



An
Coimisiún
Pleanála

Commission Direction
CD-000989
PL-501175-LS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 28 July 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the Inspector's draft reasons, considerations and the conditions as set out below.

Planning Commissioner:

Liam McGree

Date:

28th day of July 2026

Reasons and Considerations

Having regard to the nature and scale of the proposed development and the development proposed to be retained, the urban location of the subject appeal site and its 'Enterprise' zoning objective, it is considered that subject to compliance with the conditions set out below, the proposed development would be in accordance with Development Management Standards DM TC10 (5) (advertisements on public roads), DM BNH 28 (minimise hedgerow removal),

and DM BNH5 (c) (avoid unnecessary removal of hedgerow) of the Laois County Development Plan, 2021 to 2027 and Policies GI.P3, GI.P4 and GI.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 and the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Any change to the permitted signage, including any increase in the number of signs to be displayed, any scrolling mechanism or internal / external illumination, shall not be carried out without a prior grant of planning permission.

Reason: To enable the planning authority to assess the impacts of any such changes on the amenities of the area.

No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001 (as amended), shall be displayed or erected on the building exterior, on the site's boundary fence or within the curtilage of the site without a prior grant of planning permission.

Reason: To allow further assessment of the impact of the permitted advertisement on the amenities of the area and in the interest of visual amenity.

4. The new hedging at the external side of new front boundary paladin fence shall be planted within 6 months of the date of the order. The new hedging shall be of native species only and shall be allowed to grow to a maximum height of 2.0 metres unless otherwise agreed in writing with the planning authority. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of biodiversity and visual amenity.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of 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 Bord 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.