

Meadows Fort extension, Graiguecullen

Laois, Ireland | Laois County Council

PERMITTED 98 Official reviewed scheme figure.	COMMENCED None indexed Official notice coverage where	SIGNAL 90 Official linked-notice	REMAINING Not published Only shown when the reviewed	VALUE Not official No official contract value is published
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Scope check - read before pricing

Findings cite their own application, amendment, parent, related, phase or signal scope. This brief is not tender, award, contractor appointment, supplier appointment or procurement timetable evidence.

Strongest package signals

Surface-water and SuDS

Application scope | Explicit official evidence / Medium | locator: PDF page 22; 21 | Page; Sections 3.4 Petrol/Oil & Silt Interception and 3.5 Surface Water Gravity Network Drainage Design; Drainage profiles are referenced for cover
The submitted design names a Kingspan NSBE075 Class 1 bypass separator with alarm and specifies uPVC gravity drainage with a 225 mm minimum pipe size.

Site infrastructure

Application scope | Explicit official evidence / Medium | locator: PDF page 14; 13 | Page; Section 2.3 Geotechnical Investigation; pavement design discussion; Figure 3.1, TII DN-PAV-03021-01, and the CBR/capping table are referenced
Low CBR results create a specialist geotextile and pavement-foundation design requirement; at 2% CBR the report specifies non-woven Clause 609 separation with 600 mm Class 6F2 capping.

Roads and active travel

Application scope | Explicit official evidence / Medium | locator: PDF page 7; Schedule 2 - Page 5 of 7; Condition 14(c)-(e)
The grant requires a Chapter 8 traffic-management plan and separate Stage 3 and Stage 4 Road Safety Audits at completion and early operation.

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Scan to verify live page

Package details

CIVILS PUBLIC REALM

Surface-water and SuDS

Scope: Application scope | Confidence: Explicit
official evidence / Medium | Ref 2560210 | Locator PDF
page 22; 21 | Page; Sections 3.4 Petrol/Oil & Silt
The submitted design names a Kingspan NSBE075 Class 1

SPECIALIST CONSTRAINT

Site infrastructure

Scope: Application scope | Confidence: Explicit
official evidence / Medium | Ref 2560210 | Locator PDF
page 14; 13 | Page; Section 2.3 Geotechnical
Low CBR results create a specialist geotextile and

SPECIALIST CONSTRAINT

Roads and active travel

Scope: Application scope | Confidence: Explicit
official evidence / Medium | Ref 2560210 | Locator PDF
page 7; Schedule 2 - Page 5 of 7; Condition 14(c)-(e) |
The grant requires a Chapter 8 traffic-management plan

ENERGY SYSTEMS

Heat-pump systems

Scope: Application scope | Confidence: Explicit
official evidence / Medium | Ref 2560210 | Locator PDF
page 18; Page 15 of 22; Section 6.3 Heating and DHW
The assessed heating system is an air-to-water heat

ENERGY SYSTEMS

Electrical infrastructure

Scope: Application scope | Confidence: Explicit
official evidence / Medium | Ref 2560210 | Locator PDF
page 1; Single-sheet planning drawing; no printed page
The planning drawing provides for one ESB substation

SPECIALIST CONSTRAINT

Attenuation and flow control

Scope: Application scope | Confidence: Explicit
official evidence / Medium | Ref 2560210 | Locator PDF
page 4; Schedule 2 - Page 2 of 7; Condition 6(d)-(e) |
The grant rejects the submitted storm-cell storage

Project facts

Permission and notice scope: The official permission records 98 residential units. Linked notices cover 90 stated units. Ref: 2560210. Locator: Final-grant scope and separately listed commencement chronology. Checked: 13 Jul 2026.

Source-aware chronology

Planning and final grant | 15 Apr 2025 | 2560210 | Application receipt date recorded in the final-grant document. | checked 13 Jul 2026
Planning and final grant | 9 Sep 2025 | 2560210 | Final grant records 98 residential units. | checked 13 Jul 2026
Official commencement notices | 27 Oct 2025 | CN0134942LS | Construct Stage One of a 98-unit residential development comprising 30no. two-storey semi- detached houses (28no. three- bedroom and 2no. four-bedroom) | checked 13 Jul 2026
Official commencement notices | 16 Feb 2026 | CN0138652LS | Construct Stage Two of a 98-unit residential development comprising 28no. two-storey semi- detached houses (24no. three- bedroom and 4no. four-bedroom) | checked 13 Jul 2026
Official commencement notices | 13 Apr 2026 | CN0140499LS | Construction Stage Three of a 98-unit residential development comprising 32no. two-storey semi- detached houses (30no. three- bedroom and 2no. four-bedroom) | checked 13 Jul 2026

Evidence and source register

Attenuation and flow control | Final Grant | ref 2560210 | locator PDF page 4; Schedule 2 - Page 2 of 7; Condition 6(d)-(e) | checked 2026-07-13

Site infrastructure | Engineering Report | ref 2560210 | locator PDF page 14; 13 | Page; Section 2.3 Geotechnical Investigation; pavement design discussion; Figure 3.1, TII DN-PAV-03021-01, and the CBR/capping table are referenced on this

Heat-pump systems | 25033-Climate Action Energy Statement Report_R0 | ref 2560210 | locator PDF page 18; Page 15 of 22; Section 6.3 Heating and DHW Production | checked 2026-07-13

Electrical infrastructure | Proposed ESB Kiosk - Plan Section & Elevations | ref 2560210 | locator PDF page 1; Single-sheet planning drawing; no printed page number; General notes and kiosk plan/section/elevations; Drawing

Roads and active travel | Final Grant | ref 2560210 | locator PDF page 7; Schedule 2 - Page 5 of 7; Condition 14(c)-(e) | checked 2026-07-13

Surface-water and SuDS | Engineering Report | ref 2560210 | locator PDF page 22; 21 | Page; Sections 3.4 Petrol/Oil & Silt Interception and 3.5 Surface Water Gravity Network Drainage Design; Drainage profiles are referenced for cover and

Permission and notice scope | Final grant and linked commencement records | ref 2560210 | locator Final-grant scope and separately listed commencement chronology | checked 13 Jul 2026

Official HTTPS sources

Official source 1 - <https://plandocs.laois.ie/iDocsWeb/ViewFiles.aspx?docid=454223&format=djvu>

Official source 2 - <https://plandocs.laois.ie/iDocsWeb/ViewFiles.aspx?docid=438931&format=djvu>

Official source 3 - <https://plandocs.laois.ie/iDocsWeb/ViewFiles.aspx?docid=438905&format=djvu>

Official source 4 - <https://plandocs.laois.ie/iDocsWeb/ViewFiles.aspx?docid=438857&format=djvu>

Official source 5 - <https://data.nbco.gov.ie/dataset/bcnccc/resource/0774e781-7af8-46da-b623-872e74cf541e>

Suggested next actions

- Open the live PlanningBrief page and the cited official source before pricing.
- Confirm that the application, amendment or phase scope matches the package you supply.
- Save the project or create an alert for later source changes; do not infer an appointment.

Limitations

This is not tender, award or appointment evidence.

Linked notices explicitly describe 90 units. The arithmetic difference is eight units, but this is notice coverage only and not evidence of work remaining or purchasing status.

Application-wide findings are not automatically phase-specific. Read each scope label and locator.

The official documents identify requirements and intended systems; delivery status is not stated.

Live page supersedes this PDF: open the enriched PlanningBrief project page.

