

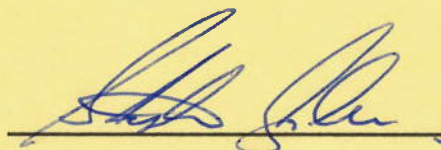
An
Coimisiún
Pleanála

Commission Direction
CD-000915
PL-501165-LK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 17 July 2026.

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

Planning Commissioner:


Stephen Bohan

Date:

20th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the existing partially constructed dwellinghouse on site which has been in place for a substantial period of time, the inclusion of the property on the

Derelict Sites Register, and the fact that there is an extant planning permission on the site for retention and completion of the dwellinghouse under planning reference 21/695, the Commission considers that the proposed development relates to an existing structure and a previously permitted residential structure. Having regard to Objective CGR O6 *Derelict Sites*, Objective CGR O4 *Active Land Management* and Objective HO O4 *Re-use of Existing Buildings* and development standards of the Limerick County Development Plan 2022-2028, it is considered that subject to compliance with the conditions set out below, the proposed development is an acceptable form of development at this location, would not seriously injure the amenities of adjoining properties, and would therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.0 Conditions

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| 1 | The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. . |
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Reason: In the interest of clarity

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| 2 | The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to |
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commencement of development. This scheme shall include the following:

(a) A plan to scale of not less than 1:500 showing –

(i) The existing roadside boundary retained.

(ii) The proposed entrance (a per condition non. 2 above) shall be limited to two no. piers at the entrance gate only. The entrance splay shall be planted with a double row of native hedgerow consistent with the roadside boundary.

(iii) Proposals to provide the site boundaries with hedgerow screening and native tree planting. Details of screen planting (which shall not include *cupressocyparis x leylandii*) shall be submitted.

(iv) The species, variety, number, size and locations of all proposed trees and shrubs, which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder and shall not include *prunus* species.

(b) Prior to occupation of the dwelling, the developer shall submit a certificate of compliance prepared by a suitably qualified person with professional indemnity insurance stating that all landscaping conditions pertaining to the grant of planning permission have been complied with. Photographic evidence shall also be submitted.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of 5 years from

the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

3

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

(b) Treated effluent from the wastewater treatment systems 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 Wastewater 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 wastewater treatment systems and associated works are 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.
4	The applicant, and any subsequent owner(s) of the development, shall undertake a maintenance or service contract for the on-going maintenance of the packaged wastewater treatment unit and packaged tertiary intermittent filter media system with the manufacturer or such suitably qualified person in perpetuity. A signed and approved maintenance contract / agreement shall be submitted to the Planning Authority prior to the commissioning of the system. A maintenance contract for the effluent treatment system shall be entered into and paid in advance for a minimum period of five years from the date of the completion of installation and subsequent commissioning of the proposed effluent treatment system and thereafter shall be kept in place at all times. Signed and dated copies of the contract shall be submitted to, and agreed with in writing, the planning authority within four weeks of the date of the installation. Reason: In the interest of public health and to prevent pollution.
5	(a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties. (b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

	(c)The positioning of all soakaways shall comply with the 2021 EPA Code of Practice entitled. All soakaways shall be designed in accordance with BRE DG 365:2016. All hard stand areas contiguous with the dwelling shall have separate drainage pathways. Full design details, including drainage along the public road shall be submitted for the written agreement of the Planning Authority prior to the commencement of any development on site. Reason: In the interest of traffic safety and to prevent flooding or pollution.
6	Prior to commencement of development, the developer shall enter into a water connection agreement with Uisce Eireann. Reason: in the interest of public health
7	All public services to the permitted development, including electrical, telephone cables and associated equipment shall be located underground throughout the entire site. Reason: In the interest of amenity
8	Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority. Reason: To safeguard the amenity of property in the vicinity

9 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.

[Note: The Commission, in omitting the Inspectors Condition no.2, is satisfied that the proposed centrally located entrance is acceptable as submitted. While the existing field gate access could be retained, the proposed entrance provides a more coherent and functional access arrangement having regard to the overall site layout and the safe operation of the dwelling in the long term. The Planning Authority raised no traffic safety objection and did not require any alteration to the

entrance, and the additional hedgerow removal necessary to form the proposed access is justified by the practical and operational benefits of the submitted layout.