



An
Bord
Pleanála

Board Direction
BD-019959-25
ABP-322079-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/06/2025.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The proposed change of use from retail warehouse to open comparison retail within Unit 6 of Limerick One Shopping Park is located on lands zoned Retail Warehousing in the current Limerick City and County Council Development Plan 2022-2028, the objective of which is 'to provide for retail warehouse development'. The proposed use is identified as a use which is generally not permitted on such zoned lands. It is concluded that a grant of permission in this instance would materially contravene the zoning objective afforded to this area of the site and would also be contrary to the Objective ECON O2 of the Limerick City and County Council Development Plan 2022-2028 which refers to Limerick Suburbs Retail and which specifies that it is an objective of the Council to ensure proposals which would undermine the vitality and viability of Limerick City Centre will not be permitted. Furthermore, the proposed development would be contrary to the provisions of Limerick City and County Council Retail Strategy for Limerick - Shannon Metropolitan Area and County Limerick 2022-2028 (2022). The development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Calleary
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Date: 16/06/2025