

An
Coimisiún
Pleanála

**Commission Order
PL-500501-LK**

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25/60205

Appeal by Timothy O'Connor against the decision made on the 24th day of November, 2025 by Limerick City and County Council to grant subject to conditions a permission to the Health Service Executive in accordance with plans and particulars lodged with the said Council.

Proposed Development: A new four-storey (7,370-square-metre) Primary Care Centre (PCC) building to include entrance foyer, waiting areas, GP service, BreastCheck Clinic, Community Care Services, Clinical Diagnostics, Dental, Orthodontic and Restorative surgeries, Chronic Disease Management, consulting rooms, retail café and all associated administration and ancillary spaces, roof-mounted plant area and photovoltaic panels. Widening of the existing vehicular and pedestrian entrance along Mulgrave Street and localised widening of existing campus road along with the provision of a new access road to serve the development site, 110 number parking spaces, including seven number accessible parking bays and 110 number bicycle parking spaces. New drainage connections (including new foul pumping station), attenuation and associated site services. Landscaping, boundary treatments, external lighting, and all related site development works, all at St.

Joseph's Hospital Campus, Mulgrave Street, Limerick. The proposed development is within the curtilage of the St. Joseph's Hospital (a protected structure RPS reference number 3363).

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 in the Limerick Development Plan 2022-2028, to the location of the proposed development within an existing healthcare location, to the nature of the proposal which will deliver important new healthcare accommodation within the city centre at a location that is easily accessible, to the scale, design and extent of the proposed development which can be readily accommodated into the urban form at this location, and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area including property in the vicinity, would be acceptable in terms of pedestrian and traffic safety, would not endanger public health, would not affect the character of protected structures, and would be in accordance with the relevant provisions of the Limerick Development Plan 2022-2028, of the National Planning Framework, and of the Regional Spatial and Economic Strategy for the Southern Region. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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 13th day of March 2025, the 2nd day of April, 2025, the 29th day of July, 2025, and the 28th day of October, 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. Details of the materials, colours and textures of all the external finishes to the proposed development and boundaries shall be as submitted with the planning application, unless otherwise agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

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

4. The developer shall enter into water and wastewater connection agreements with Uisce Éireann prior to commencement of development.

Reason: In the interest of public health.

5. The following requirements in terms of traffic, transportation and mobility shall be incorporated into the proposed development and, where required, revised plans and particulars demonstrating compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development:
 - (a) A Stage 3 Road Safety Audit shall be completed and submitted for the written agreement of the planning authority in accordance with Transport Infrastructure Ireland Publication 'Road Safety Audit GE-STY-01024'.
 - (b) The developer shall address all issues identified in the Stage 3 Road Safety Audit and shall submit revised site layout plans incorporating the audit recommendations. These revisions shall be clearly labelled and submitted for the written agreement of the planning authority.
 - (c) Accessible parking spaces shall comply with the standards set out in the Irish Wheelchair Association's Design Manual.
 - (d) All road markings shall comply with IS EN 1436 European Standard for Road Markings and the Traffic Signs Manual. Road signage shall also comply with these standards. The developer shall ensure that all road markings and signage are maintained in good condition.

Reason: In the interest of traffic, cyclist and pedestrian safety and sustainable travel.

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6. A monitoring report assessing the effectiveness of the Mobility Management Plan, including progress towards the modal split targets and sustainable transport measures, shall be submitted to the planning authority within one month of the first anniversary of the first occupation of the development. The report shall include the following:
- (a) Updated modal split data for staff and visitors.
 - (b) An assessment of progress against the targets set out in the approved Mobility Management Plan.
 - (c) Details of any corrective measures or additional actions proposed to achieve compliance with the targets.

Further monitoring reports shall be submitted on the third and fifth anniversaries of the first occupation of the development in the same format.

Reason: In the interest of encouraging the use of sustainable modes of transport.

7. Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The scheme shall include lighting along pedestrian routes.

Reason: In the interest of amenity and public safety and to minimise disturbance to bats.

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8. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. The cables shall avoid roots of any trees and hedgerows to be retained in the site. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of visual and residential amenity.

9. A plan containing details for the management of waste within the proposed development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and health related waste, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials and health-related waste, in the interest of protecting the environment and orderly disposal of waste.

10. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the proposed development, including noise and dust management measures, fuel storage, and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.



11. Prior to commencement of development, the developer shall prepare a Resource Waste Management Plan (RWMP) as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021), including 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 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 sustainable waste management.

12. 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 approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

13. Prior to commencement of development, the developer shall submit for the written agreement of the planning authority a specification and method statement, covering all works to be carried out, to ensure that the proposed development is carried out in accordance with good conservation practice, including works to the existing entrance and the stone boundary walls. The development shall be completed in

accordance with the agreed details.

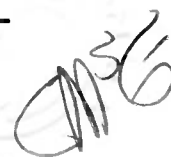
Reason: In the interest of the protection of architectural heritage (in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities).

14. The developer shall preserve, protect or otherwise record archaeological materials or features that may exist within the site by ensuring that all ground disturbance associated with the site development is archaeologically monitored under licence from the National Monuments Service. In this regard, the developer shall:
- (a) Notify the planning authority in writing at least four weeks prior to the commencement of any site operations (including hydrological and geotechnical investigations) relating to the proposed development.
 - (b) Employ a suitably qualified archaeologist who shall apply for a licence to monitor all site investigations, excavation works and all ground disturbance associated with the proposed development.
 - (c) Submit the name of the suitably qualified archaeologist to the planning authority four weeks in advance of the commencement of any site works (including site investigations) accompanied by a site-specific letter from the archaeologist certifying that they have applied for a licence.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site.



15. The developer shall submit the following to the planning authority:
- (a) On completion of the ground works a report detailing the results of the licensed archaeological monitoring works to the Department of Housing, Local Government and Heritage and the planning authority. The report shall contain a drawing showing the exact extent of the area that was archaeologically monitored and certified by the archaeologist. Excavators shall include a catalogue of excavated features with 12-figure ITM coordinates for the centre point of each feature. In the event that the development is phased, interim reports shall be submitted at each stage showing the area monitored and giving preliminary results.
 - (b) Should archaeological material be found during the course of monitoring, the archaeologist shall have work on the site stopped, pending a decision as to how best to deal with the archaeology. The Development Applications Unit, National Monuments Service, Department of Housing, Local Government and Heritage and the planning authority shall be informed immediately. The developer shall be prepared to be advised by the National Monuments Service, Department of Housing, Local Government and Heritage and the planning authority with regard to any necessary mitigating action.
 - (c) Should an archaeological excavation be required, the developer shall provide satisfactory arrangements for the recording and excavation of any archaeological material that may be considered appropriate to excavate and shall undertake to complete all post excavation analysis up to and including final report stage. Excavators shall include a catalogue of excavated features with 12-figure ITM coordinates for the centre point of each feature. Within twelve months of the completion of the excavation, a final report (in the format recommended in the Guidelines for Authors of Reports on Archaeological Excavations 2006 National Monuments Service) shall be submitted to the planning authority.



Reason: In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site.

16. 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.

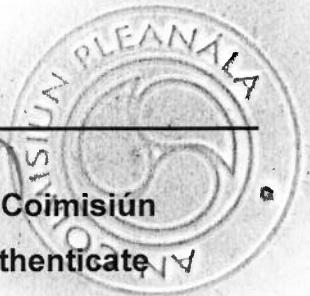


Chris McGarry

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *9th* day of *April* 2026.