

Our Ref: 3553/Hepburn Court

Monday 14th March 2022

FAO Georgina Ireland
The Planning Department – Housing Section
Laois County Council
Áras an Chontae
James Fintan Lalor Ave
Kylekiproe, Portlaoise
Co. Laois
R32 EHP9



www.eml.ie

37 Fitzwilliam Place
Dublin 2
D02 YT52
Ireland

+353 (0)1 6707677
dublin@eml.ie

20 Cruises Street
Limerick
V94 R6P9
Ireland
(registered office)

+353 (0)61 312249
limerick@eml.ie

Re: Cluid Housing Development, Site at Hepburn Court, Ballyfin Road, Portlaoise, Co. Laois

Dear Ms Ireland,

On behalf of Cluid Housing we wish to apply for Part VIII Planning Permission for 54 Social Housing Units; please find enclosed the following documentation:

Architectural Package

3553-EML-ZZ-ZZ-DR-A-001- Proposed Site Plan
3553-EML-ZZ-ZZ-DR-A-002- Site Location Map
3553-EML-ZZ-ZZ-DR-A-101-2B3P Type A House - Floor and Roof Plans (Block A, G, H, & P)
3553-EML-ZZ-ZZ-DR-A-102-2B4P Type B House - Floor and Roof Plans (Block B, C, D, L & N)
3553-EML-ZZ-ZZ-DR-A-103-3B5P Type C House - Floor and Roof Plans (Block E, F, I, J, L, N, O, Q & R)
3553-EML-ZZ-ZZ-DR-A-201- Proposed Site Section A-A, B-B & C-C
3553-EML-ZZ-ZZ-DR-A-202- Proposed Site Section D-D & E-E
3553-EML-ZZ-ZZ-DR-A-301-2B3P Type A House - Elevations and Section (Block A, G, H, & P)
3553-EML-ZZ-ZZ-DR-A-302-2B4P Type B House - Elevations and Section (Block B, C, D, L & N)
3553-EML-ZZ-ZZ-DR-A-302-2B4P Type B House - Elevations and Section (Block B, C, D, L & N)
Design Statement
Screening of AA Report

Civil Package

21-001-300 – Site Services Layout – Proposed Storm & Foul Sewer (Sheet 01 of 02)
21-001-301 – Site Services Layout – Proposed Storm & Foul Sewer (Sheet 02 of 02)
21-001-302 – Site Services Layout – Proposed Watermain (Sheet 01 of 02)
21-001-303 – Site Services Layout – Proposed Watermain (Sheet 01 of 02)

M&E Package

20-120-CO-02 ESB Services Layout
20-120-CO-03 EIR Services Layout
20-120-CO-04 Virgin Media Services Layout
20-120-63-S0 Site Lighting Layout

MICHAEL LANDERS
B. Arch (Hons) FRIAI
Managing Director

TIERNAN MCCARTHY
BA MA (RCA) MRIAI
Director

MARK ELLIOTT
B. Arch (Hons) MRIAI
Director

DARREN MALONEY
FCABE MCIAT
Associate Director

HELGE KOESTER
Dipl. Ing. (Arch), MRIAI,
P. Grad. Dip. PM
Associate Director

TIM MULVIHILL
B. Sc. Arch. Tech. MCIAT
Associate Director

eml architects ltd
Company registered in Dublin
CRO No. 430 852



Cluid Housing are extremely eager to try and progress this application as soon as possible to allow for development in their social housing programme for 2022-2023. Accordingly, we would therefore ask that if there are any queries, please contact us by email or mobile telephone so that we can respond as quickly as possible. My contact details are:

Email: mmccann@eml.ie
Mobile phone: 0044 787 293 8870

Yours sincerely



Margaret McCann

MICHAEL LANDERS
B. Arch (Hons) FRIAI
Managing Director

TIERNAN MCCARTHY
BA MA (RCA) MRIAI
Director

MARK ELLIOTT
B. Arch (Hons) MRIAI
Director

DARREN MALONEY
FCABE MCIAT
Associate Director

HELGE KOESTER
Dipl. Ing. (Arch), MRIAI,
P. Grad. Dip. PM
Associate Director

TIM MULVIHILL
B. Sc. Arch. Tech. MCIAT
Associate Director

eml architects ltd
Company registered in Dublin
CRO No. 430 852