

An
Coimisiún
Pleanála

Commission Order
PL-500851-LK-26

Planning and Development Acts 2000, as amended

Planning Authority: Limerick County Council

Planning Register Reference Number: 2561302

Appeal by Katie Heelan and Frankie Herr against the decision made on the 11th day of February, 2026 by Limerick County Council to refuse permission for the proposed development.

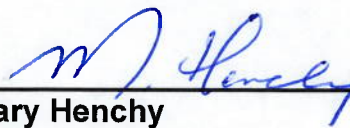
Proposed Development: Construction of a dwellinghouse, waste water treatment system and percolation area, entrance and all ancillary site works at Caherline, Caherconlish, County Limerick.

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 siting and layout of the proposed development, to Table DM5 (Design Guidelines for Rural Houses) of the Limerick Development Plan 2022-2028, which stipulates that ribbon development is not acceptable in rural areas, and to the Department of Environment, Heritage and Local Government, Sustainable Rural Housing Guidelines for Planning Authorities (2005) and in particular the criteria set out in Appendix 4, it is considered that the proposed development, when taken in conjunction with existing development in the vicinity of the site, would extend and contribute to the build-up of ribbon development in this rural area which would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would contravene the provisions of the Limerick Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

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



Dated this ^{4th} day of *June* 2026.