

An
Coimisiún
Pleanála

Direction
CD-020451-25
ABP-322325-25

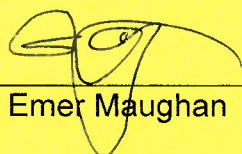
The submissions on this file and the Inspector's report were considered at a meeting held on 06/08/2025.

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

Planning

Commissioner:

Date: 08/08/2025


Emer Maughan

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. By reason of its two-storey height, scale and to its location within a Key Growth Area which has been identified and designated as having the ability and capacity to deliver compact growth in line with national and regional policy within the inner city in the Building Height Strategy for Limerick City (2022), the proposed development would represent an underutilisation of such a central prominent urban site which would be contrary to Policy CGR P1 (Compact Growth and Revitalisation) of the Limerick Development Plan 2022-2028 and the National Planning Framework (revised 2025) which seek to prioritise compact growth and higher density mixed use developments and Policy BH6 of the Building Height strategy for Limerick City (2022). It is,

therefore considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

2. It is a requirement of the planning authority under Objective CGR 03(d) (Urban Lands and Compact Growth) of the Limerick Development Plan 2022-2028 that 20% of the new development within the city centre zone is to comprise of residential use. Having regard to the city centre zoning of the site and the modified proposal which included 63m² of residential use (<11% of the proposed development) which was lodged with the appeal on 17th April 2025, the proposed modified development would contravene objective GCR 03(d) and would, therefore be contrary to the proper planning and sustainable development of the area.