



An
Coimisiún
Pleanála

Commission Direction
CD-001165
PL-501230-LK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 26 August 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:

Declan Moore

Date:

27th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Limerick Development Plan 2022-2028 and to the nature and scale of the development proposed for retention on residential zoned land, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention does not form a dominant feature in the area or seriously injure the visual or residential amenities of the area or of property in the vicinity. The development proposed to be retained would, therefore, be in accordance with the provisions of Section 11.4, Objective HO O3 and the 'Existing Residential' zoning objective of the development plan and the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, and by the further plans and particulars received by An Coimisiún Pleanála on the 27th of April 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 within three months of the date of this Order and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission Register Reference Number 19/466, as amended by permission Register Reference Number 21/114 unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

3. The proposed development shall be amended as follows:

Pleached trees shall be planted along the southeast site boundary as indicated on the site layout plan received by An Coimisiún Pleanála on the 27th day of April 2026. Details shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order and which shall include the following:

- (a) A plan to scale of not less than 1:500 showing the species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species.
- (b) A timescale for implementation.
- (c) 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 five 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.

4. All bathroom and ensuite windows shall be fitted and permanently maintained with obscure glass.

Reason: In the interest of residential amenity.

5. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity

6. 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 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 noted that several matters raised in the Observations on file were matters of planning enforcement, which are the responsibility of the planning authority to investigate, monitor and enforce as may be required, and not the Commission.