

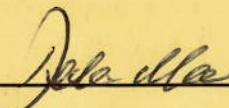
An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000425**  
**PL-500479-LK-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 16 April 2026.

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

**Planning Commissioner:**

  
\_\_\_\_\_  
**Declan Moore**

**Date:**

**20<sup>th</sup> day of April 2026**

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the identified habitats within the subject site, the Commission is not satisfied that the proposed development would not result in the significant loss of foraging and commuting habitat of the Lesser Horseshoe bat which is an Annex II and Annex IV species of the European Union Habitats Directive of 1992.

The Commission is also not satisfied that the proposed development would not be contrary to Objective EH O2 of the Limerick Development Plan 2022-2028, as identified landscape features are not retained within the site and sufficient evidence has not been provided, by the applicant, that the proposed development would not cause a barrier or deterrent effect on the Lesser Horseshoe Bat species. The Commission is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that adequate information has been provided on the impact of the proposed development on the annexed habitat and the resulting implications for wildlife and flora at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.