

**Planning and Development (Housing) and Residential Tenancies Act 2016  
Planning and Development (Strategic Housing Development) Regulations 2017**

**Notice of Strategic Housing Development  
Application to An Bord Pleanála**

Boderg Developments Limited intend to apply to An Bord Pleanála for permission for a strategic development at a 4.492 ha site at Foxburrow, Beladd, Portlaoise, County Laois (no Eircode available).

The proposed development will complete the development of Foxburrow estate, which was previously permitted and partially constructed under Laois County Council Reg. Ref. 05/893.

The development will consist of: the removal or adaptation of existing foundation pads for the previously permitted and partially constructed houses; and the provision of 155 No. residential units comprised of 115 No. two-storey terraced, semi-detached and detached dwellings (44 No. 4-bedroom houses, 48 No. 3-bedroom houses and 23 No. 2-bedroom houses); 4 No. 1-bed maisonettes in a two-storey block; and 36 No. apartments provided in 3 No. three storey apartment buildings, with each block proposing 12 No. units, providing a total of 18 No. one bedroom apartments and 18 No. two bedroom apartments.

The development also proposes the provision of 289 No. ancillary car parking spaces; cycle parking; the creation of a pedestrian link towards the north-west corner of the site through to the neighbouring Grenville estate and the facilitation of a vehicular link through to Grenville; hard and soft landscaping; balconies and terraces; boundary treatments; solar panels; the relocation of an existing ESB substation and the provision of a new substation; bin stores and all associated site development works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the *Laois County Development Plan 2017-2023* and the *Portlaoise Local Area Plan 2018-2024*.

The application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Laois County Council. The application may also be inspected online at the following website set up by the applicant: [www.foxburrowshd.ie](http://www.foxburrowshd.ie)

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for the proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

Signed: 

**Agent: Patricia Thornton. Thornton O'Connor Town Planning. No. 1 Kilmacud Road Upper, Dundrum, Dublin 14.**

Date of erection of site notice: 25<sup>th</sup> June 2020