

An
Coimisiún
Pleanála

Commission Order
ABP-322325-25

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

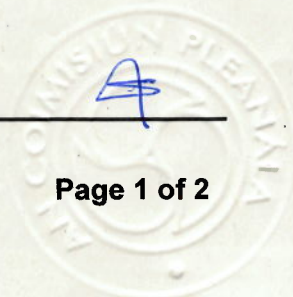
Planning Register Reference Number: 2560046

APPEAL by Multi-Storey (Limerick) Limited care of Noel Kerley Associates Limited of 6 The Crescent, Limerick against the decision made on the 21st day of March 2025, by Limerick City and County Council to refuse permission.

Proposed Development: The construction of a two-storey building with mixed commercial/retail units with signage at the corner of 42 Thomas Street and Anne Street, for internal and elevational alterations, with signage to existing adjoining Unit at 15 Anne Street, and for a new two storey mixed commercial/retail Unit to the rear of 15 Anne Street on Ersons Lane with all ancillary site works at Corner of Thomas Street and Anne Street, 15 Anne Street and Ersons Lane, Limerick.

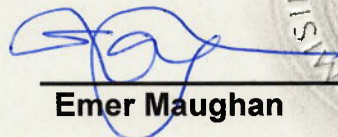
Decision

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



Reasons and Considerations

1. By reason of its two-storey height, scale and to its location within a Key Growth Area which has been identified and designated as having the ability and capacity to deliver compact growth in line with national and regional policy within the inner city in the Building Height Strategy for Limerick City (2022), the proposed development would represent an underutilisation of such a central prominent urban site which would be contrary to Policy CGR P1 (Compact Growth and Revitalisation) of the Limerick Development Plan 2022-2028 and the National Planning Framework (revised 2025) which seek to prioritise compact growth and higher density mixed use developments and Policy BH6 of the Building Height strategy for Limerick City (2022). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is a requirement of the planning authority under Objective CGR 03(d) (Urban Lands and Compact Growth) of the Limerick Development Plan 2022-2028 that 20% of the new development within the city centre zone is to comprise of residential use. Having regard to the city centre zoning of the site and the modified proposal which included 63 square metres of residential use (<11% of the proposed development) which was lodged with the appeal on 17th April 2025, the proposed modified development would contravene objective GCR 03(d) 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 12th day of August 2025.