



An
Coimisiún
Pleanála

**Commission Order
PL-501452-LK-26**

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25344

Appeal by Noel Ryan 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 Fiachra O'Grady and Lauren O'Mahony in accordance with plans and particulars lodged with the said Council.

Proposed Development: A two storey dwelling house, detached domestic garage, solar panels, wastewater treatment system, percolation area, rainwater harvesting system, entrance and all ancillary site works at Newtown, Pallasgreen, 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 Design Guidelines for Rural Houses (Table DM5) of the Limerick City and County Development Plan 2022-2028 and to the planning authority's Rural Design Advice for Individual Houses in the Countryside (2012) which is directly referenced in Table DM 5, both emphasise the importance of designing with the landscape and of siting developments to minimise visual intrusion and both of which are considered to be reasonable. Having regard to the location of the site circa 425 metres from the L5045 along a narrow access road, to the scale and height of the proposed development together with its depth, resulting in a boxy, near square floor plan, to the two proposed gable fronted projections finished in natural stone with inappropriately spaced and proportioned windows and to the proposed extent of hedgerow removal, it is considered that the proposed development would not be sympathetic to building forms traditional to the area, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and the preservation of resources and amenities associated with this environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. On the basis of the information submitted with the application and appeal and having regard to Objective TR 037(a) Land Use and Access Standards, the Commission is not satisfied that safe access arrangements from the junction with the L5045 to the proposed site entrance have been adequately demonstrated.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission did not agree with the Inspector that the proposed development would not seriously injure the amenities of the area or property in the vicinity. In reaching this conclusion, the Commission considered the entirety of documentation on file and considered that the proposed development by reason of its scale, height, design and siting would not be sensitive to its surroundings and would not integrate with its rural landscape. The Commission noted the provisions of Table 6.1 of the CDP in relation to Specific Objectives relating to Agricultural Lowlands including references to design that reflects existing housing stock such as two storey farmhouses which are a feature in the area and that subject to location, two storey designs based on the proportions of building forms traditional to the area may be appropriate. These provisions are considered to be reasonable. The Commission disagreed with the commentary by the Inspector that the proposed design, with a ridge height of 8.19 metres with two gable fronted projections finished in natural stone and a building depth resulting in a near square floor plan, with inappropriately spaced and proportioned windows, is sympathetic to building forms traditional to the area or that it adheres to the Design Guidelines for Rural Houses, noting the requirements therein for simple design and materials reflecting the traditional vernacular of Limerick's rural architecture. The Commission considered that the full extent of hedgerow removal has not been adequately demonstrated in the submitted documentation and in this regard also noted the reliance on screening by the existing hedgerow in the planning authority's design appraisal of the proposed development.

The Commission agreed with the Inspector that the restricted width of the cul-de-sac road would likely restrict the speed of traffic along it and that the traffic levels are likely to be low. However, the Commission disagreed with the Inspector that the existing road can accommodate the additional traffic safely without passing areas along the length of the roadway, and considered that potential impacts on hedgerows and watercourses/ditches on the side of the road have not been adequately demonstrated in the documentation submitted.



Emer Maughan

Planning Commissioner of An Coimisiún

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

Dated this 29th day of September 2026

