



An  
Bord  
Pleanála

## Board Order ABP-322079-25

### Planning and Development Acts 2000 to 2022

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

**Planning Register Reference Number: 24476**

**Appeal** by Better Value Unlimited Company care of Tony Bamford Planning of Sky Business Centres, Clonsaugh Business and Technology Park, Clonsaugh, Dublin against the decision made on the 18<sup>th</sup> day of February 2025 by Limerick City and County Council to refuse permission for the proposed development.

**Proposed Development:** The change of use of Unit 6 from retail warehouse to open comparison retail and amalgamate the unit into Unit 5 (Dunnes Stores) resulting in the increased comparison sales area of unit 5 from 2,447 square metres to 3,092 square metres (uplift of 645 square metres). The access doors of Unit 6 will remain in place but will be closed. Access by the general public to the proposed amalgamated unit would be via the existing Dunnes Stores access in Unit 5. All works associated with the proposed development including the removal of the internal dividing wall, at Units 5 and 6, Limerick One Shopping Park, Childers Road, Limerick.

### Decision

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

P.C.

## Reasons and Considerations

The proposed change of use from retail warehouse to open comparison retail within Unit 6 of Limerick One Shopping Park is located on lands zoned Retail Warehousing in the current Limerick City and County Council Development Plan 2022-2028, the objective of which is 'to provide for retail warehouse development'. The proposed use is identified as a use which is generally not permitted on such zoned lands. It is concluded that a grant of permission in this instance would materially contravene the zoning objective afforded to this area of the site and would also be contrary to the Objective ECON O2 of the Limerick City and County Council Development Plan 2022-2028 which refers to Limerick Suburbs Retail and which specifies that it is an objective of the Council to ensure proposals which would undermine the vitality and viability of Limerick City Centre will not be permitted. Furthermore, the proposed development would be contrary to the provisions of Limerick City and County Council Retail Strategy for Limerick - Shannon Metropolitan Area and County Limerick 2022-2028 (2022). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Patricia Calleary**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this 16<sup>th</sup> day of June 2024.