

An
Coimisiún
Pleanála

Direction
CD-020481-25
ABP-322380-25


The submissions on this file and the Inspector's report were considered at a meeting held on 13/08/2025.

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

Planning

Commissioner:

Date: 13/08/2025


Marie O'Connor

DRAFT WORDING FOR ORDER

Reasons and Considerations

Notwithstanding Section 3.4.1 of the Abbeyfeale Local Area Plan 2023-2029, which acknowledges the high demand for one-bed and two-bed units within the town of Abbeyfeale, having regard to the Housing Strategy and Housing Needs Demand Assessment 2022-2028 (Volume 6 of Limerick Development Plan 2022-2028), which set out the existing and future housing requirements for Limerick City and County (including the municipal district of Newcastle West) and to the absence of three-bed and four-bed units as part of the proposed development, it is considered that the proposed development does not provide a sufficient variety of house types and therefore fails to comply with Objective

HO O1 (Social Inclusion) of the Limerick Development Plan 2022-2028, which seeks to ensure that new developments are socially inclusive and provide for a wide variety of housing types. The proposed development would therefore be contrary to the proper planning and sustainable development of the area. It is considered that this cannot be addressed as a condition of a grant of permission as it would materially alter the proposed development, which is contrary to Section 7.7 of the Development Management Guidelines for Planning Authorities (2007).