Inspector's Report
PL-501684-LK-26

Development	Demolition of walls, mono pitch roof railings, change of use & subdivision of takeaway to pharmacy & medical centre. New signage, internal alterations & associated site works
Location	Blackboy Road, Mulgrave Street, Limerick
Planning Authority	Limerick City and County Council
Planning Authority Reg. Ref.	26117
Applicant(s)	Davidson Pharmacy Ltd.
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant(s)	Dominic Lipper
Observer(s)	None
Date of Site Inspection	2nd October 2026
Inspector	Clare Clancy

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1.0 Site Location and Description

1.1. The appeal site occupies a prominent corner site at Mulgrave Street and Greenhills Road within the established urban area of Spital-Land, and fronts onto the Mulgrave Street / Blackboy Road R527 approx. 1.4 km to the southeast of Limerick City centre. It comprises a one and a half storey structure which contains a ground floor takeaway with a residential element above. A barber shop unit at ground floor with residential above also form part of the overall site. There is an existing access serving the site to the rear leading to a yard. It is bounded to the north by a three storey apartment block and to the west by two storey semi-detached dwellings. There is advertising signage adjacent to the public footpath.

1.2. The surrounding area comprises a combination of existing residential development, local commercial and retail developments and community facilities including the site of St Joseph's Hospital Campus to the south of the R527. The site benefits from good pedestrian linkages and public transport connectivity within the surrounding area. There is on street car parking adjacent to the eastern boundary of the site and along the Blackboy Road.

2.0 Proposed Development

2.1. Permission is sought for the change of use and subdivision of the existing takeaway unit into 2 no. units comprising of pharmacy (unit 1) at front of building and medical centre (unit 2) at rear of building. The following works are also proposed:

- Demolition and alteration works to the existing building comprising removal of front wall, part of roof, railings, dwarf walls.
- To construct an extension onto the front elevation of the existing premises to facilitate the proposed pharmacy unit, and an extension at the rear to facilitate the proposed medical unit.
- New shop front advertising signage and road side signage 1.1 m x 955 mm wide and digital neon display to be mounted on front elevation of pharmacy unit.

2.2. The following is noted:

- Site area – 0.04 ha

- Gross floor area of existing premises – 87.15 m²
- Gross floor area of proposed works – 35.86 m²

3.0 Planning Authority Decision

3.1. Decision

By Order dated 25th June 2026, Limerick City and County Council decided to grant permission subject to eight conditions. The following conditions are of note:

- Condition 3 – Pre-development condition requiring bike storage proposals to comply with Table DM 9(a) of the development plan, and proposals for refuse storage.
- Condition 4 – Details of opening hours.

3.2. Planning Authority Reports

3.2.1. Planning Reports

One planning report forms the basis of the assessment and recommendation to grant permission. The following is noted:

- The principle of development in regard to the medical centre is acceptable within the scope of the land use zoning objective for the site. The zoning objective does not permit retail use however, the established commercial premises on the site which was permitted under P.A. Ref 15446 and has been in situ for c. 20 years therefore the proposed change of use from takeaway to retail was acceptable.
- Overall, the proposed design and layout were acceptable.
- No car parking proposed however this was deemed acceptable on the basis that there are 9 no. on street car parking spaces on Blackboy Road, the site is c. 40 from a bus stop with regular bus service, cycle infrastructure is available in the vicinity and the site is within walking distance of residential development.
- No proposals to facilitate bicycle storage/ parking which can be addressed by condition.

- The proposed advertising signage is acceptable and in accordance with Section 11.6.4.2 of the development plan.
- The proposed development would not result in loss of amenity to adjoining residential properties.
- No details are provided regarding opening hours. A pre-development condition addressing hours of operation to be included.
- The development was screened out for AA and EIA.

3.2.2. Other Technical Reports

- Fire Prevention & Building Control – No objection.

3.3. Prescribed Bodies

None.

3.4. Third Party Observations

Three submissions were received. In addition to the matters raised in the third party appeal, issues raised in relation to the insufficient car parking within the area, traffic, road and pedestrian safety, overdevelopment of the site were also raised.

4.0 Planning History

Appeal Site

- ABP PL30.230966, P.A. Ref. 07770428 – Permission granted for demolition of a number of structures, construction of 2 no. retail units, replacement public house, replacement takeaway unit, 53 no. apartments (06/05/2009).
- P.A. Ref. 15446 – Permission granted for (a) retention of subdivision of permitted restaurant at ground floor level (b) retention of change of use of 9.25 m² area of permitted restaurant to takeaway and (c) permission for change of use 42.6 m² area of permitted restaurant to retail use (10/08/2015).

5.0 Policy Context

5.1. Limerick Development Plan 2022-2028 (as varied)

The relevant policy and objectives of the current development plan include the following:

5.1.1. Chapter 3 Spatial Strategy

Policy CGR P1 Compact Growth and Revitalisation – It is a policy of the council to achieve sustainable intensification and consolidation, in accordance with the core strategy, through an emphasis on revitalisation and the delivery of more compact and consolidated growth, integrating land use and transport, with the use of higher densities and mixed-use developments.

Objective CGR O3 Urban lands and Compact Growth

b) Encourage and facilitate sustainable revitalisation and intensification of brownfield, infill, underutilised and backland urban sites, subject to compliance with all quantitative and qualitative Development Management Standards set out under Chapter 11 of this Plan.

Objective CGR O4 Active Land Management

b) Support and facilitate the reuse and revitalisation of derelict, vacant and underutilised sites and disused buildings throughout Limerick for residential, economic, community and leisure purposes.

5.1.2. Chapter 7 Sustainability Mobility and Transport

Policy TR P4 Promotion of Sustainable Patterns of Transport Use

It is a policy of the Council to seek to implement in a positive manner, in cooperation with other relevant authorities and agencies, the policies of the NPF, RSES and the Department of Transport's Smarter Travel, A Sustainable Transport Future 2009 – 2020 (and any subsequent updates), to encourage more sustainable patterns of travel and greater use of sustainable forms of transport, including public transport, cycling and walking.

5.1.3. Chapter 10 Sustainable Communities and Social Infrastructure

Objective SCSI O15 Health Care Facilities

It is an objective of the Council to:

a) Support and facilitate development and expansion of health service infrastructure by the Health Service Executive, other statutory and voluntary agencies and private healthcare providers in the provision of healthcare facilities at appropriate locations - including the system of hospital care and the provision of community-based primary care facilities, mental health and wellbeing facilities.

b) Encourage the integration of appropriate healthcare facilities within new and existing communities.

5.1.4. **Chapter 11 Development management Standards**

Section 11.5.3 Health Care Facilities – Provides for the assessment of healthcare proposals which will be assessed on their individual merits, distinguishing between small-scale medical which typically relate to one or two practitioners, with a maximum of one to two employees, and larger medical practices which facilitate accommodating two or more medical practitioners and staff, which should be normally located in areas zoned for local, district or major town/city centres.

All healthcare facilities should avoid adverse impacts on car parking, traffic safety and residential amenity, signage must be appropriate in terms of design and scale.

Medical practices in residential areas should generally operate as an addition to an existing dwelling, remaining subordinate to its residential use in most cases. They must provide suitable and convenient access for people travelling by car, on foot or by public transport.

Section 11.6.4.2 Signage – Aims to ensure advertising is visually appropriate to its surroundings in terms of scale, design, materials and colour. It seeks to prevent excessive signage and visual clutter, protect historic buildings and scenic areas, and maintain pedestrian and Traffic Safety.

Section 11.8.3 Car and Bicycle Parking – Seeks to ensure appropriate provision for car and bicycle parking while promoting sustainable transport and reducing reliance on private cars. Parking standards may be relaxed in exceptional circumstances where justified, including on restricted or urban infill sites, where there is good access to public transport or sustainable travel infrastructure, where alternative parking is

available, or where reduced provision delivers traffic, urban design or regeneration benefits. Any shortfall should be supported by a clear justification.

Table DM 9(a) Car and Bicycle Parking Standards (Density Zone 2)

Medical centres/consulting rooms

- Car (maximum spaces): 1 space per treatment room +1 space per 2 staff
- Bicycle (minimum spaces): 1 space per 2 treatment rooms +1 space per 2 staff

Objective TR O49 Car and Cycle Parking

It is an objective of the Council to support the provision of parking and cycle standards in accordance with Section 11.8.3, Table DM 9(a) and 9(b) of Chapter 11: Development Management Standards.

5.1.5. Chapter 12 Land Use Zoning Strategy

Land Use Zoning

The appeal site is zoned 'Existing Residential'.

Objective: To provide for residential development, protect and improve existing residential amenity.

Purpose: This zone is intended primarily for established housing areas. Existing residential amenities will be protected while allowing appropriate infill development. The quality of the zone will be enhanced with associated open space, community uses and where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area, such as schools, creches, doctors surgeries, playing fields etc.

5.2. Natural Heritage Designations

- SAC: 002165 - Lower River Shannon SAC – approx. 1.49 km to the northwest.
- SPA: 004077 - River Shannon and River Fergus Estuaries SPA – approx. 1.65 km to the northwest.
- pNHA: 002048 - Fergus Estuary And Inner Shannon, North Shore – approx. 1.6 km to the northwest

6.0 EIA Screening

The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended (or Part V of the 1994 Roads Regulations). No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.

7.0 The Appeal

7.1. Grounds of Appeal

One Third Party appeal was received from Dominic Lipper which may be summarised as follows:

Opening Hours

- No objection in principle to a pharmacy.
- The suitability of late-night opening hours within a residential area is raised as a concern due to existing antisocial behaviour occurring in the area and the cumulative impact in an area that already experiences evening and nighttime antisocial behaviour.
- The late-night opening hours of the pharmacy could increase antisocial behaviour activity in the area during these hours and make it more difficult to manage these issues which include increased noise from customers arriving and leaving the shop. Other issues raised include increase traffic movements, parking pressures, people congregating outside the premises, litter.
- The proximity of a homeless and addiction support service located adjacent to the premises. A late-night pharmacy would be an unsuitable commercial activity that would bring unwanted attention to the area at night and would impact the safety of nearby residents.
- If permitted consideration should be given to reasonable evening closing time hours.

7.2. Applicant Response

The applicant has provided a response to the grounds of appeal which may be summarised as follows:

Noise

- A takeaway operated at the site for c. 40 years until midnight and the activity associated with same would be greater in terms of higher customer turnover, customers waiting outside, food collection and delivery services, odour extraction equipment.
- The proposed pharmacy use by comparison is significantly less intensive in nature with customers attending on an individual basis to collect prescriptions or obtain advice.
- There is no objection from the tenants who occupy the apartments above the premises.

Parking

- The takeaway operated successfully without any known car parking issues associated with the use of the premises.
- A pharmacy is anticipated to generate fewer vehicle movements particularly during evening hours and the nature of visits to the pharmacy are brief, spread throughout the day and do not typically involve the concentrated peak periods associated with a takeaway.
- A significant number of customers walk to the pharmacy presently. The proposed pharmacy is a short distance from its current location and the proposal will not have a material impact on parking in the area.

Antisocial Behaviour

- The appellant submits that the hours of operation could result in loitering or antisocial behaviour however no evidence is provided to support this claim.
- The current pharmacy location in terms of its late night operation for the last two years have not experienced such issues.

- The previous owners of the takeaway did not encounter reoccurring issues with loitering or antisocial behaviour.
- Pharmacies do not generally encourage prolonged visits or social gatherings. Customers attend for specific purposes.

Residential Amenity

- The claim that nearby residents will experience increased disturbance is speculative and not supported by evidence.
- The tenants who occupy the apartments above have confirmed that significant noise disturbance, unwanted attention, loitering etc arising from the takeaway were not encountered.

Hours of Operation

- The previous takeaway use of the premises operated until midnight and the proposed pharmacy late night hours will be until 10:00 pm which reduces late evening activity in the area.

Community Benefit

- The proposed development will provide an important health care service to the local community.
- The pharmacy provides access to medical products and advice.
- Extended opening hours is beneficial to all who need urgent access to obtain prescriptions outside of normal business hours.

Note to Commission

The submission is accompanied by photos, supporting correspondence from the previous owners of the takeaway, correspondence form residents who currently occupy the apartments on site, correspondence from nearby residents, and a community petition in support of the proposal.

7.3. **Planning Authority Response**

None.

7.4. Observations

None.

8.0 Assessment

Having regard to the foregoing and having examined the details of the application and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issues in this appeal to be considered are as follows:

- Principle of Development
- Residential Amenities
- Car Parking

8.1. Principle of Development

8.1.1. The appeal site is zoned 'Existing Residential' under the Limerick Development Plan 2022-2028 (as varied). The stated objective for this zoning is 'to provide for residential development, protect and improve existing residential amenity'. The purpose of the zoning outlines that it is intended primarily for existing residential areas in protecting existing residential amenity whilst allowing appropriate infill development. The development plan recognises that where an acceptable standard of residential amenity can be maintained, a limited range of other uses which support the overall residential function of the area may also be accommodated, including doctors' surgery and other community and service uses.

8.1.2. The overall site comprises an established mixed use premises with an existing takeaway use, barber shop and residential use. The barber shop forms part of the overall site but no alterations or change of use are proposed to same which will continue in its existing use.

8.1.3. The proposal relates specifically to the subdivision of the existing takeaway to provide two separate units to facilitate the medical centre at the rear and the pharmacy fronting onto Blackboy Road R527. Therefore I am satisfied that the proposal does not involve

the introduction of a new commercial use onto the site, rather it involves the re-use and subdivision of an existing commercial premises to provide health care related services and a retail use associated with health care.

8.1.4. The proposed medical centre is therefore considered to be compatible with the zoning objective for the site, having regard to the development plan's recognition of doctor's surgeries as a use which can support the overall residential function of the immediate area.

8.1.5. In relation to the proposed pharmacy use, this would be classified as a retail use and I note from the land use zoning matrix contained in Chapter 12 of the development plan that retail use <150 m² is generally not a permitted use on lands zoned 'Existing Residential'. Notwithstanding, the PA has identified in its assessment that the planning history of the site has an established basis for accommodating mixed use on the site for residential, commercial restaurant and retail development, PA. Ref. 15/446 refers, and I note that the PA was satisfied that the earlier development on the site and the existing development had planning consent. In this regard I note that the site already benefits from authorised commercial uses including takeaway restaurant, barber shop which is a retail use, along side residential accommodation. I further note that a previous decision of the Commission under ACP Ref. PL30.230966, although not taken up, also established the precedence of retail development on the site. This demonstrates that both commercial and retail uses have been accepted on the site and form part of the established planning context. Therefore having regard to Section 11.5.3 (Health Care Facilities) I am satisfied that a pharmacy retail use is acceptable in principle and that the principle of the overall development is acceptable on the site which would be consistent with Objective SCSI O15 (Health Care Facilities), Policy CGR P1 (Compact Growth and Revitalisation) and Objective CGR O3 (b) (Urban Lands and Compact Growth) of the development plan.

8.2. Residential Amenities

8.2.1. The substantive issue raised relates to concerns that the proposed late-night pharmacy opening hours could exacerbate existing antisocial behaviour in the area resulting in increased noise, traffic and parking pressures, littering and people congregating outside the premises. The proximity of a homeless addiction support

service further raises concerns regarding the suitability of late-night commercial activity and its potential impact on the safety and residential community of nearby residents.

8.2.2. Having regard to the already authorised trading hours of operation associated with the existing takeaway which extend until 12:00 midnight, the proposed pharmacy operating until 10 pm would represent a reduction in the permitted hours of activity at the premises which in my view is a material consideration in assessing the potential for late evening disturbance, including noise, customer congregation, traffic movements and impacts on existing residential amenities. In this case, the earlier closing time provides a reasonable basis for concluding that the proposal would not intensify late night activity which would result in a reduction in the potential for disturbance to nearby residents. It is therefore my view that the proposed pharmacy would represent a more compatible use of the existing premises than a takeaway operating during later trading hours insofar as it would generate fewer customer footfall, lesser orders and food related emissions and associated waste. In this regard, the impact on existing amenities of the area would be reduced.

8.2.3. In addition to the foregoing, I would note that the uses of a medical centre and a pharmacy within such a site context can act as a local centre in providing local residents with enhanced access to goods and services within their community. The proposal would therefore reduce late night activity at the site while providing a necessary service to the local community. While the concerns raised by the appellant regarding existing anti-social behaviour in the area are noted, these are wider issues that are not directly attributed to the proposed change of use. On balance, I consider that the proposed use is compatible with the established mixed use character of the site, would enhance the amenities of the area and would not give rise to any significant adverse planning impacts. I would further note that the concerns raised regarding ongoing antisocial behaviour is not a matter for the Commission to address however any future instances of criminal or antisocial behaviour would be matters for the relevant authorities including An Garda Siochána.

8.3. Car Parking

8.3.1. The grounds of appeal raise that the proposed development would increase traffic movements and parking pressures related to the proposed pharmacy. I note the response from the applicant outlining that the takeaway operated successfully without know car parking issues and that a pharmacy would generate fewer vehicle movements.

8.3.2. No car parking is proposed as part of the proposed development within the site's curtilage, although the yard to the rear of the premises could facilitate some level of car parking which may already be serving the existing development. At time of site inspection, I noted on street parallel car parking spaces along the eastern site boundary and across the road to the east, as well as parking along Greenhill Road as and along Blackboy Road. The area is also served by a regular bus service and cycle lane infrastructure.

8.3.3. The development plan notes in Table DM9(a) for Zone 2 that 1 car parking space per treatment room and 1 space per 2 staff is required. This is specified as maximum standards. For retail convenience <100 m² there is no requirement for car parking provision. In this case, the medical centre will provide 3 no treatment rooms. No details are provided of staff numbers for either unit. The likely traffic movements associated with the proposed units are staff car parking and deliveries, particularly for the proposed pharmacy unit. At the rear of the site, it is proposed to provide an accessible ramp.

8.3.4. No bicycle parking or bike storage has been proposed however there is a requirement to provide 1 space per 2 treatment rooms in addition to 1 space for staff.

8.3.5. I note that the PA accepted the lack of car parking provision on the basis of the sites proximity to public transport and imposed a condition to bicycle storage.

8.3.6. The site is located in an area where there is a high concentration of housing which is served by good public transport, pedestrian linkages to surrounding residential development in proximity of the site, and cycle lane infrastructure. Section 11.8.3 of the development plan also allows for a flexible approach in the application of the car parking standards in areas served by good TFI public transport frequent linkages. I therefore consider that the proposal is acceptable and would also be consisted with

the council's overall policy in promoting sustainable modes of travel, Policy TR P4 refers.

9.0 AA Screening

Screening the need for Appropriate Assessment: Screening Determination (Stage 1, Article 6(3) of Habitats Directive)
I have considered case PL-501684-LK-26 in light of the requirements S177U of the Planning and Development Act 2000 as amended. The appeal site is located in the urban envelope of Limerick City on a brownfield site within an established residential area that is serviced by piped public services. The closest European site are • SAC: 002165 - Lower River Shannon SAC – approx. 1.49 km to the northwest. • SPA: 004077 - River Shannon and River Fergus Estuaries SPA – approx. 1.65 km to the northwest. The proposed development comprise alterations and partial demolition works to the existing development on site, and the change of use of the existing takeaway unit into 2 no. units comprising of pharmacy (unit 1) at front of building and medical centre (unit 2) at rear of building along with a ground floor extension to the front and rear of the existing building. The planning authority considered that there was no requirement for appropriate assessment. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site. The reason for this conclusion is as follows: • The nature, scale and location of the development and adjoining public infrastructure.

- Location-distance from nearest European sites and lack of direction connections between the subject site and any European site and intervening land uses.
- Taking into account the screening determination by the PA.

I consider that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on any European designated site(s). Appropriate assessment is therefore not required.

Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 **Water Framework Directive**

An assessment of the proposed development has been undertaken with regard to the objectives set out in Article 4 of the EU Water Framework Directive.

Having considered the nature, scale, and location of the proposed development, it is concluded that the proposal will not result in any risk of deterioration in the status of any water body, including surface waters, groundwater, transitional waters, or coastal waters. This applies to both qualitative and quantitative status, and in respect of temporary and permanent effects.

In addition, the proposed development will not adversely affect the achievement of established environmental objectives, including the protection, maintenance, and improvement of water body status, as required under the Directive.

Accordingly, the proposed development is considered to be compliant with the requirements of Article 4.

11.0 **Recommendation**

I recommend that permission is granted subject to the following reasons and considerations and conditions set out below.

12.0 Reasons and Considerations

Having regard to the 'Existing Residential' zoning objective for the site where health facilities are considered generally permitted in principle, the planning history of the site which establishes the commercial and retail use of the site, the infill nature of the site at a location that is easily accessible and to the pattern of development in the vicinity, it is considered that the proposed development would not seriously injure the amenities of the area including property in the vicinity, would be acceptable in terms of pedestrian and traffic safety, would provide enhanced community services to the location and would be in accordance with Objective SCSI O15 (Health Care Facilities), Policy CGR P1 (Compact Growth and Revitalisation) and Objective CGR O3 (b) (Urban Lands and Compact Growth) of the Limerick Development Plan 2022-2028 (as varied). The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 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 07th day of May 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. Details of bike storage facilities for staff shall be submitted to, and agreed in writing with the planning authority, prior to commencement of development.

   Reason: To support the provision of active travel infrastructure.

3. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular,

recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment and the amenities of properties in the vicinity.

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to medical use and retail pharmacy use (as specified in the lodged documentation), unless otherwise authorised by a prior grant of planning permission.

   Reason: In the interest of orderly development.

5. Details of the materials, colours and textures of all the external finishes to the development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

   Reason: In the interest of visual amenities.

6. Other than the advertising signage proposed as part of the proposed development, no advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001 (as amended), shall be displayed or erected on the building exterior/within the curtilage of the site without a prior grant of planning permission.

   Reason: To allow further assessment of the impact of the permitted advertisement on the amenities of the area and in the interest of visual amenity.

7. Prior to occupation of the medical unit and pharmacy unit, the developer shall submit details of the hours of operation of the units, to be agreed in writing with the planning authority.

   Reason: In the interest of orderly development and the proper planning and sustainable development.

8. 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.

9. Prior to the commencement of development the developer shall enter into a Connection Agreement with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply and wastewater collection network. **Reason:** In the interest of public health and to ensure adequate water/wastewater facilities.

10. (a) All foul sewage and soiled water shall be discharged to the public foul sewer.

    (b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system .

    Reason: In the interest of public health.

11. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 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: To safeguard the amenity of property in the vicinity.

12. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

    Reason: In the interest of public safety and amenity.

13. 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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Clare Clancy
Planning Inspector
15th October 2026

Appendix 1: Form 1 – EIA Pre-Screening

Case Reference	PL-501684-LK-26
Proposed Development Summary	Demolition of walls, mono pitch roof and railings, change of use and subdivision of takeaway into pharmacy and medical centre. New signage, internal alterations and associated site works.
Development Address	Blackboy Road, Mulgrave Street, Limerick
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ No, No further action required.
(For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified **in Part 1.** **EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.**	

☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☒ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. **No Screening required.**	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. **EIA is Mandatory. No Screening Required**	
☐ Yes, the proposed development is of a Class but is sub-threshold. **Preliminary examination required. (Form 2)** **OR** **If Schedule 7A information submitted proceed to Q4. (Form 3 Required)**	
4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes ☐	

No ☒	

Inspector: _____ Date: _____