

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25/164

APPEAL by Michael and Edel Clancy care of Ian Daniels (Danarch) of Ground Floor, Old Windmill Court, Lower Gerald Griffen Street, Limerick against the decision made on the 16th day of July, 2025 by Limerick City and County Council to refuse permission for the proposed development.

Proposed Development: Demolition of existing single storey side extension and the construction of a new single storey side extension and a first floor extension over existing building, alterations to existing elevations, site entrance, new front boundary wall, new site boundary wall, connection to existing public services, the proposed development will result in the subdivision of the site and all associated site works at Liafail, Lower Park, Corbally, Limerick.

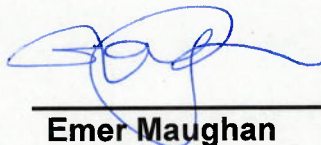
Decision

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

Reasons and Considerations

1. Having regard to the planning status of the subject dwelling to which the current proposal relates, the close proximity of the proposed development to the existing property to the south, and the lack of adequate information in relation to the site boundaries and separation distances, it is considered that the proposed development would detract, to an undue degree, from the residential amenities of the adjacent property. The Commission is not satisfied, on the basis of the documentation lodged with the planning application and the appeal that the existing dwelling to which the current proposal relates has the benefit of planning permission as the documentation submitted with the previous application on the site (90/455) indicated that the subject dwelling was to be demolished once the permitted dwelling was constructed. The proposed development, if permitted, would give rise to the consolidation of unauthorised development. It is considered, therefore, that the proposed development would be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of its poor design and bulky appearance, would be out of character with the existing building and other residential development in the vicinity and would have a negative impact on the visual amenity of the area. Furthermore, it is considered that the proposed development lacks suitable outside amenity space, constitutes overdevelopment of the site and would result in an unsatisfactory standard of residential amenity for occupants. The proposed development would not be in accordance with the standards outlined in Section 11.4.4 of the Limerick City and County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

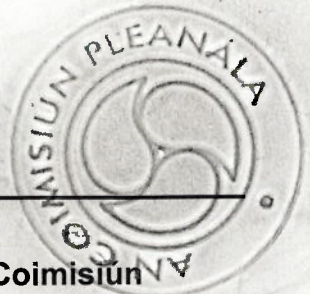
3. It is considered that the proposed development, which would necessitate vehicles reversing onto a public road, would endanger public safety by reason of traffic hazard. This arrangement would be likely to interfere with the safety and free flow of traffic on the road and would endanger vulnerable road users such as pedestrians. Therefore, the proposal would fail to provide a safe and suitable means of access and would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Planning Commissioner of An Coimisiún

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



Dated this 14th day of November 2025.