

An
Coimisiún
Pleanála

Commission Order

ACP-323505-25

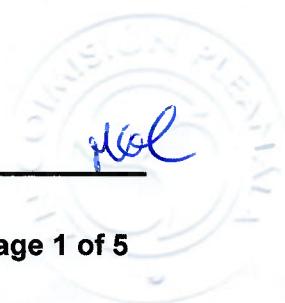
Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25140

Appeal by Gearoid Hickey of Ludden, Ballyneety, County Limerick against the decision made on the 31st day of July, 2025 by Limerick City and County Council to grant subject to conditions a permission to Darren O'Donoghue care of Brian O'Donoghue Architect of 12 Thornfield, Monaleen, Limerick in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of single storey rear extension and side bay window. Planning permission is also sought for new front boundary wall, new wastewater treatment system and to remove existing pillars at the entrance and all associated site works at Kilcullen, Ballyneety, County Limerick.



Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the design, nature and scale of the proposed development and development proposed to be retained, to the established residential use of the site, the existing pattern of development in the area, and to the provisions of the Limerick Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would not seriously injure the residential amenities of the area or of property in the vicinity and would be acceptable with regard to traffic safety and wastewater treatment. The proposed development and development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Coimisiún Pleanála on the 3rd day of September, 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.
- (b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.
- (c) The front boundary wall and vehicular entrance shall be constructed in accordance with Drawing no. 1 submitted on 1st day of May 2025 and the area of ground between the road edge and the realigned front boundary shall be reinstated to prevent any road safety issues occurring. Full details to be agreed with Limerick City and County Council prior to commencement of development. Any damage to the public road shall be repaired at the developer's expense. public road shall be repaired at the developer's expense.

Reason: In the interest of traffic safety and to prevent flooding or pollution.

5. (a) The septic tank/wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on the 1st day of May 2025 and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) " – Environmental Protection Agency 2021.

(b) Treated effluent from the septic tank/wastewater treatment system shall be discharged to a percolation area/polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.

(c) Within three months of the installation of the wastewater treatment system, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

Reason: In the interest of public health and to prevent water pollution.

Marie O'Connor
Marie O'Connor

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

Dated this 07th day of January 2026