



An
Coimisiún
Pleanála

Direction
CD-021129-25
ACP-323101-25

The submissions on this file and the Inspector's report were considered at a meeting held on 31/10/2025.

The Commission decided to refuse permission for the following reasons and considerations.

Planning Commissioner:

Date: 05/11/2025


Declan Moore

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions contained within the Laois County Development Plan 2021- 2027 (not the Carlow CDP as referenced within the Inspector's report), the Commission considered that the proposed development, which involves retention of the removal of existing trees and hedges and advertising on buildings and the fence (also for retention), would be contrary to DM TC10 5) (advertisements on public roads), DM BNH 28 (minimise hedgerow removal), DM BNH5 c. (avoid unnecessary removal of hedgerow), and contrary to Policies GL P3, P4 and P14 of the Carlow – Graiguecullen Joint Urban Local Area Plan 2024-2030, which collectively seek to protect and preserve landscape features, green infrastructure, trees and hedgerows in the joint urban area. The proposed development for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission was not satisfied that any justification had been submitted by the applicant, or considered by the planning authority, for the removal of a section of the long standing hedgerow which had effectively contributed to the visual amenity of the local area, notwithstanding it was not comprised of indigenous plantings.

The replacement fence facilitates the placement of advertising and now affords views to the business premises behind (which otherwise had been limited from the road and opposite) and of the advertising erected upon it, the development proposed for retention has created significant visual clutter (given the number, sizes, shapes, colours and images of the signs) and removed what had been an effective screen of the agribusiness from the residential setting opposite.

The Commission noted that had an application been received to develop a vacant site in the same location, conditions would generally be applied to control (amongst other things) advertising on the buildings and perimeters, and to ensure the provision of landscaping and effective boundary treatments to help screen the development from residential uses opposite.