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

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

**Planning Register Reference Number: 24/61173**

**APPEAL** by Dermot McNamara against the decision made on the 20<sup>th</sup> day of November, 2025 by Limerick City and County Council to refuse permission for the proposed development.

**Proposed Development:** A residential development comprising 42 number residential units, (eight number semi-detached houses, 20 number terrace houses, 14 number duplex units in two number three-storey blocks), construction of all associated roads, site entrance, boundary treatments, footpaths, car parking, street lighting, new gravity foul and surface water sewers along Plassey Walk, Canal Bank Road and all ancillary site development works, all at Junction of Rhebogue Road and Plassey Walk, Rhebogue, Limerick, as revised by the further public notice received by the planning authority on the 24<sup>th</sup> day of October, 2025.

## **Decision**

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

## Reasons and Considerations

Having regard to the identified habitats within the subject site, the Commission is not satisfied that the proposed development would not result in the significant loss of foraging and commuting habitat of the Lesser Horseshoe Bat which is an Annex II and Annex IV species of the European Union Habitats Directive of 1992. The Commission is also not satisfied that the proposed development would not be contrary to Objective EH O2 of the Limerick Development Plan 2022 - 2028, as identified landscape features are not retained within the site and sufficient evidence has not been provided by the applicant that the proposed development would not cause a barrier or deterrent effect on the Lesser Horseshoe Bat species. The Commission is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that adequate information has been provided on the impact of the proposed development on the annexed habitat and the resulting implications for wildlife and flora at this location. The proposed development would, therefore, be contrary 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 24<sup>th</sup> day of APRIL 2026.