



An
Coimisiún
Pleanála

Commission Order
PL-500103-LK

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 2560800

Appeal by Tom Ryan against the decision made on the 6th day of October 2025, by Limerick City and County Council to grant, subject to conditions, a permission to Brian Geary Car Sales Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention permission for a new vehicle parking area for approved used stock of circa 0.1395 hectares and accommodating 42 number car parking spaces to the rear (south) of the existing car park and retention permission of four number shed structures with a total floor area of 429 square metres accommodating valet, carwash and car turntable facilities and permission for the completion of the vehicle parking area to include site lighting and all ancillary site works, all at Brian Geary Car Sales Limited, Ballycummin, Raheen, 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 zoning objective of the site and to the established use of the site, the provisions of the Limerick Development Plan 2022-2028 (as varied), it is considered that the proposed development would be appropriate within the context of the sites' existing use, would not be prejudicial to public health, and would be consistent with Objective IN O12 (Surface Water and SuDS) of the development plan. The proposed development, 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 prior to commencement of development and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Drainage arrangements including the attenuation and disposal of surface water shall comply with the requirements of planning authority. Within three months of the date of this Order, the developer shall submit the following for the written agreement of the planning authority:
- (a) A maintenance plan for the Surface Water/SuDS system.
 - (b) A Stage 2 – Detailed Design Stage Stormwater Audit.
 - (c) Upon completion of the vehicle parking area, a Stage 3 – Completion Stormwater Audit to demonstrate that Sustainable Urban Drainage System measures have been installed and are working as designed and that there has been no misconnections or damage to storm water drainage infrastructure during construction.
 - (d) Upon completion of the vehicle parking area, certification confirming that the surface water/Sustainable Urban Drainage System measures are constructed in accordance with the approved design. No use of the parking area shall commence until certification is agreed in writing with the planning authority.

Reason: In the interest of public health and proper planning and sustainable development of the area.

3. Prior to the commencement of development, the developer shall submit revised drawings and supporting information for the written agreement of the planning authority to delineate internal circulation routes, right-of-way arrangements, road markings and signage. All road markings and signage shall be in accordance with IS EN 1436 European Standard for Road Markings and the Traffic Signs Manual. These shall be maintained by the developer for the lifetime of the development.

Reason: In the interest of traffic safety.

4. Within three months of the date of this Order, a scheme indicating boundary treatments shall be submitted to, and agreed in writing with, the planning authority. This boundary treatment scheme shall provide proposals for the south-western and south-eastern boundaries of the proposed car parking area, as indicated on the 'Proposed Site Plan' drawing number: PA_1-03.

Reason: In the interest of orderly development.

5.
 - (a) All foul sewage and soiled water, including soiled water from the car wash, shall be discharged to the public foul sewer.
 - (b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system or soakpits.
 - (c) Certification confirming that the foul water measures for the car wash facility have been installed, are working satisfactorily and that there have been no misconnections or damage to the foul water drainage infrastructure shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order.

Reason: In the interest of public health.

6. Public lighting shall be provided in accordance with the scheme provided.

Reason: In the interest of amenity and public safety.

7. A Construction and Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. The CEMP shall include but not be limited to construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

Reason: In the interest of environmental protection, residential amenities, public health and safety and environmental protection.

8. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



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

Dated this 18th day of February 2026