



An
Coimisiún
Pleanála

Commission Order
ACP-323490-25

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25/60531

Appeal by Pat Broderick of Lotteragh Upper, Bruree, County Limerick against the decision made on the 30th day of July, 2025 by Limerick City and County Council to grant subject to conditions a permission to Jennifer Geary care of Michael Lyons of 14 Bellewood, Ballyneety, County Limerick.

Proposed Development: Construction of a vehicular entrance, single storey dwellinghouse, garage, domestic wastewater treatment system and polishing filter together with all associated site works, all at Lotteragh Upper, Bruree, County Limerick.

Decision

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

Reasons and Considerations

Having regard to the location of the site on the R518 Regional Road which is identified as a Strategic Regional Road within Objective TR O41 (Strategic Regional Roads) of the Limerick Development Plan 2022-2028, the Commission is not satisfied, on the basis of the information submitted with the planning application and the appeal, that the applicant has demonstrated that the proposed dwellinghouse is required for occupation by a member of the farming community in connection with the working of the farm. The proposed development would contravene Objective TR O41 (Strategic Regional Roads) of the Limerick Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

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Planning Commissioner of An Coimisiún

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



Dated this *17* day of *December* 2025.