



An
Coimisiún
Pleanála

Commission Order
ACP-322970-25

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25/60367

Appeal by Lisa Desmond care of McCarthy and Woulfe Limited of 25 Thomas Street, Limerick against the decision made on the 19th day of June 2025, by Limerick City and County Council, to refuse permission.

Proposed Development: House and ancillary site works in rear garden and accessed via public road, all at Hillcrest, Rhebogue Road, Limerick and accessed via the public road in Rhebogue Hill, Limerick.

Decision

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

Reasons and Considerations

The proposed development site is partially located on lands which form part of an area of open space provision permitted to serve the adjoining residential scheme Rhebogue Hill, as per planning register reference number 01/770144. It is considered that the proposed development would result in the loss of that part of public open space lands provided for the residential amenities of Rhebogue Hill under the aforementioned parent permission, would be piecemeal in nature given the pattern of development and undeveloped land in the area and would seriously injure the residential and visual amenities of the area. The proposed development would be contrary to the zoning objective for the site, which seeks to protect and improve existing residential amenity, would set an undesirable precedent for similar types of development, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

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

Dated this 13th day of October 2025.