



Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25/60788

Appeal by Jennifer and Liam Brett and by others against the decision made on the 12th day of November, 2025 by Limerick City and County Council to grant subject to conditions a permission to Connect Investments Limited.

Proposed Development: Large scale residential development (LRD) for the provision of a total of 107 number residential units along with the provision of a creche. Particulars of the development comprise as follows: site excavation works to facilitate the proposed development to include excavation and general site preparation works to include for demolition of existing derelict outbuilding. The provision of a total of 46 number two-storey residential dwellings which will consist of 33 number three-bed units and 13 number four-bed units. The provision of a total of 61 number apartment units consisting of a total of two number one-bed units and 59 number two-bed units in two number apartment buildings. Apartment building number 1 comprises 23 apartments (two number one-bed units and 21 number two-bed units) and apartment building number 2 comprises 38 apartments (38 number two-bed units). The apartment blocks are five storeys in height and incorporate bicycle storage and storage rooms at ground level. External storage buildings for bins to serve apartment blocks one and two are also proposed. Provision of a two-storey creche. Provision of associated car parking at surface level via a

combination of in-curtilage parking for dwellings and via on-street parking for the creche and apartment units. Provision of electric vehicle charge points with associated site infrastructure ducting to provide charge points for residents throughout the site. Provision of associated bicycle storage facilities at surface level throughout the site and bin storage facilities. Provision of associated open space areas, residential communal open space areas to include formal play areas along with all hard and soft landscape works for private gardens and amenity spaces along with public lighting, planting and boundary treatments. Provision of a new vehicular entrance and associated works along with a separate emergency vehicle access. Provision of an ESB substation. Internal site works and attenuation systems to include for a hydrocarbon and silt interceptors on the storm networks prior to discharge to the storm outfall pipes from the site along with provision of a wastewater foul pumping station. All ancillary site development/construction works to facilitate foul, water and service networks for connection to the existing foul, water and ESB networks, all on lands at Rivers Road, Ballyclogh Townland, Castletroy, Limerick.

Decision

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

Reasons and Considerations

Having regard to the deficiencies in the information provided in the submitted Natura Impact Statement and in the response of the applicant received on the 2nd April, 2026 to the further information request, in particular to the lack of detailed survey material in relation to 'Lutra Lutra Otters' [1355] and in relation to potential impacts on the qualifying interests of the Lower River Shannon Special Area of Conservation (Site Code: 002165) resulting from development on site, the Commission is not satisfied that the proposed development would not adversely affect the integrity of the Lower River Shannon Special Area of Conservation (Site Code: 002165) in view of the site's conservation objectives. A reasonable scientific doubt exists as to the impacts of the proposed development on the site integrity of the European Site, and adverse impacts, therefore, cannot be ruled out without further analysis and assessment. It is considered that the proposed development would materially contravene Policy EH P1 (Protection of Natural Heritage and Biodiversity) of the Limerick Development Plan 2022-2028, as varied, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

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

Dated this 28th day of April 2026.