

An
Coimisiún
Pleanála

Commission Order
PL-501445-LK-26

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 26/60281

Appeal by Brian A. Flynn Limited against the decision made on the 5th day of May, 2026 by Limerick City and County Council to grant, subject to conditions, a permission to Janet and Leanne Garvey in accordance with plans and particulars lodged with the said Council.

Proposed Development: The change of use of part of an existing building, previously granted permission under planning reference 19-126 (Distribution Warehouse), to a commercial play centre, including all ancillary play rooms, café/coffee dock, reception area, sanitary facilities, offices and associated facilities, together with new signage, minor associated site works, and the utilisation of existing car parking facilities, and existing connections to all public utility services, all at Newcastle West Enterprise Centre, Sheehan's Road, Newcastle West, County 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 nature and scale of the proposed development, to the existing development on the appeal site, to its location within an established enterprise centre, to the existing pattern of development in the area and to the provisions of the Limerick Development Plan 2022 - 2028 and the Newcastle West Local Area Plan 2023 - 2029 including the zoning objective Enterprise and Employment and Objective EDO1 Enterprise and Employment Objectives, 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 be acceptable with regard to vehicular and pedestrian access and parking. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. 11 number safe and secure bicycle parking spaces shall be provided within the site. Provision should be made for a mix of bicycle types including cargo bicycles. Details of the layout and marking demarcation of these spaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

3. (a) Prior to the opening/occupation of the development, a Mobility Management Plan (MMP) shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling and walking by customers and staff employed in the development.
- (b) The applicant shall submit a Car Parking Management Plan including final details of car parking design, layout and management to the planning authority for agreement in writing prior to the commencement of development

Reason: In the interest of encouraging the use of sustainable modes of transport and safety.

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

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

5. 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.

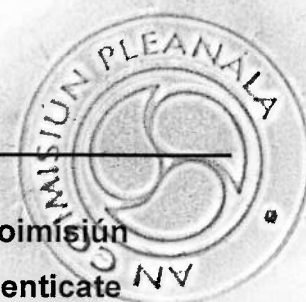


Emer Maughan

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 21st day of September 2026.