



An
Coimisiún
Pleanála

Direction
CD-021471-25
ACP-323490-25

The submissions on this file and the Inspector's report were considered at a meeting held on 03/12/2025.

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

Planning

Commissioner:

Date: 12/12/2025



Mary Gurrie

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the site on the R518 regional road which is identified as a Strategic Regional Road within Objective TR O41 (Strategic Regional Roads) of the Limerick Development Plan 2022-2028, the Commission is not satisfied, on the basis of the information submitted with the application and the appeal, that the applicant has demonstrated that the house is required for occupation by a member of the farming community in connection with the working of the farm. The development would therefore contravene Objective TR O41 (Strategic Regional Roads) of the Limerick Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

1. The Commission noted that the Site Characterisation Report submitted with the application identifies the underlying aquifer as Regionally Important. The Commission noted that the trial hole had been dug to a depth of 2.2m and not 3m as required in Section 3.2 of the Site Characterisation Form and Section 5.4.2 of the EPA Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10), 2021 and as such may not have determined that the groundwater vulnerability classification is correct. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reason for refusal above, it was decided not to pursue this matter under the current appeal.
2. The Commission noted that the proposed development has not been subject to a Road Safety Audit as required by Objective TR O41. Given the substantial reason for refusal above the Commission considered that the lack of a Road Safety Audit did not need to be included as a reason for refusal in itself, however this would need to be addressed in any future application in relation to the site in the event that the criteria in relation to housing need is satisfied.