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

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

**Planning Register Reference Number: 25/60271**

**Application for Leave to Appeal** against the decision of the planning authority by Shirely Rocca Pires and Charles Pires having an interest in land adjoining the land in respect of which Limerick City and County Council decided on the 12<sup>th</sup> day of December, 2025 to grant subject to conditions a permission to Sonnervale Limited care of HRA Planning in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Large-Scale Residential Development (LRD) application for 114 number residential units comprising 16 number 2.5-storey four-bed detached units, eight number 2.5-storey three-bed semi-detached units, 36 number 2.5-storey three-bed terrace units, 19 number three-storey two-bed duplex units, 19 number three-storey three-bed duplex units and 16 number two-bed apartments provided within two number four-storey blocks. Ancillary apartment storage facility inclusive of bin and bike store. Creche facility. New access road off Mount Green Road. Off and on-street car parking and bicycle stands. Bin storage. Six number bicycle storage sheds. Landscaping. Temporary construction access. ESB Substation and all associated site works, all at Golf Links Road and Mount Green Road, Newcastle, Castletroy, County Limerick.

## Decision

**GRANT** leave to appeal under section 37 (6) of the Planning and Development Act 2000, as amended, based on the reasons and considerations set out below.

## Reasons and Considerations

It is considered that it has been shown that:

- (a) the development, in respect of which a decision to grant permission has been made, will differ materially from the development as set out in the application for permission by reason of condition number 9 imposed by the planning authority to which the grant is subject, and
- (b) the imposition of condition number 9 will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission or reduce the value of the land.

Having regard to condition number 9, the Commission considered that the removal of the construction access via Mount Green Road constitutes a material change to the proposed development as set out in the planning application and the further information submitted. While the condition itself did not stipulate an alternative construction access, the Commission considered that the construction access via the alternative access referred to in the submissions on file (i.e., through Caisleán Nua) would materially affect the applicant's enjoyment of their land adjoining the land in respect of which it has been decided to grant permission.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this *30<sup>th</sup>* day of *January*, 2026.

