

An
Coimisiún
Pleanála

**Commission Order
PL-501290-LK-26**

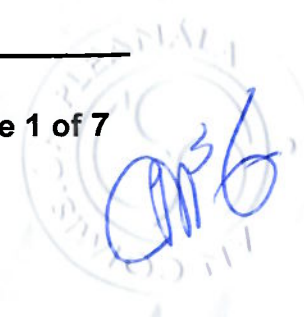
Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25368

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

Proposed Development: (a) The demolition of (i) the existing north west entrance and parking area, (ii) the enclosed stairs on the south west side, and (iii) external plant and enclosures within the south eastern courtyard of the existing facility. (b) The construction of (i) a one storey extension to the north west of the facility for the reconfiguration of the building entrance administration and welfare facilities, (ii) a one storey utilities extension to the south west, (iii) a one storey production circulation extension within the north western courtyard area, (iv) a one storey production extension within the south eastern courtyard area, (v) an electrical enclosure at roof level and (vi) all associated external site works including the partial realignment of the existing internal circulation road and car park at Raheen Business



Park, Cloughkeating Avenue, Ballycummin, County Limerick as revised by further public notices received by the planning authority on the 31st day of March, 2026.

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 planning history and the zoning objective of the subject site, its location within the existing Raheen Business Park, to the established industrial facility on site, to the existing building form and to the nature and scale and of the proposed development, incorporating inter alia extensions to the established industrial facility, noting that it is not a class for the purposes of environmental impact assessment, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable and would not have a significant impact on surface water discharge from the subject site and would not seriously injure the amenities of the area, would not be likely to give rise to significant effects on any European site, would be acceptable in terms of use, would accord with the relevant provisions of the Limerick Development Plan 2022-2028, including the zoning objective for the site and environs and would constitute an appropriate form of development at this serviced location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment Stage 1

The Commission completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on European Sites, taking into account the nature and scale of the proposed development on serviced lands, the nature of the receiving environment, the distances to the nearest European sites, and the hydrological pathway considerations, submissions on file, the information submitted as part of the applicant's Appropriate Assessment Screening Report documentation and the Inspector's report. In completing the screening exercise, the Commission agreed with and adopted the report of the Planning Inspector that, by itself or in combination with other development, plans and projects in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the conservation objectives of such sites, and that a Stage 2 Appropriate Assessment is not, therefore, required.

Water Status Impact Assessment Screening

The Commission assessed the proposal having regard to the objectives as set out in Article 4 of the Water Framework Directive (Appendix B) to protect and, where necessary, restore surface and ground waterbodies in order to reach good status (meaning both good chemical and good ecological), and to prevent deterioration.

Having regard to the nature and location of the development, the information and reports submitted as part of the application and appeal, the design of the proposal and mitigation measures proposed and the report of the Planning Inspector, the Commission concluded that on the basis of objective information, the proposed development will not result in a risk of deterioration ecological, chemical, or quantitative status of any relevant surface water or

groundwater body, increase pollutant loading or alter the hydrological regime of any receiving watercourse, prevent or impede achievement of environmental objectives under the applicable River Basin Management Plan, either on a temporary or permanent basis or otherwise jeopardise any water body in reaching its Water Framework Directive objectives. The proposed development is therefore considered to be in compliance with the requirements of Article 4 of the Water Framework Directive

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 10th day of March, 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. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

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

3. The development shall be carried out and operated in accordance with the provisions of the Mobility Management Plan (MMP) submitted to the planning authority on 31st day of March 2026. The specific measures detailed in Section 5 of the MMP to achieve the objectives and modal split targets for the development shall be implemented in full upon first occupation of the development. The developer shall undertake an annual monitoring exercise to the satisfaction of the planning authority for the first five years following first occupation of the development and shall submit the results to the planning authority for consideration and placement on the public file.

Reason: To achieve a reasonable modal split in transport and travel patterns in the interest of sustainable development.

4. The developer shall submit a Car Park and Bicycle Management Plan and details of car and bicycle parking design, layout and management to the planning authority for agreement in writing prior to the commencement of development.

Reason: In the interest of sustainable transport and safety.

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

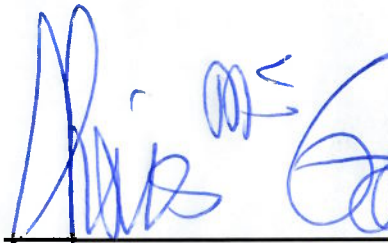
Reason: In order to safeguard the amenities of property in the vicinity.

6. Prior to the commencement of any works associated with the development hereby permitted, the developer shall submit a detailed Construction Environmental Management Plan (CEMP) for the written agreement of the planning authority. The CEMP shall incorporate details for the following: collection and disposal of construction waste, surface water run-off from the site, traffic management measures and environmental management measures during construction including noise control, dust and vibration control and monitoring of such measures. A record of daily checks that the construction works are being undertaken in accordance with the CEMP shall be kept at the construction site office for inspection by the planning authority. The agreed CEMP shall be implemented in full in the carrying out of the development.

Reason: In the interest of environmental protection.

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Chris McGarry

Planning Commissioner of An Coimisiún

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

Dated this

2th

day of

August

2026