

An
Coimisiún
Pleanála

**Commission Order
PL-501143-LK-26**

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25/15

Appeal by Teresa Cross against the decision made on the 16th day of March 2026, by Limerick City and County Council to refuse permission for the proposed development.

Proposed Development: The demolition of the existing commercial building and the construction of four number three-storey retail/apartment buildings with a total of eight number retail units and 16 number apartments. Each block will contain two number retail units and four number three bed apartments along with hardstand parking areas, two number EV charging spaces, open spaces, foul and sewer connections and all associated site work, all at Clarina Village, Clarina, County Limerick.

Decision

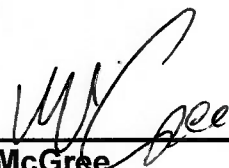
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to Objective CGR 017 of the Limerick Development Plan 2022 - 2028, which requires that new commercial developments in Level 5 Settlements shall generally only be located within the core area and shall contribute positively to the village streetscape, and having regard to the proposal to substitute the proposed creche use with an additional retail use in one or more units in a detached block (Block 3) to the rear of the subject site, it is considered that the proposed development would result in a significant quantum of new commercial floorspace outside the core area of Clarina Village (a Tier 5 retail location in the Retail Strategy for Limerick), with an under provision of dedicated parking, bin storage and delivery/servicing facilities for the proposed retail units, given the absence of any public car parking in the immediate vicinity, and potential conflict between the proposed retail units being located immediately adjacent to the car parking and communal open space areas associated with the proposed residential units on the subject site. It is, therefore, considered that the proposed development would be contrary to Objective CGR 017 of the Limerick Development Plan 2022 - 2028 due to the nature and scale of the proposed commercial floor space and the absence of appropriate servicing provisions for such commercial floorspace, and that the proposed development would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the limited extent of recessed areas of semi-private open space to the front of the proposed residential units, which would be roofed over and would be overlooked by the adjacent communal walkways, which would have to be traversed to access the individual residential properties they would serve, and which would be smaller, in the majority of cases, than the minimum areas required by the “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities”, issued by the Department of Housing, Local Government and Heritage in December 2023, it is considered that the proposed development would result in sub-standard levels of residential amenity for the residents of the proposed apartments, would fail to meet minimum standards of private open space provision, as set out in the “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities” (2023) and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that the quantum of commercial space proposed, and the location of the subject site close to the edge of the village of Clarina, was not supported by Objective CGR 017 of the Limerick Development Plan 2022 - 2028, which requires, inter alia, that new commercial developments in Level 5 Settlements shall generally only be located within the core area and shall contribute positively to the village streetscape. In addition, the Commission considered that the location and layout of on-site communal open space did not provide sufficient levels of semi-private or communal amenity for the residents of the proposed scheme, having regard to the access, deliveries and car parking requirements of the proposed commercial units on the subject site, and that this sub-standard communal open space did not address the identified issue of sub-standard private amenity space for the proposed apartment units.



Liam McGree

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

Dated this 20th day of October 2026.