



An  
Coimisiún  
Pleanála

Commission Order  
PL-500498-LK-25

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

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

**Planning Register Reference Number: 2560988**

**Appeal** by Stephen O'Brien and Zoe Raftery against the decision made on the 25<sup>th</sup> day of November 2025 by Limerick City and County Council to refuse permission for the proposed development.

**Proposed Development:** Completion and extend a partially completed dwelling house previously granted under planning application reference 07/3211 to include installation of wastewater treatment system and vehicular entrance and all associated site development works, at Gormanstown Philips, Kilmallock, County Limerick.

## **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 planning history of the site and to the location of the site within a 'Rural Area under Strong Urban Influence', as identified in the Limerick Development Plan 2022-2028, and on the basis of submissions made in relation to the planning application and appeal, it is considered that a rural housing need has not been satisfactorily demonstrated by the applicants. Accordingly, it is considered that the proposed development would contravene Objective HO O20 of the Limerick Development Plan 2022-2028 in this regard and would, therefore, be contrary to the proper planning and sustainable development of the area.

*Patricia Calleary*

**Patricia Calleary**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this *30<sup>th</sup>* day of *April* 2026

