



An
Coimisiún
Pleanála

Commission Order
PL-500699-LK-26

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 2560995

Appeal by Tom Ryan against the decision made on the 22nd day of January 2026, by Limerick City and County Council to grant, subject to conditions, a permission to Regeneron Ireland DAC in accordance with plans and particulars lodged with the said Council.

Proposed Development: Additions, alterations and modifications to the existing warehouse facility. They include the following: (a) Proposed single storey firewater pumphouse sized approximately 108 square metres and approximately six metres high with two number water storage tanks each sized approximately 10.2 metres high and approximately 6.5 metres in diameter. (b) Proposed new canopy over dock area of existing facility. (c) Two number proposed backup generator buildings each sized approximately 47 square metres and approximately 6.2 metres high with two number associated flues fixed to existing building, each sized approximately 13 metres high with associated fuel store sized approximately five square metres and approximately 2.1 metres high. (d) Proposed new perimeter palisade fence approximately three metres high with five number associated new entrance/exit gates. (e) Three number proposed new ground mounted and illuminated monument signs and (f) The works also include modifications to

underground utilities, site lighting, internal roads and footpaths and all associated siteworks at Ballyclogh Road and Cloghacloka Road, Raheen Business Park, Raheen, County 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:

- (a) the planning history and the established use of the site,
- (b) its location within the existing Raheen Business Park,
- (c) the zoning objective of the subject site,
- (d) the nature, scale and layout of the proposed development,
- (e) the installation of full retention interceptors and to the use of sustainable drainage systems (SuDS) features on site, prior to discharge of surface water to the existing drainage system, and
- (f) the report and recommendation of the Planning Inspector,

it is considered that, subject to compliance with the conditions set out below, the proposed development would not have a significant impact on surface water discharge from the subject site and would adequately integrate with the existing building on site in terms of design, scale, layout and finish.

Accordingly, the proposed development would be in accordance with Objective ECON O17 (Strategic Employment Locations) and Objective IN O12 (Surface Water and SuDS) of the Limerick Development Plan 2022-2028 (as varied). The proposed development, would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The 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 19th day of December 2025 and received by An Coimisiún Pleanála on the 25th day of February 2026, 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed pumphouse and two number water tanks shall be relocated onto the existing hardstanding area within the site, as illustrated on Proposed Site Layout Overall DWG No. 25-A-PE-00003_rev C received by An Coimisiún Pleanála on the 25th day of February 2026.

Reason: In the interest of surface water management.

3. Drainage runoff arising from all hardstanding areas and roof surfaces shall discharge to existing site drainage, following passage through full retention oil/petrol interceptors, unless otherwise agreed in writing with the planning authority. Prior to commencement of development, the developer shall provide design and installation details and locations of full retention oil/petrol interceptors and the proposed Class 1 by-pass interceptor for the written agreement of the planning authority.

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

4. Prior to the commencement of development, the applicant shall submit to, and agree in writing with the planning authority, detailed design proposals for the bicycle shelter and shall also agree a timeline for its commissioning.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

5. No advertisement or advertisement structure other than those indicated in the plans and particulars submitted with the application, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001 (as amended), shall be displayed or erected on the building exterior or within the curtilage of the site without a prior grant of planning permission.

Reason: To allow further assessment of the impact of the permitted advertisement on the amenities of the area and in the interest of visual amenity.

6. (a) The developer shall ensure that the proposed hedgerows do not impede sightlines at the entrances to oncoming vehicles and pedestrians.
- (b) The developer shall ensure the proposed monument signs do not impede sightlines at the entrances to the site.
- (c) All surface water run-off from the public road which flows into the site shall continue to be accommodated within the site unless alternative arrangements acceptable to the planning authority are carried out. Full details of any such alternative arrangements shall be submitted to the planning authority and agreed prior to commencement of development.

Reason: In the interest of pedestrian and vehicular safety.

7. (a) 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 within three months of the completion of the development.
- (b) All external lighting shall be designed and installed using best practice to reduce impacts on bats and other wildlife in accordance with 'Bat and Lighting, Guidance Notes for: Planners, Engineers, Architects and Developers December 2010'.

Reason: In the interests of amenity and public safety and the protection of bats.

8. Subject to the provisions of condition number 3 above, drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Within three months of the date of this Order, the developer shall submit the following for the written agreement of the planning authority:
- (a) A maintenance plan for the Surface Water/SuDS system.
 - (b) A Stage 2 – Detailed Design Stage Stormwater Audit.
 - (c) Upon completion of the development, a Stage 3 – Completion Stormwater Audit to demonstrate that Sustainable Urban 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.
 - (d) Upon completion of the development, certification confirming that the surface water/Sustainable Urban Drainage System measures are constructed in accordance with the approved design.

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

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



Tom Rabbette

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

Dated this 26th day of May 2026