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Coimisiún  
Pleanála

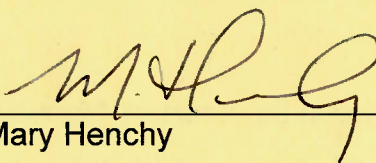
**Direction**  
**CD-021364-25**  
**ACP-323424-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 19/11/2025.

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

**Planning**

**Commissioner:**

  
Mary Henchy

**Date:** 20/11/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the zoning objective of the site, the long-term established use and the nature of the proposed development, the location of the site and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, would not seriously injure the visual amenities and character of the area, would be in accordance with the relevant provisions of the Limerick Development Plan 2022-2028 and the

Newcastle West Local Area Plan 2023-2029, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 3<sup>rd</sup> day of July, 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The use of the petrol station between the hours of 10pm and 7am shall be restricted to the sale of fuel and retail only and no public address system shall be used between these hours.

**Reason:** In the interest of clarity and to protect the amenity of adjoining property.

3. The proposed wall shall be rendered and capped

**Reason:** In the interest of visual amenity

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

5. Prior to the implementation of the opening hours hereby approved, certification from a Lighting Design Engineer shall be submitted for the written agreement of the planning authority to confirm that the lighting has been installed in line with the approved design. Furthermore, as provided for within the application documents, the two lighting poles (east and west boundary) and five flood lights on the south-west elevation shall not operate between 2200 hours and 0700 hours.

**Reason:** In the interest of residential amenity.

6. The automated car wash/brush wash and other ancillary services on the site shall not operate between 2200 hours and 0700 hours.

**Reason:** In the interest of residential amenity.