

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25/60425

Appeal by Daniel and Marie O’Sullivan against the decision made on the 5th day of December, 2025 by Limerick City and County Council to grant subject to conditions a permission to Par Development BRL Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of demolition of existing derelict dwellinghouse, construction of 24 number apartments within a new four-storey building, construction of a detached ancillary single storey storage building and bin store building, provision of bicycle storage area, signage, construction of new car park and upgrading existing entrance, new entrance and front boundary walls, allow for connections to public utility services with all associated works, all at Ballycummin Road, Raheen, 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 provisions of the Limerick City and County Development Plan 2022-2028, the Level 1 settlement designation of the site that allows for appropriate residential development on a residentially zoned site, the provisions of Objectives CGR P1 in terms of providing for consolidated growth while also adhering to Objective CGR O15 to protect residential amenity, the nature of the proposed development, the pattern of development in the surrounding area, and the proximity of public transport, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide for the residential amenity of future occupants, would not seriously injure the residential or visual amenities of the area or the amenities of property in the vicinity, would be acceptable in terms of traffic and pedestrian safety, and would constitute an acceptable form of development at this location. 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 11th day of November, 2025 and the 3rd day of December, 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.

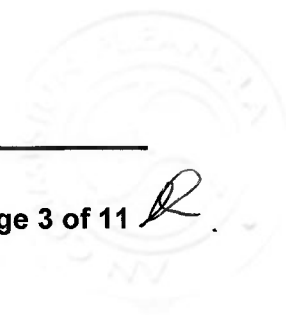
2. Prior to commencement of development, revised plans for the north-west elevation shall be submitted to the planning authority for written agreement to include:

The horizontal slats to the bedroom and living room windows on floors 1-3, inclusive (drawing number P03 REV A received by the planning authority on the 11th of November, 2025 for apartment numbers 4, 10, 16 and 22 on drawing floor plans received by the planning authority on the 9th of May, 2025), shall be omitted. For the avoidance of doubt, the recessed windows to these apartments shall be fitted with clear glass and not frosted glass and the vertical slats to the balconies on the said apartments shall be retained.

Reason: In the interest of residential amenity and given the separation distances between the north-west elevation of the proposed apartments and the adjacent site boundary, the need for the horizontal slats and frosted glass to the recessed apartment windows is unwarranted and their retention would result in substandard residential amenity for the future occupants of the said apartments.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.



4. A detailed landscaping and planting scheme for the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The scheme shall include a programme for the implementation of the scheme, a survey of all existing trees and hedgerows on the site, specifying those proposed for retention, and details of the measures to protect the retained trees during the course of the construction works. The site shall be landscaped in accordance with the agreed scheme, which shall also include a timescale for implementation. Adequate drainage works to prevent flooding of these areas shall also be carried out. Any planting that is removed, damaged or dies shall be replaced in the next available planting season.

Reason: In the interest of residential and visual amenity.

5. The access from the public road and internal road and vehicular circulation serving the proposed development, including the layout of the entrance to the site, turning areas within the proposed development, parking areas, bicycle parking, electric vehicle charging, footpaths, and kerbs, shall be in accordance with the detailed construction standards of the planning authority for such works and design standards as outlined in the Design Manual for Urban Roads and Streets (DMURS). In default of agreement, the matter(s) in dispute shall be referred to An Coimisiún Pleanála for determination.

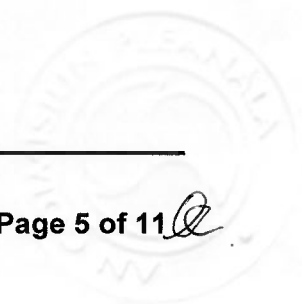
Reason: In the interest of amenity and of traffic and pedestrian safety.

6. Prior to commencement of any construction works, the developer shall locate and protect any Uisce Éireann services within the red-line boundary of the site. There shall be no building over water mains, common pipes, or sewers, and, if found, the developer shall contact Uisce Éireann with a proposal for altering at its own expense.

Reason: In the interest of orderly and sustainable development.

7. The developer shall comply with the following requirements of the planning authority:
- (a) A Stage 2 Road Safety Audit shall be submitted for the written agreement of the planning authority prior to commencement of development in compliance with the Transport Infrastructure Ireland publication 'Road Safety Audit GE STY-1024'.
 - (b) Prior to occupation of the proposed development, a Stage 3 Road Safety Audit shall be submitted for the written agreement of the planning authority in compliance with the Transport Infrastructure Ireland publication 'Road Safety Audit GE-STY-01024'.
 - (c) The developer shall address and resolve all issues raised with the Stage 2 and Stage 3 Audits in full and shall submit revised site layout plans to include the recommendations of the audits, which shall be clearly labelled, for the written agreement of the planning authority.
 - (d) The proposed residential car parking spaces shall be constructed and shall have appropriate ducting to be capable of accommodating future electric charging points for electrically operated vehicles.
 - (e) Road markings and signs shall be in accordance with "IS EN 1436 European Standard for Road Markings" and shall be in accordance with the "Traffic Signs Manual". All road markings and signage shall be maintained by the developer.

Reason: In the interest of traffic safety, amenity and orderly development.



8. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the planning authority in the event of the development being taken in charge. A management scheme providing adequate measures for the future maintenance of communal areas and car parking etc. shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure the satisfactory completion and maintenance of the development.

9. A plan containing details for the management of waste (and, in particular, recyclable materials) within the proposed development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities for each residential unit shall be submitted to, and agreed in writing with, the planning authority not later than six months from the date of commencement of the development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: In the interest of residential amenity, and to ensure the provision of adequate refuse storage.

10. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall be submitted to the planning authority and agreed prior to commencement of development.

Reason: In the interest of public health.

11. The developer shall enter into water supply and wastewater connection agreements with Uisce Éireann prior to commencement of development. A Confirmation of Feasibility for connection to the Uisce Éireann network shall be submitted to the planning authority prior to commencement of development.

Reason: In the interest of public health.

12. Public lighting shall be provided in accordance with a final scheme to reflect the indicative details in the submitted External Lighting Report, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development/installation of lighting. Such lighting shall be provided prior to the making available for occupation of any residential unit and shall include lighting of the proposed pedestrian link to the south-east of the site.

Reason: In the interest of amenity and public safety.

13. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. 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.

14. The construction of the proposed development shall be managed in accordance with a Construction Environment Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of the intended construction practice for the proposed development, including measures for the protection of existing residential development, traffic management measures during the construction phase, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and residential amenity.

15. Construction and demolition waste shall be managed in accordance with a final construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects" published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interest of sustainable waste management.

16. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 and 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 residential amenities of property in the vicinity.



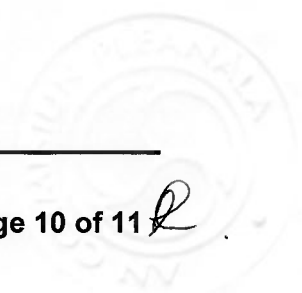
17. Proposals for an estate name, apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and apartment numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

18. Prior to commencement of development, the developer or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Coimisiún Pleanála for determination.



Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.

19. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the planning authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.
- Reason:** To ensure the satisfactory completion and maintenance of the development until taken in charge.



20. 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.



Mick Long

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

Dated this

14th day of *April*

2026.