

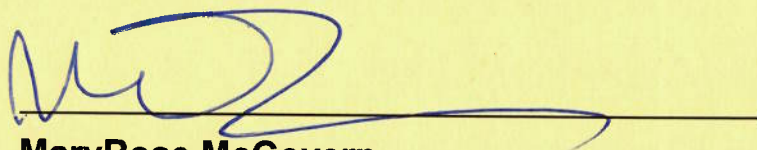
An
Coimisiún
Pleanála

Commission Direction
CD-000952
PL-501157-LK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 23 July 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order, for the reasons and considerations set out below, and subject to the conditions set out below.

Planning Commissioner:


MaryRose McGovern

Date:

23rd day of July 2026

Reasons and Considerations

Having regard to the provisions of the Limerick City and County Development Plan 2022-2028, in particular the Development Plan 'Existing Residential' land use zoning objective for the subject site, Policy CGR P1 (Compact Growth and Revitalisation), Objective CGR O3 (Urban Lands and Compact Growth), Section 3.3 (Compact Growth) and Section 3.3.1.4 (Infill Sites) and having regard to the

design, aspect, location and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the character of the area or the residential amenity of property in the vicinity, would provide a high quality of residential amenity for future occupants, and would constitute an acceptable form of development in this zoned and serviced residential location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission considered that the attachment of condition 2 below would result in an improved amenity level for future occupants of the proposed development and would also protect the existing residential amenities of property in the vicinity.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 26th day of February 2026, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to the commencement of development, the developer shall submit revised drawings for the written agreement of the planning authority, to provide for the following amendments to the proposed development:

(i) A high-level window at a minimum height of 1.8 metres, on the ground floor northern elevation, to serve the proposed living room area.

(ii) A high-level window at a minimum height of 1.8 metres, on the first-floor northern elevation, to serve the proposed Bedroom 1 area.

(iii) The glazing to the window to the bathroom on the first floor of the north facing elevation shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

4. (a) The proposed development shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS).

(b) Footpaths shall be dished at road junctions in accordance with the requirements of the planning authority. Details of all locations and materials to be

used shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of amenity and of traffic and pedestrian safety.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures, traffic management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

6. Site development and building works shall be carried out between the hours of 07.00 and 19.00 Monday to Friday, and 08.00 to 14.00 Saturday, or on Sundays or public holidays, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of the protection of residential amenity.

7. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interests of orderly development and the visual amenities of the area.

8. Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Éireann, to provide for service connections to the public water supply and/or wastewater collection network.

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

9. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable drainage.

10. 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.