

An
Coimisiún
Pleanála

Commission Order
PL-500749-LK-26

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25/61179

Appeal by Elaine and John Hickey against the decision made on the 14th day of January, 2026 by Limerick City and County Council to grant subject to conditions a permission to Metricon Developments Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: Removal of existing structure to a safe and stable level under controlled engineering supervision, and all ancillary site works, all at 4 Lower Gerald Griffin Street, 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, as varied, specifically Sections 3.3.1.3 Brownfield Sites and 3.3.2.2 Derelict Sites in Chapter 3 Spatial Strategy, the town centre zoning of the site, and the nature and scale of the proposed development, comprising the removal of an existing structure which is in a derelict condition, 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 or of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

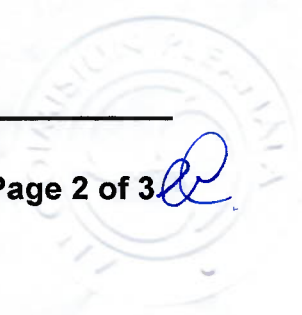
Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. The removal of the existing structure down to ground level only is permitted. No ground excavation or removal of foundations is permitted.

Reason: In the interest of clarity and to protect the potential unidentified archaeological heritage of the site.

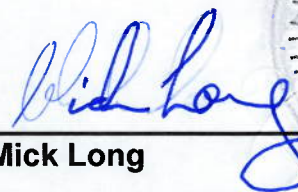


3. A Construction Management Plan (CMP) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The CMP shall include, but not be limited to, hours of working, construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, traffic management and project roles and responsibilities.

Reason: In the interest of residential amenities, public health and safety, and environmental protection.

4. Prior to commencement of development, a Resource Waste Management Plan (RWMP), as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021), shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. 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 reducing waste and encouraging recycling.



Mick Long

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

Dated this 11th day of June 2026.