues the town faces and has known these issues for years.

Instagram Facebook Twitter.

N/A

Laois.ie / social media

internet and local news media

Twitter

laois.ie/Facbook twitter instagram

"Laois Today

Parish Link Up"

Social media

Facebook. Twitter, instagram, laois.ie.

Facebook

Facebook Twitter

Facebook and local papers

Laois Today Leinster Express

Facebook twitter and instagram,

laois.ie/Facebook/twitter/Instagram

Internet

Social media

Laois.ie/Facebook/Twitter/Instagram

"Parish Linkup

Laois Today"

"Parish Link-up

Laois Today"

Laois.ie/Facebook/Twitter/instagram

Laois Today

Facebook & Twitter

Leinster express. Laois today. Laois tourism.

All social media

Laois.ie Facebook Twitter Instagram Local Newspaper online publications - I.e LaoisToday and Leinster Express and Laois Nationalist.

Facebook Viber WhatsApp

Laois Today

Laois.ie facebook etc.

Laois.ie/ Twitter/ Facebook/ instagran

Laois.ie/facebook/twitter/instagram

Laois Today and Leinster Express

Facebook

Laois.ie , Laois Today , Facebook , Instagram , Twitter

Laois.ie/Facebook/Twitter/Instagram

Laois today

Laois. ie

Laois Today

Laois Today

Social media

Laois.ie/Facebook/twitter/Instagram

Facebook, Twitter, Laois Today website

Laois Today and LinkUp

Facebook, online

laois.ie facebook Instagram

Facebook

Laois.ie/Facebook

Laois.ie/Facebook/Twitter/Instagram

Laois Today, Parish Link-up, Leinster Express, LCC website, Facebook, Laois tourism, Laois Heritage

Laois.ie, Facebook - LaoisToday, LeinsterExpress, Portlaoise Community Notice board

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