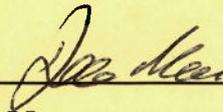


The submissions on this file and the Inspector's report were considered at meetings held on 22 and 23 January 2026, and 26 February 2026.

The Commission decided to grant retention permission and development permission, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:



Declan Moore

Date:

5th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Laois County Development Plan 2021-2027 and relevant National Guidelines, the particular planning history of the site noting that the principle of signage was accepted by the planning authority under planning reference 04/1549, it is considered that, subject to compliance with the

conditions set out below, the signage proposed for retention and permission would not set a precedent for similar developments and would not seriously injure the visual or environmental amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Given the location of the proposed development adjacent the motorway entrance ramp and the extensive plantings in between, the Commission was satisfied that the proposed development would not adversely affect the operational efficiency or safety of the national road network, and would not therefore constitute a material contravention of either the provisions of the Department of Environment, Community & Local Government's Spatial Planning and National Roads Guidelines for Planning Authorities (2012) or Development Management Standard DM TC 10 (Advertisements on Public Roads) of the Laois County Development Plan 2021-2027.

In deciding not to accept the Inspector's recommendation to refuse retention and permission, the Commission had particular regard to condition 6 of planning reference 04/1549 even though final details were never agreed the principle of signage was accepted, the extended period over which the signage has been in place without any apparent history of complaints or enforcement action, the specific location of the hotel and its spatial relationship to the motorway, and disagreed with both the planning authority and the Inspector's view that the signage would pose a risk to road safety and the operational efficiency of the national road.

Conditions

1 The development shall be carried out and completed in accordance with the plans and particulars lodged with the application submitted on the 14th of May 2025 and as amended by the further plans and particulars submitted on the 18th of August 2025 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2 All unauthorised signs and those approved for retention shall be removed and the areas made good to the satisfaction of the planning authority before the new signs, the subject of this approval, are installed.

Reason: In the interest of clarity.

3 Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between the hours of 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays.

Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

4 The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.