**LAOIS COUNTY COUNCIL**

**PLANNING AND DEVELOPMENT ACTS 2000 (as amended)**

**AND**

**PLANNING AND DEVELOPMENT REGULATIONS 2001 (as amended)**

**Notice of Proposed Development by Laois County Council**

In accordance with Part XI, Section 179 of the Planning and Development Act 2000 (as amended) and Part VIII, Article 80 & 81 of the Planning and Development Regulations 2001 (as amended) Laois County Council hereby gives notice of its intention to carry out the following development**:**

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| **Location** | **Nature of Development** |
| Carraig Glas in the townland of Stradbally. | The development will consist of the construction of a residential development with a total of 26 houses, all at a site of 1.9 hectares, in Stradbally Village, Co Laois, accessed from the N80 Carlow Road. The site is bounded to the north and west by residential properties and to the south by lands zoned for future residential development and to the east by an existing playground.  Details of house types: TYPE A, 2 bed, 2 storey mid -terrace, (6 no). TYPE A, 2 bed, 2 storey end -terrace, (4 no). TYPE B, 3 bed, 2 storey end -terrace, (2 no). TYPE B1, 3 bed, 2 storey end -terrace, (2 no). TYPE B2, 3 bed, 2 storey mid -terrace, (3 no). TYPE D, 4 bed 2 storey end units (1 no). TYPE D1, 4 bed 2 storey end units (1 no). Type E1, 1 bed 1 storey end unit (1 no.). Type F1, 1 bed 1 storey end unit (3 no.). Type F2, 1 bed 1 storey end unit (3 no.). giving a total of 2,224 sqm. The development also includes foul and surface water drainage works, surface water attenuation tank, footpaths, landscaped open space including passive and active areas including play area. Total of 50 no. carparking spaces within curtilage (includes 2 accessible parking spaces) and all associated site works and boundary treatments. |

Laois County Council has prepared an EIA Screening Report in accordance with the requirements of the Planning and Development Regulations 2001 (as amended). On the basis of this Screening Report, Laois County Council has determined that there is no likelihood of significant effects on the environment (Article 120 of Planning and Development Regulations, amended 2018). Accordingly, it has been determined that an EIA is not required in respect of this proposed development.

Any person may, from **9th June 2021 to 7th July 2021** inclusive, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

Plans and particulars of the above proposed development are available for viewing on our online consultation portal at <https://consult.laois.ie> from **9th June 2021 to 7th July 2021** inclusive. Plans and particulars are also available for inspection by appointment only at the offices of Laois County Council, Áras an Chontae, JFL Avenue, Portlaoise from **9th June 2021 to 7th July 2021** inclusive. Appointments must be arranged in advance by emailing [housinglcc@laoiscoco.ie](mailto:housinglcc@laoiscoco.ie) or by contacting 057 8664000.

**Submissions or observations** with respect to the proposed development, dealing with the proper planning and the sustainable development of the area in which the development would be situated, **may be made online at**<https://consult.laois.ie>**before 5.00 p.m. on 21st July , 2021.**

**Submissions or observations** with respect to the proposed development, dealing with the proper planning and the sustainable development of the area in which the development would be situated, **may also be made in writing** to: Joe Delaney, Director of Services, Laois County Council, Áras an Chontae, Portlaoise, Co. Laois to be received not later than **5.00 p.m. on 21st July , 2021**. Submissions should be clearly marked: **Carraig Glas, Portlaoise – 26 Unit Housing Development– Part VIII.**

Note: Only submissions made in the above manner will be considered as valid submissions for the purposes of the Chief Executive’s Report that will be presented to Council.

The Council is subject to the provisions of the Freedom of Information (FOI) Act. If you consider that any of the information supplied by you is either commercially sensitive or confidential in nature, this should be highlighted and the reasons for its sensitivity specified. In such cases, the relevant material will, in response to FOI requests, be examined in light of exemptions provided for in the FOI Act.

**JOE DELANEY**

**DIRECTOR OF SERVICES**