



An
Coimisiún
Pleanála

Commission Order
PL-500244-LK

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25/60418

Appeal by Tom Ryan against the decision made on the 14th day of October, 2025 by Limerick City and County Council to grant subject to conditions a permission to Gerry Reynolds in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a single industrial building, which will include two high bay warehouse units, with associated two-storey office and staff welfare areas. Ancillary site development includes the provision of bicycle and vehicular parking, vehicular circulation areas, landscaping proposals, fascia signage, and rooftop PV panels. Access to the proposed development will be provided via Cloghacloka Road, all at Cloughacloka Road, Raheen Business Park, 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

In coming to its decision, the Commission performed its functions in relation to the making of its decision, in a manner consistent with Section 15(1) of the Climate Action and Low Carbon Act 2015, as amended by Section 17 of the Climate Action and Low Carbon Development (Amendment) Act 2021, in accordance with the provisions of the Climate Action Plan 2024 and Climate Action Plan 2025.

Having regard to the location of the proposed development within Raheen Business Park, which is identified as a Strategic Employment Location under the Limerick Shannon Metropolitan Area Strategic Plan (MASP) in the Regional Spatial and Economic Strategy for the Southern Region, its location on lands zoned 'High Tech/Manufacturing Campus' as set out in the Limerick Development Plan 2022-2028, where the objective is to provide for, inter alia, manufacturing and processing type employment, the design and layout of the proposed development, and the use of sustainable drainage systems (SuDS) features on-site prior to discharge (at greenfield rates) to the existing drainage system of the business park, it is considered that, subject to compliance with the conditions set out below, the proposed development would facilitate and support Raheen Business Park as a strategic employment location in accordance with Objective ECON O17 (Strategic Employment Locations) of the Limerick Development Plan 2022-2028 and Policy Objective 13 (Strategic Employment Locations) of the Limerick Shannon Metropolitan Area Strategic Plan, would be acceptable in terms of public health, would not increase the risk of flooding, would be in accordance with Objectives IN O12 (Surface Water and SuDS), CAF O9 (Achieving Climate Resilience), CAF O11 (Nature Based Solutions), CAF O21(a) (Identified Flood Risk) as well as the requirements of Section 11.3.11 (SuDS) of the development plan, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment: Stage 1:

The Commission agreed with the screening assessment and conclusion carried out in the Inspector's Report that the Lower River Shannon Special Area of Conservation (Site Code: 002165) and the River Shannon and River Fergus Estuaries Special Protection Area (Site Code: 004077) are the only European Sites in respect of which the proposed development has the potential to have a significant effect in view of the Conservation Objectives for the sites and that Stage 2 Appropriate Assessment is, therefore, required.

Appropriate Assessment: Stage 2:

The Commission considered the Natura Impact Statement, and all the other relevant submissions on file, and carried out an Appropriate Assessment of the implications of the proposed development on the Lower River Shannon Special Area of Conservation (Site Code: 002165) and the River Shannon and River Fergus Estuaries Special Protection Area (Site Code: 004077) in view of the sites' Conservation Objectives. The Commission considered that the information before it was sufficient to undertake a complete assessment of all aspects of the proposed development in relation to the sites' Conservation Objectives using the best scientific knowledge in the field. In completing the assessment, the Commission considered, in particular, the following:

- (i) the site-specific Conservation Objectives for the European Sites,
- (ii) the likely direct and indirect impacts arising from the proposed development, both individually or in combination with other plans or projects, and
- (iii) the mitigation measures which are included as part of the current proposal.

In completing the Appropriate Assessment, the Commission accepted and adopted the Appropriate Assessment carried out in the Inspector's Report in respect of the potential effects of the proposed development on the aforementioned European Sites.

In overall conclusion, the Commission was satisfied that the proposed development would not adversely affect the integrity of the European Sites in view of the sites' Conservation Objectives and that there is no reasonable scientific doubt as to the absence of such effects.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 20th day of August, 2025, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The mitigation measures contained in the submitted Natura Impact Statement shall be implemented in full.

Reason: To protect the integrity of European sites.

3. The compensatory flood storage and flood mitigation measures contained in the submitted Site-Specific Flood Risk Assessment shall be implemented in full.

Reason: In the interest of public health.

4. (a) The measures contained in the submitted Ecological Impact Assessment report shall be implemented in full.
- (b) The landscaping scheme lodged with the planning application shall be carried out within the first planting season following substantial completion of external construction works. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of biodiversity and visual amenity.

5. (a) Details of the external finishes of the building and perimeter fencing shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (b) The developer shall submit design details in relation to the proposed signage for the written agreement of the planning authority prior to occupation of the proposed development.

Reason: In the interest of visual amenity.

6. (a) Drainage arrangements, including the attenuation and disposal of surface water and compensatory flood storage, shall comply with the requirements of the planning authority for such works and services.
- (b) In the event of fire, any contaminated liquid shall not be discharged to the storm water drainage network.
- (c) Prior to commencement of development, the developer shall submit to the planning authority for written agreement a stage two – Detailed Design Stage Storm Water Audit. Upon completion of the proposed development a Stage 3 – Completion Stormwater Audit to demonstrate that sustainable 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, shall be submitted to the planning authority for written agreement.

Reason: In the interest of public health and surface water management.

7. Prior to commencement of development, the developer shall enter into a connection agreement with Uisce Éireann to provide for a service connection to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

8. (a) Prior to commencement of development, a Stage 2 Road Safety Audit shall be submitted to the planning authority for written agreement which shall be in compliance with Transport Infrastructure Ireland's publication 'Road Safety Audit GE-STY-01024' (2017).

- (b) Prior to occupation of the proposed development, a Stage 3 Road Safety Audit shall be submitted to the planning authority for written agreement which shall be in compliance with Transport Infrastructure Ireland's publication 'Road Safety Audit GE-STY-01024' (2017).

Reason: In the interest of amenity and of traffic and pedestrian safety.

9. A minimum of 10% of the proposed car parking spaces shall be provided with functional electrical connection points to allow for functional electric vehicle charging, and ducting shall be provided for all remaining new car parking spaces to allow for the provision of future electric vehicle charging points. Details of how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of sustainable transport.

10. 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 hours on Saturdays and not at all on Sundays or 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.

11. A Construction and Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing with, the planning authority prior to 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.

12. The proposed development shall be carried out and operated in accordance with the provisions of the Workplace Travel Plan submitted to the planning authority.

Reason: To achieve a reasonable modal split in transport and travel patterns in the interest of sustainable development.

13. Prior to commencement of development, the developer, or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the Environmental Protection Agency's (EPA) Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021), including a demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP shall be submitted to the planning authority for written agreement prior to commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

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

14. Lighting shall be provided in accordance with the details submitted with the planning application. Certification that the lighting has been erected, as per the approved design, shall be submitted to the planning authority for written agreement prior to the occupation of the proposed development.

Reason: In the interest of amenity and public safety.

15. All goods, including raw materials, manufactured goods, packaging, crates etc., shall be stored or displayed only within the enclosed building.

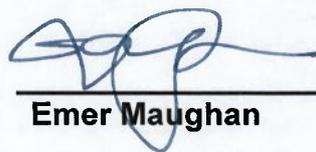
Reason: In the interest of visual amenity.

16. If, during the course of site works any archaeological material is discovered, the City/County Archaeologist shall be notified immediately. The developer is further advised that in this event that under the National Monuments Act, the National Monuments Service, Department of Housing, Heritage and Local Government and the National Museum of Ireland shall require notification.

Reason: In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of development.

17. 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 23rd day of March 2026.