

An
Coimisiún
Pleanála

Direction
CD-021057-25
ABP-322656-25

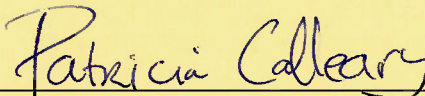
The submissions on this file and the Inspector's report were considered at a meeting held on 23/10/2025.

The Commission decided, as set out in the following Order.

Planning

Commissioner:

Date: 23/10/2025


Patricia Calleary

Wording for Order:

WHEREAS a question has arisen as to whether an internal reconfiguration of floor space to accommodate a new item of plant which augments the current permitted manufacturing process at this location and does not involve external works other than minor fenestration revisions to an internal courtyard at Derryokane Avenue, Raheen Industrial Park, Limerick is or is not development or is or is not exempted development.

AND WHEREAS Adhesive Research Ireland care of AK Planning and Development Limited care of Millside, Mill Road, Corbally, Limerick requested a declaration on the

said question from Limerick City and County Council and the said Council referred the matter to An Coimisiún Pleanála on the 27th day of May, 2025,

AND WHEREAS An Coimisiún Pleanála, in considering this referral, had regard particularly to:

- (a) Section 2(1) of the Planning and Development Act 2000, as amended,
- (b) Section 3(1) of the Planning and Development Act 2000, as amended,
- (c) Section 4(1)(h) of the Planning and Development Act 2000, as amended,
- (d) Article 5(1) and 10(1) of the Planning and Development Regulations 2001, as amended,
- (e) the planning history of the site,
- (f) the nature of the current use of the site,
- (g) the provisions of the Limerick City and County Development Plan 2022-2028, and
- (h) the report and recommendation of the Inspector,

AND WHEREAS An Coimisiún Pleanála has concluded that:

- (a) the established use of the site is an 'industrial' building comprising of processing and production space and office space within the meaning of Article 5(1) of the Planning and Development Regulations 2001, as amended and no material change of use arises, and hence no development occurs within the meaning of Section 3 of the Planning and Development Act 2000, as amended,

- (b) the reconfiguration of the open plan office administration floor space to accommodate a new item of plant for manufacturing processing and amendments to the fenestration and the construction of a fire escape stairs, comprise works which in turn constitute development within the meaning of Section 3 of the Planning and Development Act 2000, as amended. However, as the development comprises works which only affect the interior of the structure (internal reconfiguration) or which do not materially affect the external appearance of the structure (fenestration and fire escape) so as to render the appearance inconsistent with the character of the structure or of neighbouring structures, the development is exempted development pursuant to Section 4(1)(h) of the Planning and Development Regulations 2001, as amended.

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by section 5(4) of the Planning and Development Act 2000, as amended, hereby decides that the internal reconfiguration of floor space to accommodate a new item of plant which augments the current permitted manufacturing process and external works that comprise minor fenestration revisions to include the provision of a new fire escape door, within an internal courtyard, at Derryokane Avenue, Raheen Industrial Park, Limerick is development and is exempted development.