16/07/ 2024

Planning Section,

Laois County Council,

Áras an Chontae,  
JFL Avenue,  
Portlaoise,  
Co. Laois  
R32 EHP9

**RE: Proposed residential development at 102 Main Street, Portlaoise, Co. Laois**

Dear Sir/Madam

Clúid Housing wish to apply for planning permission fordemolition of the existing, derelict, three storey ‘County Hotel’ building (approx. 857 m²) at 102 Main Street, Portlaoise, and construction of a three storey, 864 m² apartment building, consisting of 10 no. apartments (8 no. 1 bed units and 2 no. 2 bed units) and a communal/enterprise space at ground level, outbuilding with bin store and mobility scooter charging room, landscaping and all associated site development works and site services necessary to facilitate the proposed development.

The following items are included in support of this planning application:

1. Cover Letter;
2. Site Notice, erected on 16/07/2024;
3. An original Newspaper Notice, dated 16/07/20242024;
4. Architectural drawings and documents as required:
5. 200301-03-100 Site Location Map
6. 200301-03-101 Site Survey – Existing Building’s Floor Plans
7. 200301-03-102 Existing Building – Street Elevation & Section A-A
8. 200301-03-103 Proposed Site Layout Plan
9. 200301-03-104 Proposed Landscape Plan
10. 200301-03-200 Proposed Apartment Block – Ground, First & Second Floor Plan
11. 200301-03-201 Proposed Apartment Block – Third Floor & Roof Plan
12. 200301-03-202 Proposed Apartment Block – Sections
13. 200301-03-203 Proposed Apartment Block – Elevations
14. 200301-03-300 Proposed Bin Store & Charging Room – Plans, Section A-A & Elevations
15. Outline Construction and Environmental Management Plan (CEMP)
16. Condition Report, 102 Main Street, Portlaoise, Co. Laois
17. Engineering drawings and documents as required:
18. 10911-2000\_P01 Regional Site Location Map
19. 10911-2001\_P01 Existing Site
20. 10911-2003\_P01 Existing Services
21. 10911-2010\_P01 Proposed Drainage Layout
22. 10911-2040\_P01 Proposed SuDS Details
23. 10911-TR01\_P01 Engineering Services Report
24. Ecology Report
25. AASR D5 - Appropriate Assessment Screening Report
26. EclA D4 - Ecological Impact Assessment
27. Conservation Report

Many thanks for your time and we await your acknowledgement of receipt of this application and, in due course, your decision on the application.

If there are any matters which could prevent or delay this application, we would appreciate a telephone call, so that such matters can be resolved as quickly as possible. We will be pleased to discuss any matters of concern to you if you think this would be of use in your consideration of the application.

Yours Sincerely,



Brian Fahy, (Agent, Vincent Hannon Architects)

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**Vincent Hannon & Associates**