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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Limerick City and County Council**

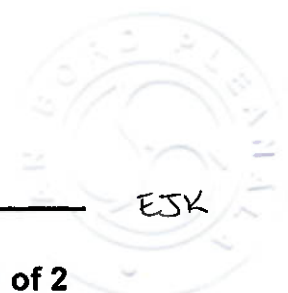
**Planning Register Reference Number: 22/279**

**APPEAL** by Tom Ryan of Ballynoe, Mungret, County Limerick against the decision made on the 12<sup>th</sup> day of October, 2022 by Limerick City and County Council to grant subject to conditions a permission to Polkee Limited care of Kane Architecture of 6 Clarinda Park North, Dun Laoghaire, County Dublin.

**Proposed Development:** Construction of a two-storey office building circa 1,850 square metres on site to north-east of existing office building Pearse House with interconnecting link at first floor level to Pearse House, extension of the existing car parking facilities and associated on site works including parking lighting poles at Pearse House, Raheen Business Park, Raheen, Limerick.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.



## Reasons and Considerations

Having regard to the submissions made in connection with the planning application and the appeal, the proposed development situated in Raheen Business Park which has a surface water outfall at Loughmore Canal, the Limerick City and County Development Plan 2022-2028 and Objective IN O12(h) requiring all planning applications to include surface water design calculations to establish the suitability of drainage between the site and the outfall point and requiring all new development to include SuDS to control surface water outfall, the Board considered as insufficient the information presented by the applicant as to whether the surface water drainage system as proposed would not give rise to a heightened risk of additional flooding on lands including downstream of Loughmore Canal. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



*Eamonn James Kelly*

**Eamonn James Kelly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *2<sup>nd</sup>* day of *February*, 2024.