



An  
Coimisiún  
Pleanála

Commission Order  
ABP-322698-25

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

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

**Planning Register Reference Number: 2589**

**Appeal** by Cornelius McCarthy of 15 Iona Drive, North Circular Road, Limerick and by others against the decision made on the 15<sup>th</sup> day of May, 2025 by Limerick City and County Council to grant, subject to conditions, a permission to Tesco Ireland Limited care of RMLA Limited of Unit 3B, Santry Avenue Industrial Estate, Santry Avenue, Santry, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Provision of an ancillary off-licence sales area in the existing Tesco retail unit at Watch House Cross Shopping Centre, Kileely Road, 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 relevant provisions of the Limerick County Development Plan 2022-2028, the land use zoning objective for the site, within which retail convenience of less than 1,800 square metres net floor area is open for consideration, and which includes for off-licence use, the established retail use of the site, the pattern of development in the vicinity, and the limited scale of the proposed use for the purposes of an off-licence ancillary to the overall footprint of the existing retail unit, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the development plan, would not seriously injure the amenities of the area, and would not result in an over-concentration of off-licence uses in the existing district centre. The proposed development, would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. (a) No advertising of the sale of alcohol products shall occur on the front (eastern) elevation of the existing shop or on the internal windows of the Tesco retail shop, or within or on the boundaries of the District Centre site.
- (b) The alcohol sales area shall be limited to the area as shown on drawing reference number PL.101 submitted with the planning application.

**Reason:** In the interest of clarity and the visual amenities of the area.

*Mary Gurrie*

**Mary Gurrie**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**



**Dated this 23 day of September 2025.**