

Architects Design Statement

Laois County Council Planning Application For Residential Development at

Dargan Woods, Borris Road, Portlaoise, Co. Laois.

174 Domestic Unit Application with x 1 Creche Unit

Prepared by



For
Dargan Wood Devco Ltd



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- a) Local & Accessibility
- b) Quality Care

2 Recreational Facilities:

- a) Playgrounds and Open Spaces
- b) Sports Facilities:

3.Community Garden:

6.1.2 Connectivity

1. Transportation Links:

- a) Public Transport Access
- b) Walking and Cycling Paths

2. Integration with Local Infrastructure:

- a) Proximity to Schools and Services

3. Smart Technology Integration:

- a) Smart Community Features
- b) Parking

6.1.3 Environmental Strategies

1. Sustainable landscaping

- a) Native Planting
- b) Tree Canopy

2. Water Management

- a) Permeable Surfaces

6.1.4 Overall vision

1. Community Identity

2. Long-term Sustainability

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1.0 Introduction

This design statement has been prepared by Daniel Keane, Architectural Technologist on behalf of Brook Advantage for a proposed residential development at Dargan Woods, Borris Road, Portlaoise, Co. Laois.

The site is located South of the Borris Road to the Northeast of Portlaoise Town. The overall landholding measures approximately 9.576ha. The portion of site to which this application refers measures approximately 5.742ha (portion of the site including connector road).

There is a rise of approximately 2.6m from West to East at the North end of the site. The site is bounded to the North by the one-off houses facing onto the Borris Rd; Ashley Gardens to west of the 3-acre site; Forest Park to the west; Maryborough Crescent and Broomville to the south. The proposed orbital is currently under construction and bounds the larger section of the site to the west.

This Phase of this proposed development consists of 174 no. detached, Terrace and semi-detached houses on lands zoned Laois County Council Development Plan 2021-2027 refers to Portlaoise Local Area Plan (LAP). The site is within the boundary of the most recent Portlaoise LAP which is 2021- 2027. The site is zoned as "Residential 2 - New Proposed Residential".

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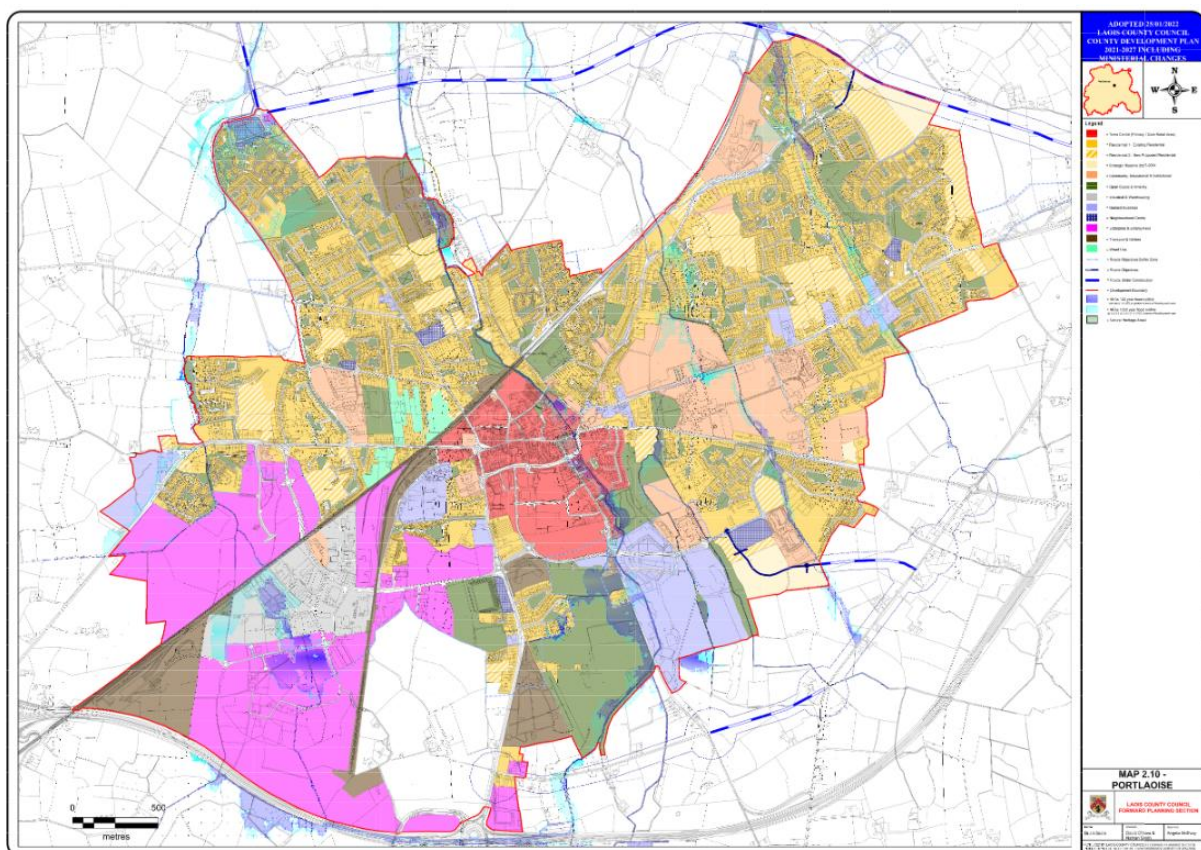
2.0 ZONING:

ADOPTED 25/01/2022 LAOIS COUNTY COUNCIL COUNTY DEVELOPMENT PLAN 2021-2027
INCULDING MINISTERIAL CHANGES

There is two separate zoning on over the proposed site. Community educational and institutional is the zone used on the northern three-acre site.

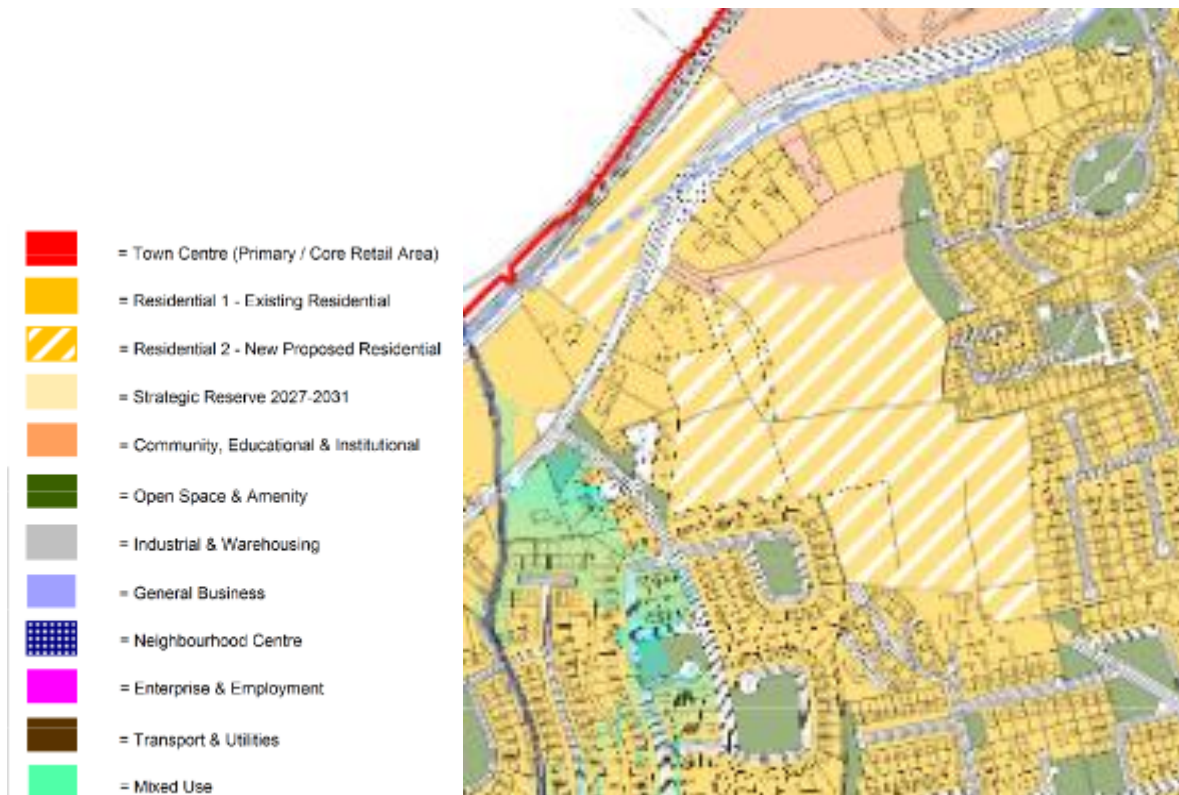
As per the zoning matrix, Apartment, Dwellings and creche are all open for consideration for development under such zoning.

The remainder of the site is zoned Residential 2.



Picture 1- Map 2.1 - Portlaoise

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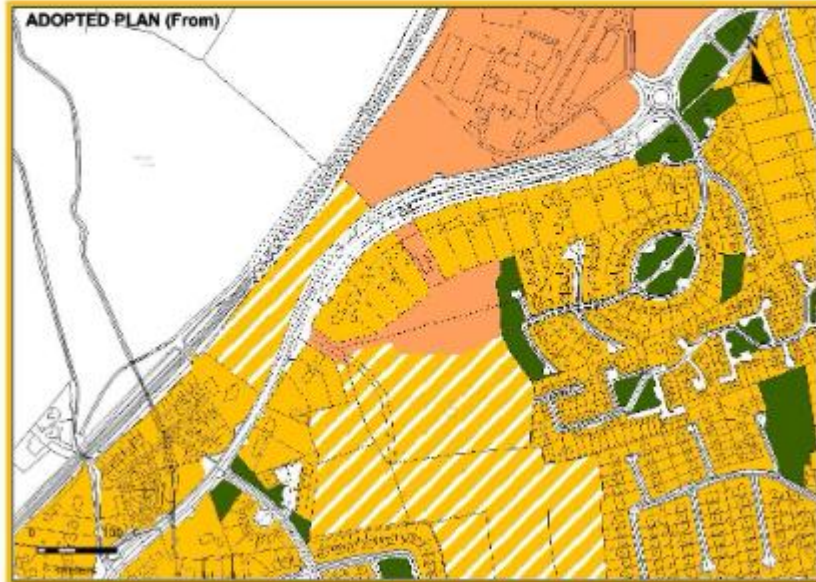


Picture 2 - Site Location highlighted on Map 2.1 Portlaoise

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LS-PL-009

It is proposed to change the zoning of the following site **from** Community, Educational, Institutional on Maps 2.2 and 2.10:



To be zoned as Residential 2 "New Residential", which is outlined in the green and white hatch below.



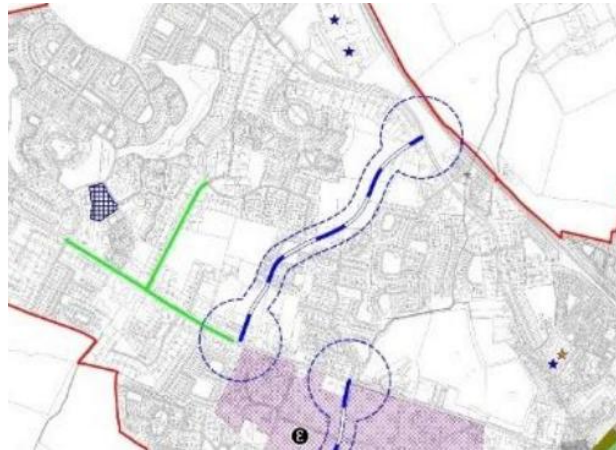
Picture 2.1 - Site Location highlighted on Map 2.1 Portlaoise *Note proposed Change under the Variation to the LCDP 21-27 (Final)

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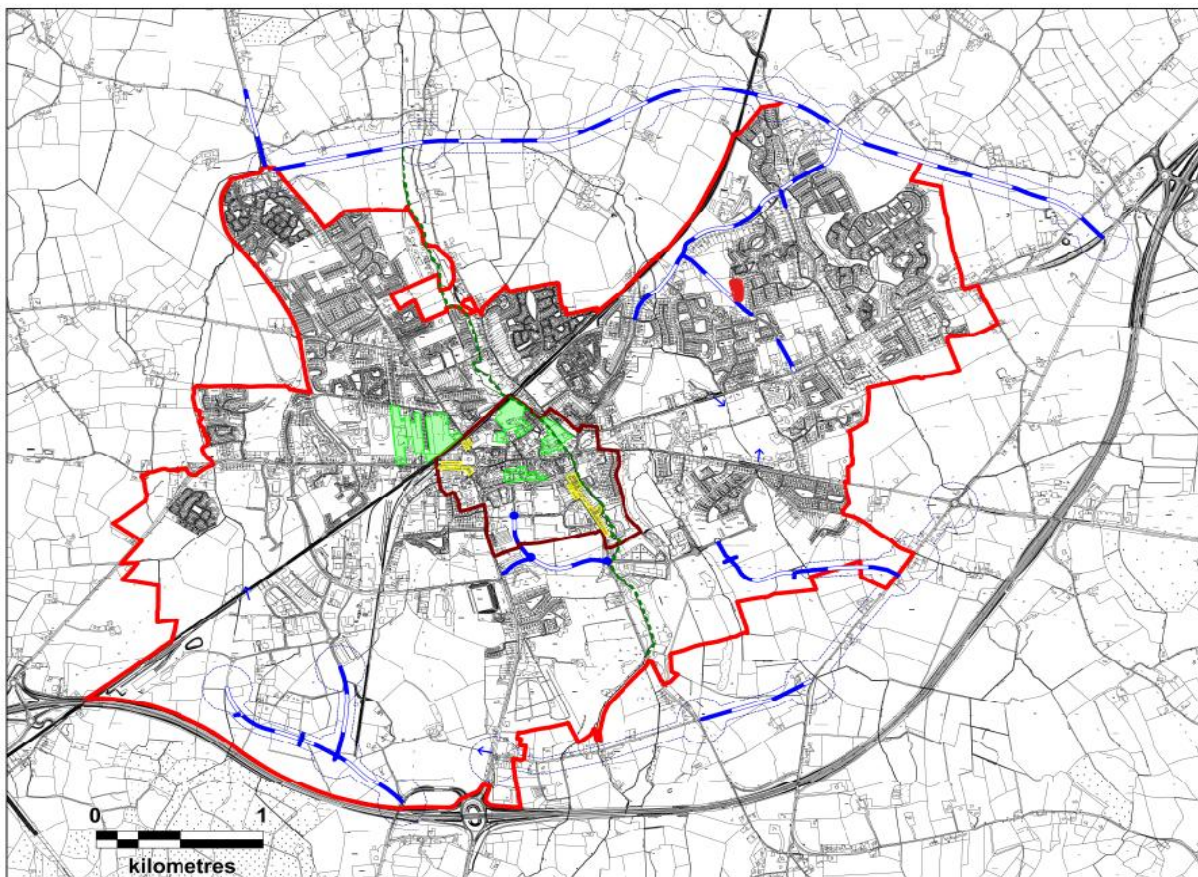
2.1 ROADS OBJECTIVES

Legend:

-  Access Ways & Link Routes
-  Opportunity Sites (TRC05)
-  Housing Protection Areas (HO16)
-  Public Realm (TRC01)
-  River Bank Walk (NHP2)
-  Roads Objectives buffer zone
-  Roads Objectives (TMP7)
-  Development Boundary



Picture 3 - Roads Objective TMP7



Picture 4. – Overall Roads Objective Map

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3.0 Planning History:

The subject site form part of a larger landholding and was subject to a number of planning applications. We include below a list of the relevant planning history of the site.

Plg No.	Date	Description
04/893	12.07.2004	erect a) 30 no. two storey semi detached dwellings, b) 54 no. two storey terrace dwellings, c) 22 no. Ground Floor, 2 bed apartment units & 22 no. Duplex units within 3 no. 3 storey blocks, d) a creche, e) new foul pumping station, f) connection into existing foul sewer on the Borris Rd & surface water into existing drain, g) new site entrance off proposed roundabout & assoc. site works
06/1316	16.08.2016	construct 37 no. two storey dwellings comprising, two storey block of 4 no. 2 bedroom apartments, 13 no. 3 bedroom mid terrace houses, 3 no. 3 bedroom terrace houses, 2 no. 3 bedroom semi-detached houses, 1 no. 3 bedroom detached house and 14 no. 4 bedroom end of terrace houses together with all ancillary services
18/791	31.12.2018	construct a Future Connector Road, 8 no. house type 01, a three storey 4 bedroom semi-detached house of approx. 150m ² , 24 no. house type 02, a two storey 3 bedroom semi detached house of approx. 114m ² , 1 no house type 03.1, a two storey 3 bedroom terraced house of approx. 114m ² , 3 no. house type 03.2, a two storey 3 bedroom terraced house of approx. 114m ² , 1 no house type 03.3, a two storey 3 bedroom terraced house of approx. 114m ² , 2 no. house type 03.4, a two storey 3 bedroom terraced house of approx. 114m ² , 4 no. house type 03.5, a two storey 3 bedroom terraced house of approx. 114m ² , 6 no house type 04.1, a three storey 4 bedroom semi-detached house of approx. 155m ² , 6 no house type 04.2, a three storey 4 bedroom semi-detached house of approx. 163m ² , 1 no house type 05.1, a two storey 3 bedroom terraced house of approx. 111m ² , 1 no house type 05.2, a two storey 3 bedroom terraced house of approx. of 111m ² , 1 no. house type 05.3, a two storey 3 bedroom terraced house of approx. 111m ² , 1 no house type 05.4, a two storey 3 bedroom terraced house of approx. 109m ² , 1 no. house type 05.5, a two storey 3 bedroom terraced house of approx. 109m ² , 1 no house type 05.6, a two storey 3 bedroom terraced house of approx. 107m ² , 4 no house type 06, two storey 4 bedroom detached house of approx. 160m ² , 1 no social house type 01, a two storey 3 bedroom terraced house of approx. 99m ² , 1 no social house type 02.1, a two storey 2 bedroom terraced house of approx. 93m ² , 2 no social house type 02.2, a two storey 2 bedroom terraced house of approx. 93m ² , 1 no social house type 02.3, a two storey 2 bedroom terraced house of approx. 93m ² , 2

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		no. social house type 03, a two storey 3 bedroom terraced house of approx. 109m2 and all associated site works
23/60536	14.12.2023	carry out alterations to the previous granted planning permission (Planning Register Ref 18/791). 1) Previously Permitted 2 Storey, (3 Bedroom House) Type 2.0 replaced with new 2 Storey, (3 Bedroom House Type) 2.1 on sites 40-45, 60-61 and 68-71. 2) Previously Permitted 3 Storey, (4 Bedroom House) Type 1.0 replaced with new 2 Storey, (3 Bedroom House Type) 2.1 on sites 64 to 67. 3) Previously Permitted 3 Storey, (4 Bedroom House) Type 4.1 & 4.2 replaced with new 2 Storey, (3 Bedroom House) Type 4.3 & 4.4 on sites 17 & 18. 4) Previously Permitted 3 Storey, (4 Bedroom House) Type 4.1 replaced with new 2 Storey, (3 Bedroom House) Type 4.5 on sites 22, 46 & 62. 5) Previously Permitted 3 Storey, (4 Bedroom House) Type 4.2 replaced with new 2 Storey, (4 Bedroom House) Type 4.6 on sites 23, 47 & 63. 6) Previously Permitted 2 Storey, (4 Bedroom House) Type 6.0 replaced with new 2 Storey, (3 Bedroom House) Type 2.2 on site 72. All services, including roads, drainage and public lighting are as per the previous granted planning permission (Planning Register Ref 18/791), all associated site & development works
24/60156	22.03.2024	alter previously granted planning permission (18/791 & 23/60536) to include: 35 x House type A 4-bed semi-detached dwelling houses, 9 x House type A1 4-bed semi-detached dwelling houses, 4 x House type B 4-bed detached dwelling houses, 18 x House type C 3-bed terrace dwelling houses, 6 x House type C1 3-bed terrace dwelling houses and all associated site works. All services, including roads, drainage and public lighting are as per the previous granted planning permission (plg ref no. 18/791 & 23/60536)
24/139	14.10.2024	EXTENSION OF DURATION
2560311	09.10.2025	carry out development which will consist of: The construction of 22 no. house units to include; 1 no. detached 4 bedroom house with floor area of 148sq.m, 12 no. semi-detached 4 bedroom houses with floor area of 132.2 sq.m each, and 9 no. terraced 3 bedroom houses with floor area ranging between 102 sq.m and 116.2 sq.m each. The development includes all ancillary works to include an access road and footpaths, public lighting, water servicing including foul and storm water, landscaping and all ancillary site works

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3.1 Pre Planning details:

There has been a Pre Planning meetings with Laois County Council in relation to this application. We include below a list of the meetings to date:

20 th March 2025	Teams Pre Planning Meeting	
Attendees:	Donal Keily	Laois Co Co
	Brian Seale	Laois Co Co
	Trevor Hennessy	Laois Co Co
	Dan Keane	DKA
	Shane Collins	Killgallen and Partners
	Killian Kingston	Dargan Wood Devco Ltd
	Wayne Kingston	Dargan Wood Devco Ltd
	Robert Nowlan	RW Nowlan & Associates
	Kirsty McDonnell	RW Nowlan & Associates

The overall scheme concept was well received by Laois Co. Co., given access onto the relief orbital route was kept to a minimum.

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4.0 LANDHOLDING ANALYSIS



Picture 5 Landholding outlined in Blue and Relative site for this application outlined in Red



Picture 6 & 7 Current development under construction

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Picture 8 Current development under construction

The current site of 72 houses is currently under construction and with the first 48 houses completed and a projected completion date of December 2026. It is the developers wish finish out this section to the northwest of the orbital route in the current construction programme.



Picture 9 Site Plan of the 72 houses phase currently under construction.

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Picture 10: Site layout of recently granted under PLG FILE 25/60311 (26 Units)



Picture 11 Proposed Site

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Picture 12 Masterplan for landholdings

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Picture 13 Proposed Development

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5.0 PROPOSED DESIGN:

We include on the following pages a Design Statement for the proposed development. The National & Local policies that have informed the design of this development include:

- Laois County Development Plan 2021-2027
- Portlaoise Local Area Plan 2024-2030
- Sustainable Residential Development in Urban Areas (2009)
- Urban Design Manual Best Practice Guide (2009)
- Recommendations for Site Development Works for Housing Areas
- Design Manual for Urban Roads and Streets 2013
- The Planning System and Flood Risk Management
- The Planning System and Flood Risk Management; Guidelines for Planning Authorities (2009 Department of Environment)
- Quality Housing for Sustainable Communities; Best Practice Guidelines (2007 Department of the Environment)

As detailed in Section 1.0 above, the overall landholding measures approximately 9.576ha and the portion of site to which this application refers measures approximately 5.742 ha. (portion of the site including the connector road).

The residential development of 72 houses granted under plg file 18/796 is currently under construction and this portion of land abuts the same. The additional 26 unit application has been granted will completely the western side of the orbital route for the most part barring the three acre site to the north of the 72 house development.

This proposed development will comprise of 174 no. residential units. The provision is varied and includes the following:

1. 1. 32 x House type A 4-bed semi-detached dwelling hse
2. 2. 10 x House type A1 4-bed semi-detached dwelling hse
3. 3. 14 x House type A2 4-bed semi-detached dwelling hse
4. 4. 4 x House type B 4-bed detached dwelling houses
5. 5. 59 x House type C 3-bed terrace dwelling houses
6. 6. 07 x House type C1 3-bed terrace dwelling houses
7. 7. 15 x House type C2 3-bed terrace dwelling hse
8. 8. 11 x House type C3 2-bed mid terrace dwelling house
9. 9. 10 x House type E&E1 1-bed apartment style houses
10. 10. 8 x House type F 2 bed town house
11. 11. 4 x House type G 1 bed apartment over Creche

Creche Unit, ESB substations, Bin and Bicycle stores, visitor parking, All associated site works. All services, including roads, drainage and public lighting. The scheme has been broken into three pockets of land.

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Picture 14 Phase 5: Northern Site 1

The lands to the north were originally held for a nursing home scheme extension that fell through. This area will house a central green area 46 houses/apartments and the creche unit. Included in this area will be, 14 one bed units, 4-2 bed town house units, 8 four bed units, 4 two bed terrace houses and 16 three bed units. This will have a pedestrian link into Ashley Gardens. This development will complete the northwest lands holding of Dargan Wood Devco Ltd.

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Picture 15 Phase 1-4; South East Site 2

The second phase of the proposal is via access route 1 south east off the orbital route. This section will contain 56 units again with a central green area. 10 visitor carpark space will be provided adjacent to the green. Access to Forest park for cyclist and pedestrians will be available beside house 97. There is a mixture of 3 and 4 bedroom houses in this section.

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Picture 16 Phase 3; South Site 3

This area contains 74 units; with a mixture of 2, 3 & 4 bed houses. Site Access 2 to the development is directly off the orbital route with a main avenue lined with houses. The secondary road will have dual aspect houses at the end of each avenue.

A presentation link walkway gives clear access to the main green area. Secondary greens along the orbital route will give a tree lined avenue onto the orbital route with walking and seating areas.

This area contains 128 houses/units with green area sections, with a breakdown of 48x4-bed semi-detached, 4x4-bed detached, 65x3-bed terrace, 7x2-bed terrace and 4 x2-bed apartments.

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5.1 CHILD CARE:



Picture 17

Picture 14 Creche Elevation and Plans

5.1 Creche proposal details:

The proposed crèche facility is located immediately north of the Site, within the overall three-acre landholding. Vehicular and pedestrian access is provided via a dedicated, independent entrance, positioned on the first left turn off the new roundabout along the link road.

The building comprises a two-storey structure accommodating five classrooms, designed to provide capacity for up to 66 childcare spaces. In addition, the facility incorporates staff accommodation, administration offices, kitchen facilities, and associated ancillary areas. A secure external play area measuring 324m² is situated to the rear and side of the building, with direct access available from the classrooms.

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On-site provision includes seven car parking spaces, two of which are designated accessible bays, along with five bicycle stands, all located in close proximity to the principal entrance. The external finishes of the crèche have been selected to align with the palette of materials utilised within the adjoining residential development, thereby ensuring consistency of architectural character and visual integration across the scheme.

The threshold for provision of childcare facilities within a housing development in accordance with The Department of Environment Guidelines for Childcare facilities, is 75 units, therefore a creche is proposed under this application. The creche is designed to cater for 86 children and any one time.

We note that there are a number of childcare facilities in close proximity to the proposed development and we have assessed the capacity in these existing facilities as follows:

Suaimehnas Community Childcare
Little Treasures Preschool
Kilminchy School House
Maples Creche
Magic Moments
The Rainbow Castle Ltd.
Portlaoise Creche and Montessori
Little Scholars Montessori
Maples 2
Little Stars Creche and Montessori School
The Hive at the Maples

Combined Capacity:	558 children
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Rath Rua (currently under construction)	68 children
Ballard Lodge Plg ref: 2560444 Granted:	97 children

Total child Care places within the vicinity of the development:	723 children
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Childcare places proposed:	66 children
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The proposed development consists of 174 no. units, comprising of 56 x 4-bed semi-detached, 4x 4-bed detached, 81x3-bed terrace houses, 11x2-bed terrace houses, 14 no. 1-Bed Units and 8 no. 2 Bed units. The 14-no. 1 bed no. units are considered unsuitable for families and for the purpose of this assessment will be omitted.

Therefore, the calculations of the future demand of the proposed development will be based on 160 no. units. Based on the State average household size of 2.75, the 160-no. units are likely to generate a total of 440 persons.

Given Dargan Woods current development of 72 plus 26 units currently with planning (4 one bed units) a total of 187 persons.

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Based on this assumption that 10.2% of the ED's combined are of pre-school age, the number of pre-school children likely to be generated from the proposed development is approximately 64 children. Also consideration must be given to pre-school children minded by parents. We therefore conclude that the proposed creche for this site is ample size to cater for the needs of the development in full.

5.2 House Types:

A comprehensive review of housing design has been undertaken as part of this project. The design brief required the delivery of high-quality homes that are both distinctive and contextually appropriate, while avoiding replication of standard housing stock in the surrounding area. The approach has been informed by best practice examples, including comparable schemes in Cork and Kildare delivered by Kingston's Builders Group, where community-focused design and the creation of a strong sense of place are central considerations.

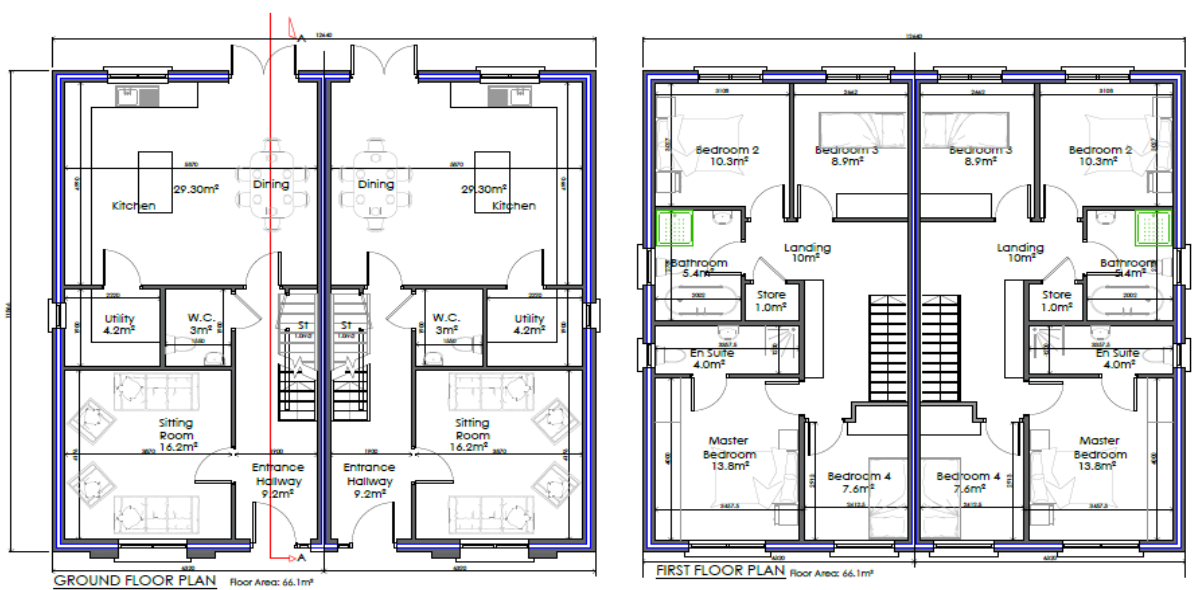
In accordance with the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)*, the *Urban Design Manual – A Best Practice Guide*, and the *Design Manual for Urban Roads and Streets (DMURS)*, the scheme prioritises high-quality architectural design, appropriate material selection, and the creation of a distinct community identity. These principles are fundamental to fostering pride of place, enhancing passive surveillance, and contributing to safer, more inclusive neighbourhoods.

The proposed housing also aligns with the strategic objectives of the *Laois County Development Plan 2021–2027*, which emphasises the delivery of sustainable, well-designed residential environments that promote quality of life, connectivity, and long-term viability. In this regard, the dwellings are designed to actively address the public realm, with direct pedestrian access from the footpath, complemented by in-curtilage car parking. The majority of homes are semi-detached and terraced family dwellings, each providing two on-plot parking spaces and generous private gardens to the rear, thereby supporting functional family living and contributing to the creation of a sustainable neighbourhood.

The chosen materials for the proposed development are indicated on the elevation drawings. The landscape design has been prepared and has been considered from the outset of the project.

The houses are designed to exceed the minimum area requirements set down in the Laois Development Plan and the Quality Housing for Sustainable Communities guidance. The housing quality assessment is included on each house type drawing.

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Picture 18 House Types A, A1, A2 – 4-Bed Semi Detached - Plans



Picture 19 House Type A, A1, A2 – 4-Bed Semi Detached - Elevations

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Picture 20 House Type A, A1, A2 – 4-Bed Semi Detached

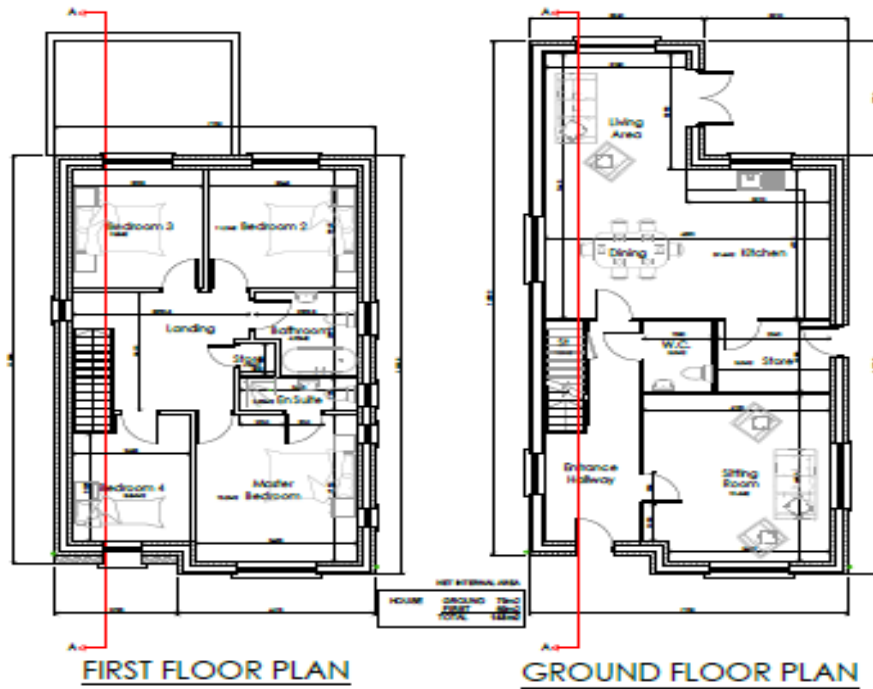


Picture 21 House Type A, A1, A2 – 4-Bed Semi Detached Elevations vary in types

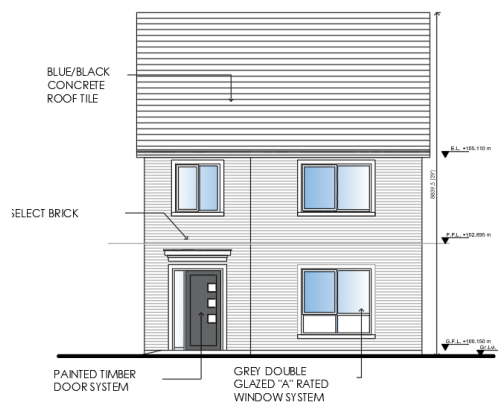
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House Type B: 4-Bed Detached

Size 148msq



Picture 22 House Type B – 4-Bed Detached - Plans

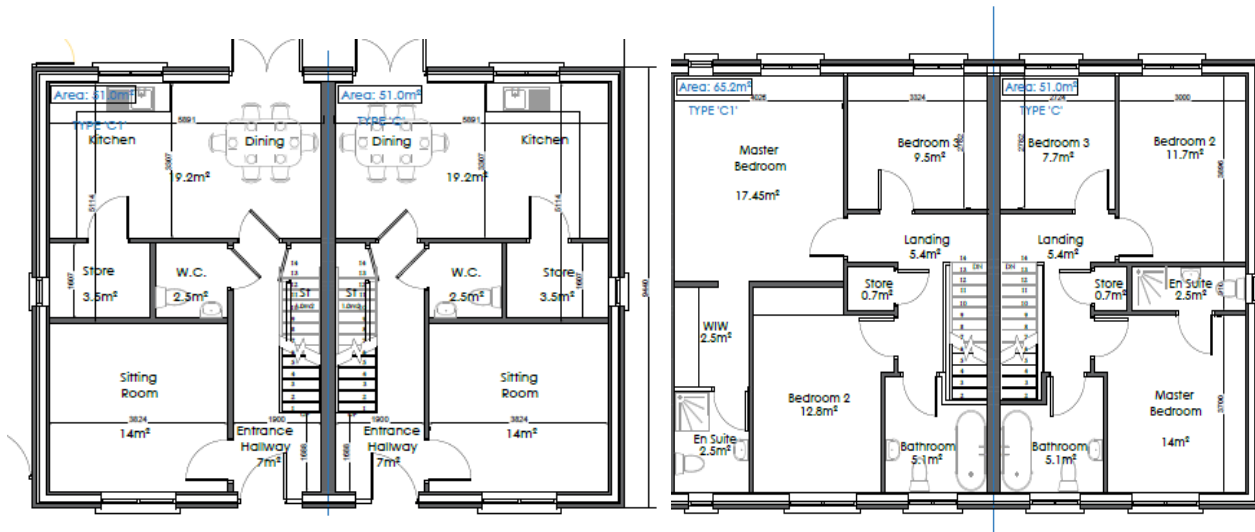


Picture 23 House Type B - 4-Bed Detached - Elevations

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House Type C & C1: 3 Bed Terrace

Size House Type C 102msq , House Type C1 130.4msq



House Type C1

C

C1

C

Ground Floor

First floor

Picture 24 House type C/C1 – 3-Bed Terrace – Plans



Picture 25 House type C/C1 - 3-Bed Terrace - Elevations

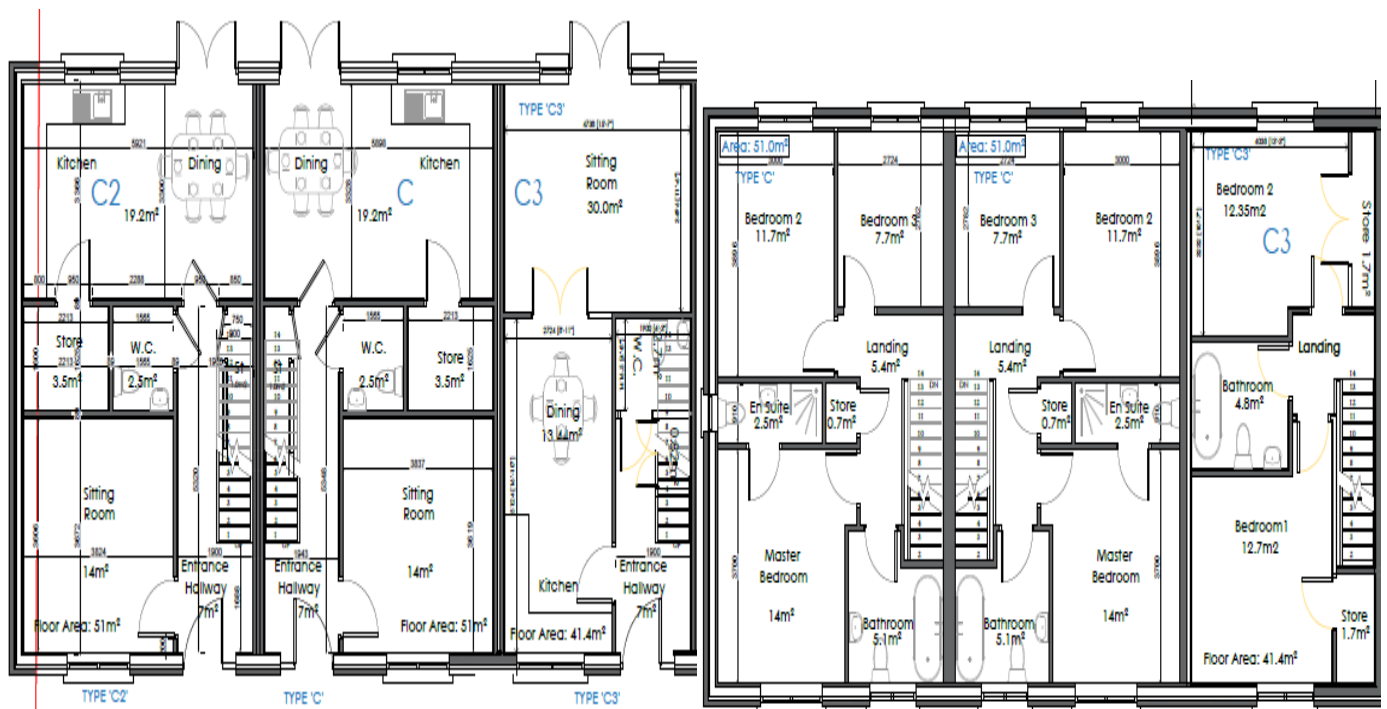
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Picture 26 House type C/C1 Elevations

House type C2, C: 3-Bed Terrace & C3 2-bed Terrace

Size House Type C2 & C 102msq, Size House Type C3 82msq



House type C2

C

C3

C2

C

C3

Ground Floor

First Floor

Picture 27 House Type C2, C, C3: 3-Bed Terrace - Plans

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Picture 28 House Type C3, C, C2: 3-Bed Terrace – Front Elevation

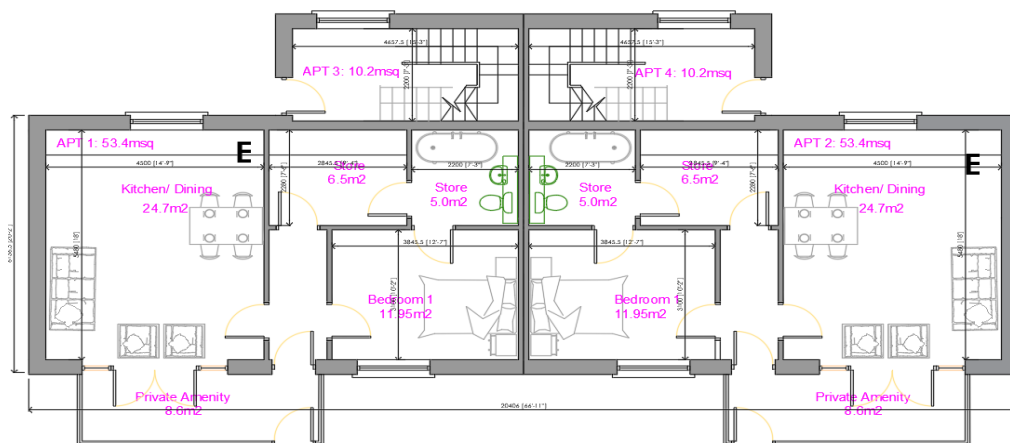


Picture 29 House Type C3, C, C2: 3-Bed Terrace – Rear Elevation

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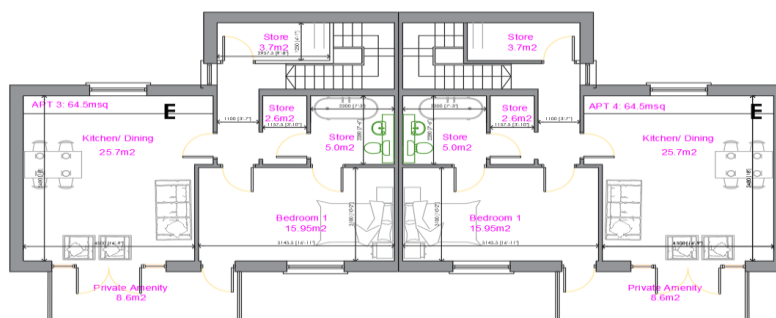
Type E – 1-Bed Apartment

Ground floor Size 53.4msq, First Floor Size 64.5msq



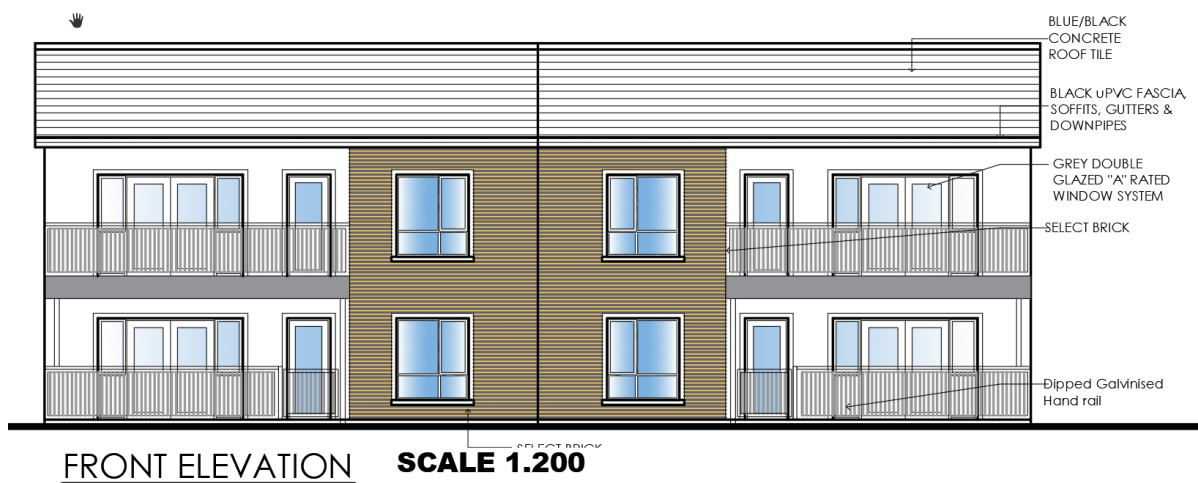
GROUND FLOOR PLAN SCALE 1:100

Picture 30 Type E Apartment - Ground Floor Plans



FIRST FLOOR PLAN SCALE 1:100

Picture 31 Type E Apartment - First Floor Plans



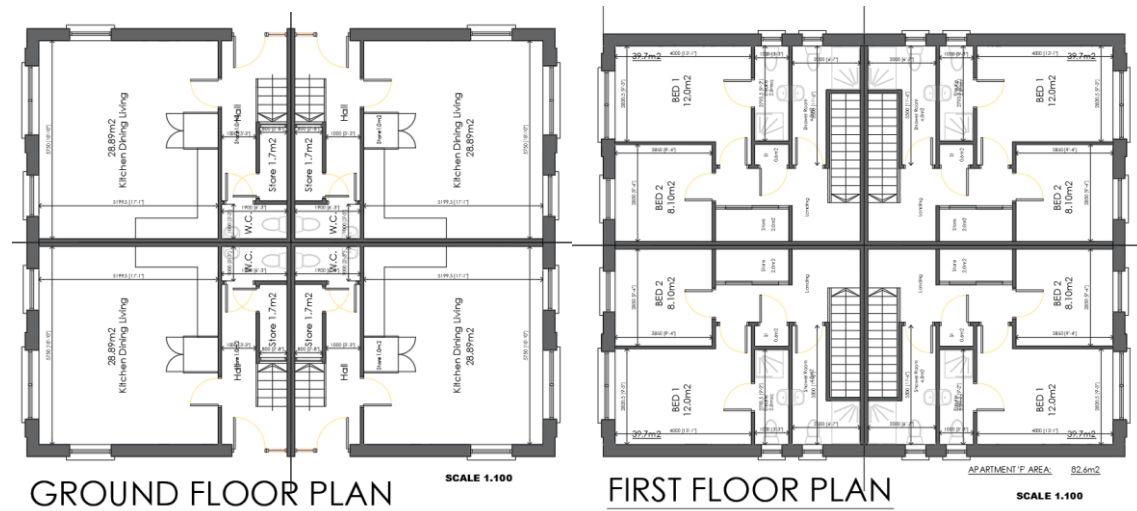
Picture 32 Type E Apartment Elevations

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Type F – 2-Bed Town Houses

Area: 82.60Msq

Picture 33



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5.3 PART V/AFFORDABLE HOUSES ALLOCATION PLAN

Picture 34 Part V Housing



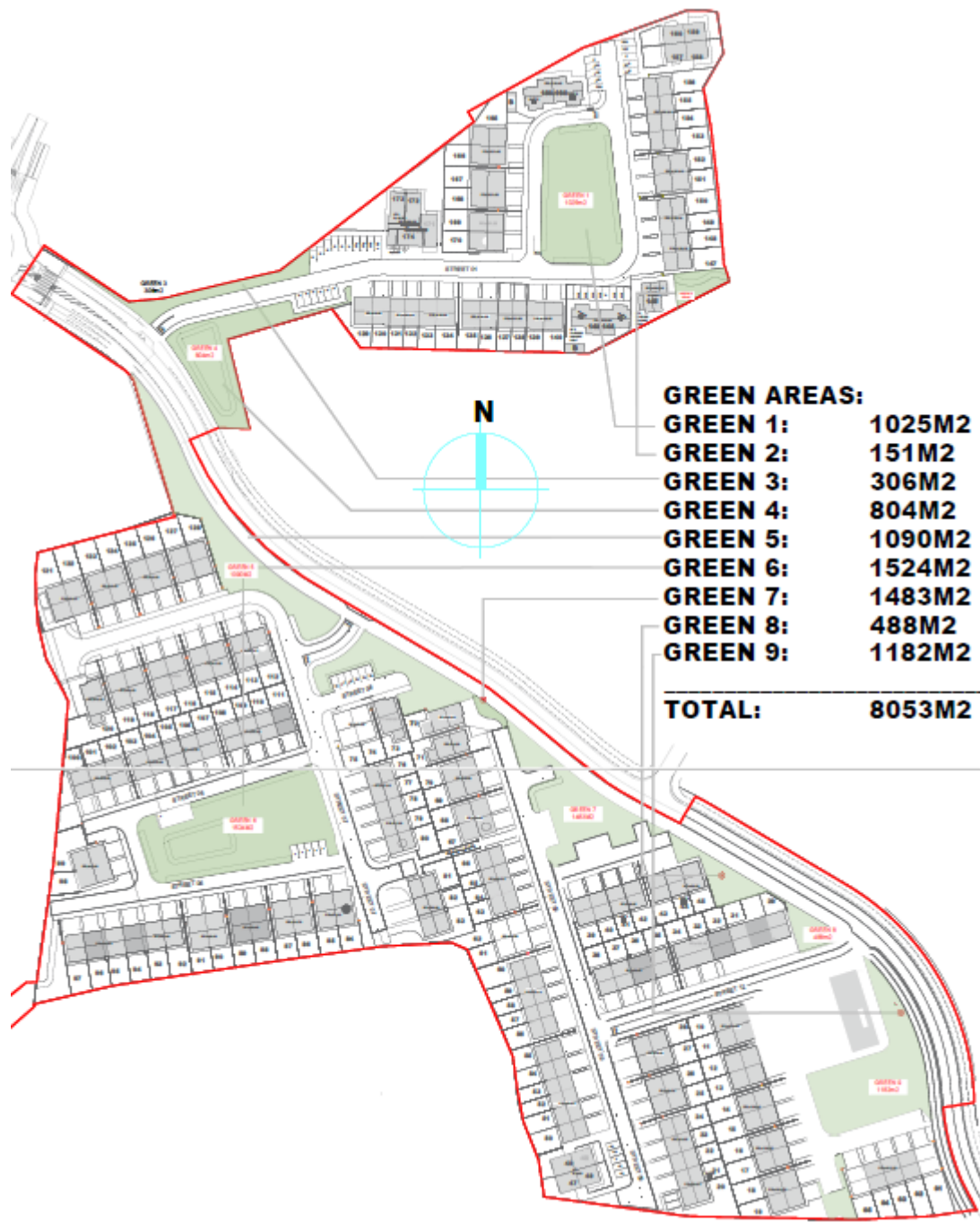
LRD Part V Housing:

LRD Part V				
8	1 Bedroom Unit TYPE 'E'	SOCIAL HOUSING 	141-144, 161-164	53SQM
8	2 Bedroom Units TYPE 'F'	SOCIAL HOUSING	46-49, 157-160	77SQM
9	2 Bedroom Units TYPE 'C3'	SOCIAL HOUSING	137,138.	82SQM
7	2 Bedroom Units TYPE 'C3'	AFFORDABLE HOUSING 	52,53,57,58,59,64,65.	82SQM
14	3 Bedroom Units	AFFORDABLE HOUSING	21,22,23,41,44,51,54,95,105,109.	102SQM
TOTAL	174 Units @ 20%		35	

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5.4 Amenity and Open Space

Green Area



Picture 35 Amenity and Open Space

5.4 Amenity and Open Space

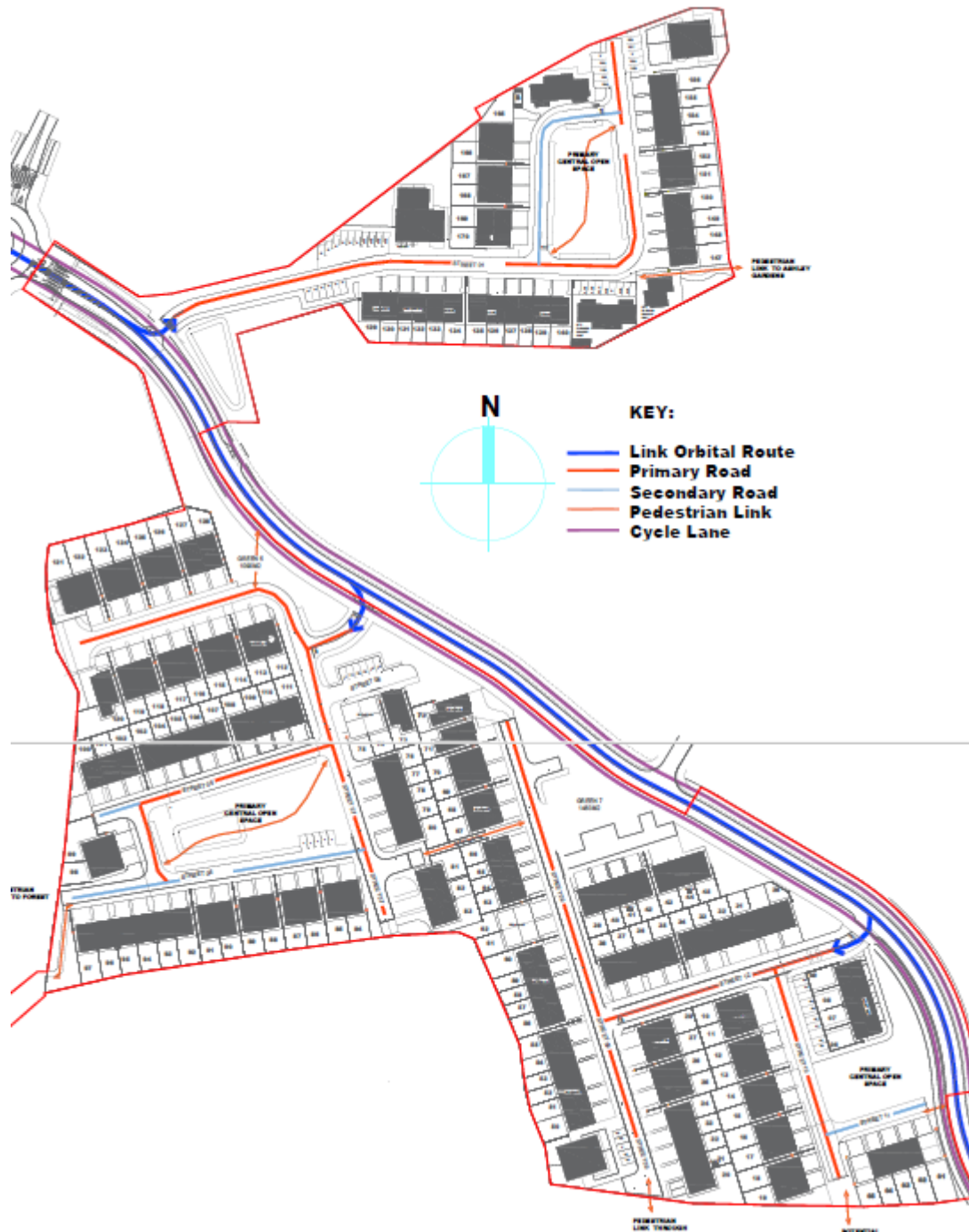
The proposed development incorporates a network of open spaces distributed across the scheme, designed to accommodate a range of functions including formal play areas, passive recreational spaces, and informal amenity areas suitable for active use by children. The accompanying Landscape Design Plan details the hierarchy, character and intended function of these spaces. The spatial arrangement ensures that a high proportion of open space is directly overlooked by residential dwellings, thereby promoting passive surveillance, enhancing user safety, and contributing to the overall quality and legibility of the public realm.

All houses have access to a private open space to the rear of the property. The area of the private open space exceeds the minimum required in places and is detailed on the site plan.

All houses are dual aspect and area sited to achieve a minimum back-to-back distance of 16m between opposing first floor window.

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5.5 Access Routes



Picture 36 Access Routes and Links

5.5 Access Routes:

The scheme is served by three access points and a corresponding hierarchy of internal roads.

Road width has been used as the primary determinant of function and traffic speed within the layout. The central orbital road, shown in blue, is 7 metres in width and is designed to accommodate traffic link from the R445 to the Borris Road. The local roads, identified in Red, are 5.5 metres wide and provide a transition in use and scale. The home zones, highlighted in blue, are the narrowest routes at 5.0 metres wide, creating a more intimate residential environment that prioritises pedestrian safety, supports play, and fosters opportunities for neighbourly interaction.

5.6 Parking: There is provision for 2 no. carparking spaces within the site curtilage for each semi-detached house, detached house and the wider of the terrace houses, totalling 308 carparking spaces.

While the guidelines refer to 1.26 carparking space per apartment/flat we have provided 1 carparking space per apartment, totalling 22 carparking spaces have been provide. Each apartment is a one bedroom unit each and also due to the fact that this development is on a local bus route and there is ample bicycle storage provided also. There is provision for provision for 25 visitor carparking spaces, and 11 spaces provided for the creche unit. Electrical charge points will be provided to each dwelling house. Ducting for potential charge point to all other spaces. All houses have direct access to the rear private open space to facilitate bicycle parking and bin storage.

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6.0 Development Plan Policies:

Ref No.	Standard	Proposed Development Compliance
DMHS1	Residential housing development	The layout has been developed in line with the design criteria set out in the <i>Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)</i> and the accompanying <i>Urban Design Manual – A Best Practice Guide</i>. In particular, the scheme addresses key considerations such as connectivity, permeability, the provision of high-quality open space, the creation of active and overlooked streetscapes, and the integration of a clear hierarchy of streets in accordance with the principles of the <i>Design Manual for Urban Roads and Streets (DMURS)</i>. The development further aligns with the objectives of the <i>Laois County Development Plan 2021–2027</i>, which promotes compact growth, sustainable travel, and the creation of attractive and liveable neighbourhoods. The arrangement of dwellings, open spaces, and supporting infrastructure has therefore been carefully designed to foster a strong sense of place, support community interaction, and ensure long-term residential amenity.
DM HS3	Density of Residential Development	The total site area designated for residential development comprises 5.742 hectares. This equates to a net residential density of 38.90 units per hectare, which falls within the recommended range of 30–50 dwellings per hectare as set out in the <i>Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas</i>. The proposed density is therefore consistent with national policy objectives, providing for efficient use of serviced lands while ensuring the delivery of a high-quality residential environment.
DMHS 4	Landscaping and public open space in residential developments	The public open space is peppered throughout the scheme; as the orbital route transverse the applicants land holdings has led changeling green space design. Open/Green Space 0.7505Ha 14.02% Landscaping and residential amenity are fundamental drivers of the design. The proposed housing is arranged around a string of generous open space area to the southwest and landscaped features.

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The design proposes a variety of paved and green spaces populated by walkways and seating provided at key locations through the entire development.

Children shall be catered for by play area with separate incidental play features sprinkled into the landscaping and links into the greens provide in the original scheme. Native or naturalized Trees and planting will be used to define all routes and public spaces while biodiversity will inform the planting plan throughout.

Permeability through and around the development is encouraged with pedestrian only routes also included. Shared surface areas are used to ensure the public areas are people friendly and not car dominated.

The proposed link road and associated entrance area are tree lined with generous verges, pocket spaces. Housing here is set back allowing for a wide landscaped buffer.

The Landscape Architects have prepared a full landscape plan, which is included in this application.

DM HS 5 Public Open
 Space Provision
 for housing
 Developments

Landscape passive recreational area (sitting out)

Active amenity open space (ball games)

Areas for younger children (play area)

Multi use games area

Grass sports pitch

Multi use games area.

The proposed development provides 14.02% open space, which exceeds the minimum requirement set out in the Laois County Development Plan. These open spaces are well overlooked, evenly distributed across the site, and integrated with pedestrian links to encourage use by future residents while improving overall connectivity.

The layout ensures that public open spaces are easily accessible, particularly for families with young children, so that amenities are within a short walking distance. Designed with all age groups in mind, the spaces will accommodate a range of activities, including natural play areas, incidental play opportunities, and a basketball shoot.

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		Landscaped areas will contribute to biodiversity enhancement through extensive tree planting within both the open spaces and throughout the development. A diverse mix of native and naturalised species is proposed, creating tree-lined streets and high-quality public open spaces that support a vibrant and sustainable residential environment.
DM HS 6	Private open space in housing residential development	All dwellings have private open space to the rear of the dwellings. In compliance with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities the minimum garden area provided is 49msq up to maximum is 167msq in properties. The area of private open space for each house is identified on the site plan. All dwelling houses have been provided with private open space over and beyond the requirements set out in this document.
DM HS 8	Overshadowing of dwellings and open space	The privacy and residential amenity of all existing neighbours has been well considered in the design. All minimum back to back distances of 16m have been achieved.
DM HS9	Internal space standards in housing developments	The designs comply with the minimum space provisions set out in the Quality Housing for Sustainable Communities Guidelines. A detailed schedule of areas is included on the drawing for each House Type included in this application.
DM HS10	Boundary Treatments	The proposed scheme is generally open plan to the front of the dwellings with landscape treatment to define the privacy threshold to the front. Rear boundaries comprise of a 2.1m high block wall to all visible boundaries and a 1.8m high concrete post and panel boundary to all rear property dividing boundaries. A boundary details drawing is included in the application.
DM HS11	Refuse/ Recycling	Bin storage will be within the rear private open space for the majority of dwellings. A dedicated bin store area with space for a minimum for 3no. receptacles is provided for each home to the front where access is not available to the rear. Apartments (Type E) will have a designated bin bay areas.
DMHS13	Names of Estates	The naming of the estate has been completed in compliance with the requirements of planning file 18/791. The numbering

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of the units and street names will be agreed as a condition of planning.

DMHS 19	Landscape and Biodiversity	See landscape plan and report from landscape architect.
DMHS 20	PART V	The Part V requirements for this proposal will be provided at 20% as per the change to the legislation introduced by the Affordable Housing Act in 2021. The site layout plan outline that 35 no. units will be provided as per this requirement.

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6.1 Community Amenities:

1. Creche Unit:
 - Location and Accessibility: The creche will be centrally located to ensure easy access for families living in the development. Its design will incorporate safe play areas, both indoor and outdoor, fostering a stimulating environment for children.
 - Quality of Care: The facility will adhere to high standards of childcare, providing programs that promote early childhood development and learning.
2. Recreational Facilities:
 - Playgrounds and Open Spaces: Designated playgrounds will feature equipment suitable for various age groups, encouraging outdoor play and physical activity. Open green spaces will be landscaped for picnics, community events, or relaxation.
 - Sports Facilities: Potential inclusion of multi-use courts or fitness areas that promote an active lifestyle among residents.
3. Community Garden:
 - A shared garden space could be established where residents can grow their own vegetables and flowers, fostering community engagement and promoting sustainable practices.

6.1.2 Connectivity

1. Transportation Links:
 - Public Transport Access: The development will be designed to connect with existing public transport routes, providing residents with convenient access to buses or trains, reducing reliance on private vehicles.
 - Walking and Cycling Paths: Safe and well-lit pathways will encourage walking and cycling, connecting neighbourhoods and amenities, and promoting healthier lifestyles.
2. Integration with Local Infrastructure:
 - Proximity to Schools and Services: The location will consider existing schools, healthcare facilities, and shopping areas, ensuring residents have access to essential services without the need for long commutes.
3. Smart Technology Integration:
 - Smart Community Features: Potential integration of smart technologies

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within the community, such as smart lighting in public areas, to enhance safety and energy efficiency.

- Parking There is provision for 2 no. carparking spaces within the site curtilage for each semi-detached house, detached house and the wider of the terrace houses, totalling 308 carparking spaces. 1 carparking space have been provided for the apartments totalling 22 spaces. There is provision for provision for 25 visitor carparking spaces, and 11 spaces provided for the creche unit.

Regarding the creche unit, CDP 21-27 proposes 1 space pre staff and .26 per child. We content in an area with direct access to over 300 house walking to the creche is a real alternative to car movements. Also the local bus route, cycle lanes and footpath network with direct links into neighbouring schemes consideration must be given to reducing the carparking requirements.

Electrical charge points will be provided to each dwelling house. Ducting for potential charge point to all other spaces. All houses have direct access to the rear private open space to facilitate bicycle parking and bin storage.

6.1.3 Environmental Strategies

1. Sustainable Landscaping:

- Native Planting: Employing native plant species in landscaping to minimize water usage and promote biodiversity. This approach will create habitats for local wildlife while requiring less maintenance and irrigation.
- Tree Canopy: Planting trees throughout the development to provide shade, improve air quality, and enhance the visual appeal.

2. Water Management:

- Permeable Surfaces: Use of permeable materials in driveways and walkways to enhance groundwater recharge and reduce surface runoff.

6.1.4 Overall Vision

1. Community Identity:

- The design aims to foster a strong sense of community identity, where residents feel connected to their neighbours and invested in their environment. Community events, workshops, and social gatherings can further enhance this feeling.

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2. Long-Term Sustainability:
 - The development will be planned with future growth in mind, ensuring that infrastructure can adapt to changing demographics and societal needs over time. This includes flexibility in housing designs to accommodate evolving

7.0 CONCLUSION

This Planning and Design Statement provides a detailed assessment of the design approach underpinning the proposed scheme, with due regard to the relevant planning policy framework at both national and local levels. At national level, the assessment has been informed by the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)*, the *Urban Design Manual – A Best Practice Guide*, and the *Design Manual for Urban Roads and Streets*. At local level, particular regard has been had to the provisions of the *Laois County Development Plan 2021* and the *Portlaoise Local Area Plan 2024*.

The design aims to foster a strong sense of community identity, where residents feel connected to their neighbours and invested in their environment. Community events, workshops, and social gatherings can further enhance this feeling.

The development will be planned with future growth in mind, ensuring that infrastructure can adapt to changing demographics and societal needs over time. This includes flexibility in housing designs to accommodate evolving family structures.

It is respectfully submitted that the proposed LRD development is fully consistent with the objectives and principles set out within these policy documents and will deliver a positive and material contribution to the housing supply in Borris Road, Portlaoise, Co. Laois.

Daniel Keane Architectural Technologist
April 2026