



An
Coimisiún
Pleanála

Commission Direction
CD-000627
PL-500703-LK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 29 May 2026.

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

Planning Commissioner:

Mick Long

Date:

29th day of May 2026

Reasons and Considerations

Having regard to the provisions of the Limerick City and County Development Plan 2022-2028, (as varied), specifically the location of the site within the development boundary of Limerick City and Suburbs, the residential zoning and infill nature of the site, and the pattern of development in the vicinity, it is considered that, subject

to compliance with the conditions set out below, the proposed development, would constitute an appropriate form of development, would not seriously injure the existing residential amenities, would be acceptable in terms of traffic safety and convenience, would not result in a significant visual impact on the surrounding area and would not be prejudicial to public health. It is considered that the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The plans and particulars to be submitted by way of a separate application for permission consequent on this grant of outline permission shall include the following:
 - (a) A comprehensive site survey, to a scale of not less than 1:500, including contours at intervals of 0.5 metres, showing all existing trees, boundaries and other features,
 - (b) a site layout plan to a scale of not less than 1:500 showing the layout of the house, driveways and sewage treatment system,
 - (c) the finished ground floor level of the house by reference to existing site levels and road level at the proposed entrance,
 - (d) proposals for the landscaping of the site (including planting), and
 - (e) details of external finishes.

Reason: To enable the application for permission consequent to be fully assessed.

2. Prior to the commencement of development, the developer shall enter into a Connection Agreement with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply.

Reason: In the interest of public health and to ensure adequate water facilities.

3. If approved at permission consequent stage, 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 interests of public health and surface water management.

4. (a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on the 28th day of April, 2025 and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.

(b) Treated effluent from the septic tank/wastewater treatment system shall be discharged to a percolation area/polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice

- Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.

(c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

Reason: In the interest of public health and to prevent water pollution

6. If approved at permission consequent stage, the developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.