

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 2460606

APPEAL by Thomas Drummond on behalf of Concerned Residents Association, care of Hill Road, Abbeyfeale, Limerick against the decision made on the 3rd day of April 2025, by Limerick City and County Council to grant, subject to conditions, a permission to HRP Construction Limited care of Clara O'Neill of Old Thompsons Bakery, Thompson House, MacCurtain Street, Cork for the proposed development.

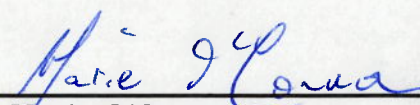
Proposed Development: The construction of 40 number residential units comprising of 20 number houses and 20 number apartments, all two-storey in height. The units proposed are a mix of one and two bedroomed units (20 one- bed and 20 two- bed). Permission is also sought for boundary treatments, roads, drainage, landscaping, pedestrian crossings, 54 number car parking spaces and 20 number bicycle parking spaces, bin storage, access and all ancillary site works at Saint Ita's Road, Abbeyfeale West, Abbeyfeale, County Limerick.

Decision

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

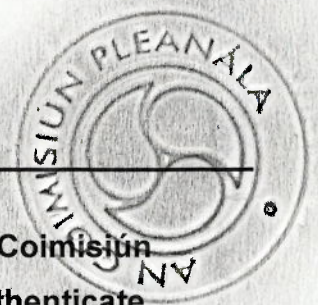
Reasons and Considerations

Notwithstanding Section 3.4.1 of the Abbeyfeale Local Area Plan 2023-2029, which acknowledges the high demand for one-bed and two-bed units within the town of Abbeyfeale, and having regard to the Housing Strategy and Housing Needs Demand Assessment 2022-2028 (Volume 6 of Limerick Development Plan 2022-2028), which set out the existing and future housing requirements for Limerick City and County (including the municipal district of Newcastle West) and to the absence of three-bed and four-bed units as part of the proposed development, it is considered that the proposed development does not provide a sufficient variety of house types and therefore fails to comply with Objective HO O1 (Social Inclusion) of the Limerick Development Plan 2022-2028, which seeks to ensure that new developments are socially inclusive and provide for a wide variety of housing types. Furthermore, the Commission considered that this could not be addressed as a condition of a grant of permission as it would materially alter the proposed development, which is contrary to Section 7.7 of the Development Management Guidelines for Planning Authorities (2007). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

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



Dated this 20 day of August 2025.