

An
Coimisiún
Pleanála

Commission Order
ACP-323097-25

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25/60285

Appeal by Mary Parkes care of Healy Partners Architects of The Mill,
Glentworth Street, Limerick against the decision made on the 25th day of
June, 2025 to refuse permission for the proposed development.

Proposed Development: The demolition of existing garage building and the
construction of a new two storey extension, comprising of an independent
family residence, to existing dwelling and associated site works, at Mill Race,
Golf Links Road, Ballysimon, Limerick.


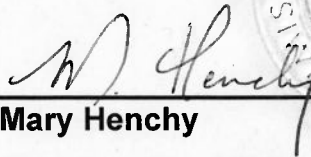
Decision

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

Reasons and Considerations

Having regard to objective HO 011, Subdivision of Dwelling to Accommodate Dependent Relative, in the Limerick Development Plan 2022-2028, it is considered that the proposed dwelling, due to its, form, design, layout and scale, results in a structure that, notwithstanding the proposed connection at ground floor, does not present as an extension to the existing structure on site or as subservient to the main dwelling on site. Furthermore, the connection of the proposed development to the main dwelling by way of a linking secondary entrance porch does not lend itself to integrating the proposed accommodation with the main dwelling on site as required by objective HO 011. The proposed development would contravene objective HO 011 of the Limerick Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

In the absence of a site-specific flood risk assessment, the Commission was not satisfied that the applicant had demonstrated that the proposed use is appropriate at this location. The proposed development would be contrary to Policy CAF P5, Managing Flood Risk, of the Limerick Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

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

Dated this 17th day of November 2025.