

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 24/266

Appeal by Liam Bennett care of Charles McCarthy of Kilscanlon, Galbally, County Limerick against the decision made on the 28th day of August, 2024 by Limerick City and County Council to refuse outline permission.

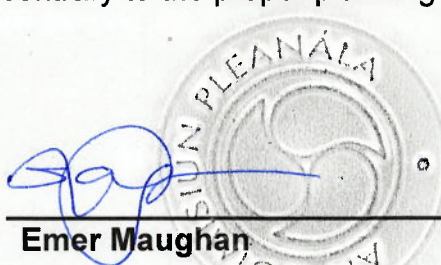
Proposed Development: Construction of a dwellinghouse and entrance with connection to the local public water and sewer services and all associated site works, all at Croom Townland, Croom, County Limerick.

Decision

REFUSE outline permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the location of the site within a 'Rural Area under Strong Urban Influence', as identified in the Limerick Development Plan 2022-2028, and on the basis of the submissions made in connection with the planning application and the appeal, it is considered that the applicant does not meet the requirements of the housing need criteria as set out in Objective HO 020 (Rural Areas Under Strong Urban Influence) of the development plan given the fact the applicant already lives in a rural house proximate to the site of the proposed development. The proposed development would contravene Objective HO 020 of the Limerick Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Taken in conjunction with existing residential development in the area, the proposed development would give rise to an excessive density of random housing development in a rural area outside lands zoned for residential development and lacking certain public services and community facilities. The proposed development would give rise to demands for the provision of further public services and community facilities, would militate against the preservation of the rural environment, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan
Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 26th day of September 2025.