

An  
Coimisiún  
Pleanála

**Commission Order  
ACP-323636-25**

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**Planning and Development Act 2000, as amended**

**Planning Authority: Limerick City and County Council**

**Planning Register Reference Number: 2560674**

**Appeal** by Tom Ryan against the decision made on the 29<sup>th</sup> day of August, 2025 by Limerick City and County Council to grant, subject to conditions, a permission to Eastway Global Forwarding Limited in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of alterations to an existing building which was previously granted planning permission under Planning Register Reference Number 18662 and Planning Register Reference Number 201189. The alterations include (a) a reduced floor area, (2) changes to the elevations, (3) an additional site access point for fire tender access and (4) changes to site services and associated site works necessitated by the above listed changes, all at Bay Q, Ballycummin Avenue and Ashford Road, Raheen Business Park, Raheen, 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 planning history and the zoning objective of the subject site, its location within the existing Raheen Business Park and the nature and scale of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be acceptable and would not have a significant impact on surface water discharge from the subject site. The 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, 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 within three months of the date of this Order and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. This permission does not include any tree removal, cycle parking removal, or the omission of screening planting.

**Reason:** To clarify the extent of the permission, in line with the development as advertised, in compliance with the Planning Regulations 2001, as amended.

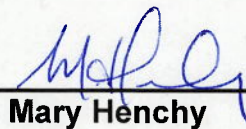


3. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission under Planning Register Reference 18662 and Planning Register Reference Number 201189, unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

4. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Within three months of the date of this Order, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** In the interest of public health.



Mary Henchy

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



Dated this 21<sup>st</sup> day of January 2026.