

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322678-25

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**Planning and Development Acts 2000, as amended**

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

**Planning Register Reference Number: 2560249**

**Appeal** by Thomas and Marian Loftus and others of 35 Willsbrook, Saint Nesson's Road, Dooradoyle, Limerick against the decision made on the 20<sup>th</sup> day of May, 2025 by Limerick City and County Council to grant subject to conditions a permission to Health Service Executive (HSE) care of Tom Philips and Associates of 80 Harcourt Street, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The development will consist of a rooftop extension to the Shell extension granted under register reference 23/60506, comprising an enclosed plant at Level 02 and a four storey ward above at Levels 03, 04, 05, and 06, consisting of 96 number acute inpatient bed spaces, landscaped outdoor amenity areas (Level 03), support services, staff amenities, offices, storage and other ancillary areas, in addition to a roof plant at Level 07. The proposed development will connect and integrate with the permitted 96 number bed ward to the south granted under register reference 20/775 which is currently under construction. As a result of the extension, the permitted building height on the subject site, as approved under register reference 23/60506, will increase from circa 12 metres to a maximum height of circa 37

metres (top of staircore) along Saint Nesson's Road. The development will also include amendments to the permitted Shell extension (Levels -02, -01, 00 and 02) granted under register reference 23/60506, comprising alterations to Level 02 (roof) to accommodate the provision of plant at Level 02, removal of a ventilation well to the basement car park, relocation of the pedestrian and cyclist access to the basement at Level -01 from the north elevation to the west elevation, relocation of a fire escape door from the east elevation to the north elevation, the addition of an external column for structural support, minor alterations to all elevations including the rearrangement of windows and louvre openings and changes to materials and finishes. The development will also include covered and uncovered bicycle parking spaces at various locations throughout the campus, the provision of a new shared pedestrian and cyclist link located to the north of the campus connecting to Saint Nesson's Road, green roofs, plant, changes in levels and all associated ancillary site development above and below ground development at the University Hospital Limerick, Saint Nesson's Road, Dooradoyle, Limerick. The application site is principally bounded by an existing internal access road to the north, by the existing Emergency and Renal Departments and associated inpatient wards above to the south, by the existing hospital to the east and by Saint Nesson's Road to the west. The Hospital Chapel within the Hospital Campus is a Protected Structure (RPS Register 1649). No works are proposed to the Protected Structure as part of this application.

## **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 provisions of the Limerick Development Plan 2022-2028, the land use zoning objective for the site, the planning history of the site in particular planning authority register reference 23/60506, the nature, scale and design of the proposed development relative to the site context, the availability of public transport in the area and water and wastewater infrastructure, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the zoning objective for the site, the objectives and policies of the development plan in particular objective ECON O17, SCSi O15 and CGR O9, would adequately integrate with the existing adjoining development in terms of design, scale and finish, would not seriously injure the visual amenities of the area, would not unduly impact on the residential amenities of nearby properties, would not give rise to a traffic hazard, and would not detract from the existing protected structure on the hospital grounds. 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, 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 contained in the submitted Noise Impact Assessment shall be implemented.

**Reason:** To protect the residential amenities of nearby properties.

3. Prior to the commencement of development, the developer shall submit revised drawings, for the written agreement of the planning authority, which shall include details of showers and lockers within the staff changing rooms, to promote increased use of sustainable modes of travel.

**Reason:** In the interest of promoting sustainable travel.

4. The development shall be carried out and operated in accordance with the provisions of the Mobility Management Plan (MMP) submitted to the planning authority on 26<sup>th</sup> day of March 2025. The specific measures detailed in Section 5.3 and Section 6 Action Plan Summary of the MMP to achieve the objectives and modal split targets for the development shall be implemented in full upon first occupation of the development. The developer shall undertake an annual monitoring exercise to the satisfaction of the planning authority for the first five years following first occupation of the development and shall submit the results to the planning authority for consideration and placement on the public file.

**Reason:** To achieve a reasonable modal split in transport and travel patterns in the interest of sustainable development.



5. Prior to the commencement of development, the developer shall submit the following for the written agreement of the planning authority:
- (a) The projected modal split for year 1, year 3 and year 5 shall be revised in the line with section 3.2.2 of Workplace Travel Plans – A Guide for Implementers and Achieving Effective Workplace Travel Plans – Guidance for Local Authorities.

**Reason:** In the interest of promoting sustainable travel.

6. The developer shall provide swift nest boxes. Details in regard to the locations and design shall be submitted to the planning authority for written agreement, prior to commencement of development.

**Reason:** In the interest of nature conservation.

7. Prior to the commencement of development, the developer shall enter into a Connection Agreement(s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.

**Reason:** In the interest of public health and to ensure adequate water/wastewater facilities.

8. Site development and building works shall be carried out between 0800 to 2000 hours Mondays to Fridays inclusive, between 0800 and 1600 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

**Reason:** To safeguard the amenity of property in the vicinity.

9. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:
- (a) the location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
  - (b) the location of areas for construction site offices and staff facilities;
  - (c) details of site security fencing and hoardings;
  - (d) details of on-site car parking facilities for site workers during the course of construction;
  - (e) details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
  - (f) measures to obviate queuing of construction traffic on the adjoining road network;
  - (g) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
  - (h) alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
  - (i) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;

- (j) the containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (k) the off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil; and
- (l) the means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.

A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority.

**Reason:** In the interest of amenities, public health and safety and environmental protection.

10. A plan containing details for the management of waste in particular, clinical waste, non-clinical waste and recyclable materials within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained, and waste shall be managed in accordance with the agreed plan.

**Reason:** To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment and the amenities of properties in the vicinity.



11. The landscaping plan scheme as submitted to the planning authority on the 26<sup>th</sup> day of March 2025 shall be carried out within the first planting season following substantial completion of external construction works. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development or shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of residential and visual amenity.

12. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** To prevent flooding and in the interests of sustainable drainage.

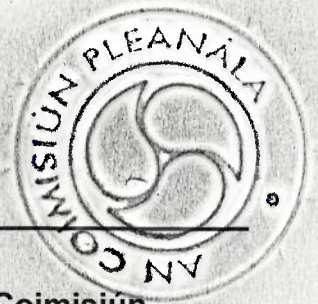


13. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

  
Mary Henchy

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



Dated this 3<sup>rd</sup> day of October 2025.