



Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 26/60034

APPEAL by Jagannadh Meda against the decision made on the 12th day of March, 2026 by Limerick City and County Council to refuse permission.

Proposed Development: Retention of a one-bed single storey flat roof granny flat to the rear garden and all associated site works, all at 24 Castlebrook Green, Castlebrook Manor, Castletroy, Limerick.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

It is considered that, by reason of its detached form, self-contained layout, and absence of any internal connection to the main dwelling, the development proposed to be retained would fail to comply with Objective HO O11 of the Limerick Development Plan 2022–2028 which requires dependent relative accommodation to be physically attached to and internally connected with the principal dwelling and expressly presumes against detached independent living units within a residential curtilage. Accordingly, the development proposed to be retained would represent an unauthorised independent dwelling, and would, therefore, be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 20th day of July 2026.