

An
Coimisiún
Pleanála

Direction
CD-022112-26
ACP-323916-25

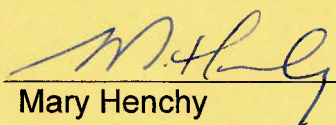
The submissions on this file and the Inspector's report were considered at a meeting held on 22/04/2026.

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

Planning

Commissioner:

Date: 23/04/2026



Mary Henchy

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the deficiencies in the information provided in the submitted Natura Impact Statement and in the response of the applicant received 2/4/26 to the further information request, in particular to the lack of detailed survey material in relation to 'Lutra Lutra Otters' [1355] and in relation to potential impacts on the qualifying interests of the Lower River Shannon Special Area of Conservation (Site Code: 002165) resulting from development on site, the Commission is not satisfied that the proposed development would not adversely affect the integrity of the Lower River Shannon Special Area of Conservation (Site Code: 002165) in view of the site's Conservation Objectives. A reasonable scientific doubt exists as to the impacts of the proposed development on the site integrity of the European Site, and adverse

impacts, therefore, cannot be ruled out without further analysis and assessment. It is considered that the proposed development would materially contravene Policy EH P1 (Protection of Natural Heritage and Biodiversity) of the Limerick Development Plan 2022-2028, as varied, and would, therefore, be contrary to the proper planning and sustainable development of the area.