



An
Coimisiún
Pleanála

Commission Order
ACP-323101-25

Planning and Development Act 2000, as amended

Planning Authority: Laois County Council

Planning Register Reference Number: 25/60292

Appeal by Fergus O'Neill of The White House, Ballickmoyler Road, Graiguecullen, County Carlow against the decision made on the 2nd day of July, 2025 by Laois County Council to grant subject to conditions a permission to Tirlán Limited care of Brian Dunlop Architects of 15 Patrick Street, Kilkenny in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retain the removal of existing trees and hedges to a 22.5-metre portion of the front boundary adjacent to entrance gate and replacement of same with a 2.7-metre-high paladin fence, affixing advertising signage along front boundary fencing and entrance gate amounting to a total sum of 12 square metres, and erection of building signage onto existing structures within the site amounting to a total sum of 15.3 square metres. Permission for the provision of new low-level beech hedging to external side of new front boundary paladin fence and all associated site works, all at Tirlán Farmlife, Graiguecullen Branch, Portlaoise Road, Carlow Town, County Laois.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

Having regard to the provisions contained within the Laois County Development Plan 2021- 2027 (not the Carlow County Development Plan 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 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 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.



Declan Moore

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 10th day of November 2025.