



# Laois County Council Comhairle Chontae Laois



## Canal Road Business Park, Portarlinton

### Part 8 Explanatory Booklet

(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,  
Aras an Chontae,  
JFL Avenue,  
Portlaoise,  
Co. Laois

Capital Projects Office,  
Mountrath Road,  
Portlaoise,  
Co. Laois.

January 2024

**Proposed development by a Local Authority**  
**Section 179 of the Planning and Development Act 2000-2010**  
**Part 8 of the Planning and Development Regulations 2001-2011**

## 1.0 Introduction and Overview

Laois County Council has agreed to purchase circa 6 acres of land, adjacent to Canal Road, Portarlinton. The lands form part of what is locally known as the ‘old Avon Site.’ Environmental due diligence was a key consideration underpinning the Council’s acquisition of the lands.

This Part 8 proposal has regard to the completion of site development works, such that roads, footpaths, public lighting and underground services (water, wastewater, public lighting ducting/cabling, telecoms, gas etc.) are provided, in a manner complimentary to the attached Site Layout. In turn, such provision, will enable the disposal of the sites, all to support enterprise development and expansion in Portarlinton.

The lands are zoned for Enterprise and Employment, further to the provisions of the Portarlinton Local Area Plan 2018 – 2024. The Plan states that *‘the development of Portarlinton over the lifetime of this Plan shall be focused on employment generation, the consolidation of the town centre and the provision of community and social services.’* Furthermore, it is a key objective of the Plan *to promote and support balanced economic development and employment ensuring a diverse range of economic sectors are developed and supported.’*

The Portarlinton Local Area Plan 2018 – 2024 goes on to state (Objective EE04 and EE05) that Laois County Council will:

- *‘Promote existing space available in the town, for the establishment of incubator units and start-up enterprises.’*
- *Facilitate the development of employment generating enterprises within existing employment areas such as the town centre, Botley Lane, Portarlinton Enterprise Centre and **vacant commercial sites such as the former Avon Factory Site***

## 2.0 Principal Features of the Proposed Development

Whilst the area of lands purchased by the Council amounts to 6 acres, the proposed development only relates to the provision of roads, footpaths, public lighting and underground services commensurate to facilitate subsequent development of the individual sites.

Following on from the above, the key features of the proposed development are:

- The removal and disposal, to an authorised facility, of the existing concrete floor on the site,



- The construction of a service road including a 2 x 3.5m carriageways and 2 x 2m footpaths, as illustrated on the attached Site Layout,
- The provision of underground services including, but not limited to;
  - Public Water,
  - Public Wastewater,
  - Public Lighting Ducting/Cabling,
  - Gas,
  - Telecoms,
  - Broadband
- The creation of a new vehicular/pedestrian access point at the Canal Road.

### 3.0 Design Criteria

The proposed road development is designed in accordance with extant road design standards.

### 4.0 Habitats Directive and Article 6 Assessment

The European Habitats Directive (Council of the European Communities 1992) was transposed into Irish legislation by the European Communities (Natural Habitats) Regulations 1997 and amended in 1998 and 2005. Article 6(3) and (4) of the Habitats Directive requires that an Appropriate Assessment is carried out for Natura 2000 sites where projects or proposals are likely to have an effect.

*“Any plan or project not directly connected with or necessary to the management of the site is to be subject to an appropriate assessment of its implications for the site in view of the site’s conservation objectives if it cannot be excluded, on the basis of objective information, that it will have a significant effect on that site, either individually or in combination with other plans or projects”.*

Details of the Appropriate Assessment (Screening) Report and the consenting Authority’s determination Assessment (EIA report) are contained in Appendix 4 & 5 respectively.

The publication of these documents as part of this Part 8 Proposal is in accordance with Article 250 of S.I. 476 of 2011 (Planning and Development Acts 2000 – 2013).

### 5.0 Documents

The following documents advise this Part 8 Proposal;

- This Information Booklet
- Drawing entitled Access Road Layout – Canal Road Business Park
- Drawing entitled Access Road Cross-Section
- Appropriate Assessment Screening Report
- Environmental Impact Assessment Screening Report
- Copy of Public Notice published in the Leinster Express dated 30<sup>th</sup> January, 2023



- Copy of Site Notice

## 6.0 Funding

Laois County Council intends to fund the proposed development from the Just Transition Fund.

## 7.0 Public Display Period

Documents set out in Section 5.0 above are available for viewing on Laois County Council's online consultation portal at <https://consult.laois.ie> from **31st January 2024 to 29<sup>th</sup> February 2024** inclusive.

Plans and particulars are also available for inspection at the offices of Laois County Council, Áras an Chontae, JFL Avenue, Portlaoise and at Portarlinton Library, Main St., Portarlinton from **31st January 2024 to 29<sup>th</sup> February 2024** inclusive.

## 8.0 Submissions

**Submissions or observations** with respect to the proposed development, dealing with the proper planning and the sustainable development of the area in which the proposed development is situated, **may be made online** at <https://consult.laois.ie> **no later than 5.00 p.m. on 14<sup>th</sup> March 2024**.

**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 **Simon Walton, Director of Services, Laois County Council, Aras an Chontae, JFL Avenue, Portlaoise, Co. Laois**, noting that the latest date for receipt of submissions is **5.00 p.m. on 14<sup>th</sup> March 2024**.

Submissions should be clearly marked: **CANAL ROAD BUSINESS PARK, PART VIII**.

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**Simon Walton,**  
**Director of Services,**  
**Laois County Council,**