

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25/60523

APPEAL by MGM Partnership care of Leahy Planning Limited of Mill Road House, Mill Road, Ennis, County Clare against the decision made on the 29th day of July, 2025 by Limerick City and County Council to refuse permission for the proposed development.

Proposed Development: Construction of a residential development of 84 number housing units consisting of two number four bedroom detached dwellings, 18 number four bedroom semi-detached dwellings, two number four storey apartment blocks consisting of 28 number two bedroom apartments and four number one bedroom apartment per apartment block, two number apartment ancillary bin storage / plant compounds, entrance, estate roads and footpaths, ancillary parking and all associated site works, all at Greenpark Avenue South Circular Road,, Limerick.

Decision

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

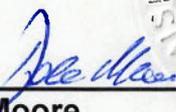
Reasons and Considerations

1. Having regard to the location of the residential development and associated infrastructure, including car parking and access roads to facilitate same, partly on lands subject to the Enterprise and Employment zoning objective, it is considered that the proposed development would materially contravene the Enterprise and Employment land use zoning Objective ECON O18 of the Limerick Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the residential development and associated infrastructure including car parking and access roads to facilitate same, partly on lands located within Flood zones A and B as informed by the Strategic Flood Risk Assessment contained in the Limerick Development Plan 2022-2028, it is considered that the proposed development would contravene Policy CAF P5 Managing Flood Risk of the Limerick Development Plan 2022-2028, would be contrary to the precautionary approach outlined in the "Planning System and Flood Risk Management Guidelines for Planning Authorities" and would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.
3. It is considered that the proposed development, by reason of the excessive car parking spaces and hard standing areas, proposed layout and design of car parking spaces, proposed layout of public open space and failure to provide adequate levels of communal open space, and poor pedestrian permeability to the surrounding area, would be contrary to Objective CGR O2 Place-making, Universal Design and Public Realm and the Development Management Standards in Section 11.2.1 of the Limerick Development Plan (2022-2028), would be contrary to the Sustainable Residential Development and Compact Settlements

Guidelines issued by the Department of Housing, Local Government and Heritage (January, 2024) contrary to SPPR 3 relating to car parking standards and Policy and Objective 4.2 relating to quality urban design and placemaking, would be contrary to the Design Manual for Urban Roads and Streets, 2013 relating to design of car parking spaces, and to the Planning Design Standards for Apartments Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in July, 2025. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

4. It is considered that the proposed development, by reason of the failure to provide a Childcare Facility and not adequately demonstrating that childcare facilities are not required as part of the scheme, would be contrary to the Childcare Facilities Guidelines for Planning Authorities (2001) and Objective SCS1 O14 Childcare Facilities of the Limerick Development Plan (2022-2028) and would, therefore be contrary to the proper planning and sustainable development of the area.




Declan Moore

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

Dated this 11th day of DECEMBER 2025.