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Coimisiún  
Pleanála

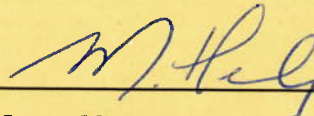
**Commission Direction**  
**CD-000634**  
**PL-500851-LK-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 02 June 2026.

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

**Planning Commissioner:**

  
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**Mary Henchy**

**Date:**

**2<sup>nd</sup> day of June 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the siting and layout of the proposed development, to Table DM5 (Design Guidelines for Rural Houses) of the Limerick Development Plan 2022-2028, which stipulates that ribbon development is not acceptable in rural areas, and to the Department of Environment,

**Heritage and Local Government, Sustainable Rural Housing Guidelines for Planning Authorities (2005) and in particular the criteria set out in Appendix 4, it is considered that the proposed development, when taken in conjunction with existing development in the vicinity of the site, would extend and contribute to the build-up of ribbon development in this rural area which would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would contravene the provisions of the Limerick Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.**