



An
Bord
Pleanála

Board Order
ABP-321828-25

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 24384

Appeal by Tom Ryan of Ballynoe, Mungret, County Limerick and by Sarah Mulcahy of Baunacloka, Mungret, Limerick against the decision made on the 23rd day of January, 2025 by Limerick City and County Council to grant permission, subject to conditions, to Adhesives Research Limited care of O'Connell Planning and Design Services of Hazelfield, Askeaton, County Limerick for the proposed development.

Proposed Development: A change of use within the current administration area from open plan office space to a production area at Derryokane Avenue, Raheen Business Park, Raheem, Limerick.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the planning history and the zoning objective of the subject site, its location with the existing Raheen Business Park and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development involving a change of use from office to production area within an established use at the site would be acceptable in terms of public health and traffic, would not seriously injure the amenities of the area, would not exacerbate any potential risk of flooding, and would not cause a deterioration of water quality in water bodies adjacent to the site. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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 submitted on the 20th day of December 2024 as 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. The mitigation measures as detailed in the Bat Survey Report submitted to An Bord Pleanála, on the 7th day of March 2025, shall be implemented in full as part of the development.

Reason: In the interest of wildlife protection.



Tom Rabbette

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 12th day of June 2025.