

An
Coimisiún
Pleanála

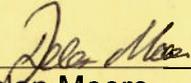
Direction
CD-021510-25
ACP-323458-25

The submissions on this file and the Inspector's report were considered at a meeting held on 08/12/2025.

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

Planning Commissioner:

Date: 09/12/2025


Declan Moore

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the location of the residential development and associated infrastructure, including car parking and access roads to facilitate same, partly on lands subject to the Enterprise and Employment zoning objective, it is considered that the proposed development would materially contravene the Enterprise and Employment land use zoning Objective ECON O18 of the Limerick Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the residential development and associated infrastructure including car parking and access roads to facilitate same, partly on lands located within Flood zones A and B as informed by the Strategic Flood Risk Assessment contained in the Limerick Development Plan 2022-2028, it is considered that the proposed development would contravene Policy CAF P5 Managing Flood Risk of the Limerick Development Plan 2022-2028, would be contrary to the precautionary approach outlined in the "Planning System and Flood Risk Management Guidelines for Planning Authorities" and would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development, by reason of the excessive car parking spaces and hard standing areas, proposed layout and design of car parking spaces, proposed layout of public open space and failure to provide adequate levels of communal open space, and poor pedestrian permeability to the surrounding area, would be contrary to Objective CGR O2 Place-making, Universal Design and Public Realm and the Development Management Standards in Section 11.2.1 of the Limerick Development Plan (2022-2028), would be contrary to the Sustainable Residential Development and Compact Settlements Guidelines issued by the Department of Housing, Local Government and Heritage (January, 2024) contrary to SPPR 3 relating to car parking standards and Policy and Objective 4.2 relating to quality urban design and placemaking, would be contrary to the Design Manual for Urban Roads and Streets, 2013 relating to design of car parking spaces, and to the Planning Design Standards for Apartments Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in July, 2025. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

It is considered that the proposed development, by reason of the failure to provide a Childcare Facility and not adequately demonstrating that childcare facilities are not required as part of the scheme, would be contrary to the Childcare Facilities Guidelines for Planning Authorities (2001) and Objective SCS1 O14 Childcare Facilities of the Limerick Development Plan (2022-2028) and would, therefore be contrary to the proper planning and sustainable development of the area.

Note

The Commission agreed with the Inspector that with the passage of time since ecological studies had last been conducted on site (in excess of 4 years) the submission of an Ecological Assessment would have been appropriate, and in the absence of same, there is insufficient information on the file for the purposes of an Ecological Impact Assessment. The commission considered that it would be appropriate to address this matter by way of a request for further information, however, given the substantive reasons for refusal, the Commission decided not to seek further information from the applicant on this matter or include it as a reason for refusal.