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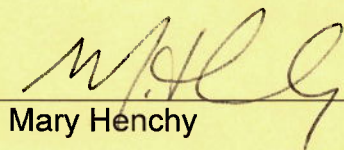
Direction
CD-021231-25
ACP-323097-25

The submissions on this file and the Inspector's report were considered at a meeting held on 07/11/2025.

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

Planning

Commissioner:


Mary Henchy

Date: 11/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to objective HO 011, Subdivision of Dwelling to Accommodate Dependent Relative, in the Limerick Development Plan (2022-2028) it is considered that the proposed dwellings due to its, form, design, layout and scale, results in a structure that, notwithstanding the proposed connection at ground floor, does not present as an extension to the existing structure on site or as subservient to the main dwelling on site. In addition, neither does the connection of the proposed development to the main dwelling by way of a linking secondary entrance porch lend itself to integrating the proposed accommodation with the main dwelling on site as required by objective HO 011. The proposed development therefore contravenes objective HO 011 of the Limerick Development Plan and does not accord with the proper planning and sustainable development of the area.

In the absence of a site-specific flood risk assessment the Commission was not satisfied that the applicant had demonstrated that the proposed use is appropriate at this location. The proposed development would be contrary to Policy CAF P5, Managing Flood Risk, in the

Limerick Development Plan (2022-2028) and therefore does not accord with the proper planning and sustainable development of the area.

Note:

If it was not for the substantive reasons for refusal the Commission may have requested Appropriate Assessment Screening, to establish if the proposed development accords with objective EH01, Designated Sites and Habitats Directive, of the Limerick Development Plan (2022-2028).