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

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

**Planning Register Reference Number: 25/60705**

**APPEAL** by Lidl Ireland GmbH against the decision made on the 11<sup>th</sup> day of September, 2025 by Limerick City and County Council to refuse permission for the proposed development.

**Proposed Development:** Demolition of existing structures on the site, the construction of a two-storey discount food store with ancillary off-licence sales area and a gross floor area of 2,258 square metres (Ground Floor Area 2,124 square metres and First Floor Area 134 square metres) and a net sales area of 1,342 square metres. Construction of surface level car parking spaces, including electrical vehicle (EV) charging spaces and pre-wiring other spaces to accommodate future EV parking; cycle stands; trolley bay shelter; hard and soft landscaping and boundary treatments including retaining structures; ESB substation building; site lighting; mechanical plant area; roof mounted photovoltaic panels; all advertising signage including a “flagpole” sign at the entrance. Vehicular access and egress for the food store is from N21; on site drainage infrastructure including SUDS measures; connection to existing foul and surface water drains and upgrade of potable water supply pipe and connection on the N21. All other associated works required to complete the development. The application is accompanied by a Natura Impact Statement. All at Sheehy’s Hardware Store, Killarney Road, Abbeyfeale, County Limerick.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

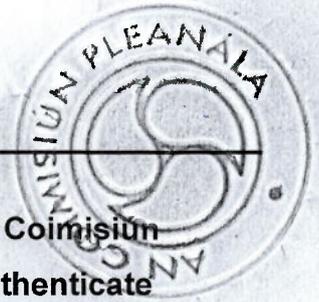
### **Reasons and Considerations**

1. The proposed development is located on lands zoned for 'Enterprise and Employment' use, as set out in the Abbeyfeale Local Area Plan 2023 - 2029 and the proposed development of a retail discount food store would conflict with Table 9 'Purpose and Objective of Each Land Use Zoning' and the Land Use Zoning Matrix of the Abbeyfeale Local Area Plan 2023 - 2029, which does not generally permit proposals for retail use. The proposed development would, therefore, contravene the zoning objective of the site which seeks to provide and improve general enterprise, employment, business and commercial activities, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to Objective RL 01 of the Abbeyfeale Local Area Plan 2023 - 2029 which seeks to promote the vitality and viability of the retail role of Abbeyfeale Town and ensure proposals will not undermine the vitality and viability of the town centre, it is considered that the overall quantum of retail proposed would not be justified at this out-of-centre location having regard to the vacancy rate that currently exists within the designated town centre and would, therefore, have a detrimental impact on the vitality and viability of Abbeyfeale Town Centre. The proposed development would, therefore, be contrary to Objective RL 01 of the Abbeyfeale Local Area Plan 2023 - 2029 and to the proper planning and sustainable development of the area.

  
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**Declan Moore**

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



Dated this **5<sup>th</sup>** day of **FEBRUARY** 2026.