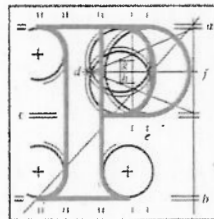


Our Case Number: ACP-323410-25



**An
Coimisiún
Pleanála**

Irish Georgian Society
C/o Donough Cahill
City Assembly House
58 South William Street
Dublin 2

Date: 09 October 2025

Re: Proposed Limerick City Greenway (UL to NTP)
Within the townlands of Dromroe, Sreelane, Newcastle and Castletroy, Co. Limerick.

Dear Sir / Madam,

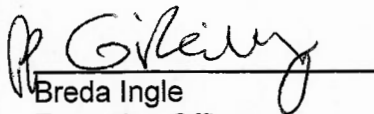
An Coimisiún Pleanála has received your recent submission (including your fee of €50) in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter.

Please note that the proposed road development shall not be carried out unless the Commission has approved it or approved it with modifications.

If you have any queries in the mean time, please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,


Breda Ingle
Executive Officer
Direct Line: 01-8737291

HA02

Tel	Tel	(01) 858 8100
Glaao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902



An Coimisiún Pleanála
64 Marlborough Street
Dublin 1, D01 V902

8th October 2025

**Re. Proposed Limerick City Greenway (UL to National Technology Park) Project, within the townlands of Sreelane, Newcastle and Castletroy, Co Limerick.
An Coimisiún Pleanála - Case reference: HA91.323410**

To whom it may concern,

The Irish Georgian Society notes that the proposed Limerick City Greenway will have a substantial impact on an existing historic scenic path, known as Plassey Bank, which is evident on the 25-inch Ordnance Survey Map surveyed in 1893 (published on 1896) [maps 2, 3, 4]. The character of this longstanding route will be comprised through its widening, the construction of new sections, the removal of at least 61 trees, the addition of streetlights and the use of new hard surfaces. This will severely damage a woodland riverside path that has been enjoyed by people for over 150 years.

The Irish Georgian Society is in favour of creating pathways to be used by cyclists and pedestrians in natural environments. However, in this case the proposal undermines an existing historic path that is habitually used by cyclists and pedestrians.

It is also the case that Greenway standards already exist along the proposed route. This can be found in the road leading from Plassey Mill through the university to Plassey Park Road, the road which the proposed scheme joins near Castletroy. This road has recently been provided with cycleways. (map 1) (fig 1)

The Plassey Bank path is continuous along the bank of the River Shannon from Limerick. The section from Limerick to Plassey Mill was part of the Limerick Navigation, the path being primarily used from the early nineteenth century by horses pulling barges. The Parliamentary Gazeteer of Ireland of 1845 noted that the Black Bridge, the foot bridge at Plassey Mill, was built to allow horses to cross the River Shannon and join barges on the Plassey-Errina Canal in their journey to Killaloe.

The path continues on the south bank of the Shannon from Plassey Mill to Castle Troy, where a villa and small demesne had been built close to the ruins of a medieval tower house. This is the path that concerns us. It had a different genesis and purpose. It passed through four estates: Plassey, Willow Bank, Rose Lawn and Castle Troy (only Plassey survives). With the exception of Castle Troy, the houses were built on higher land away from the river and the meadows that flooded in the winter. (map 5)

City Assembly House, 58 South William Street Dublin 2 Ireland Tel: +353 (0) 1 679 8675 Email: info@igs.ie www.igs.ie

The Irish Georgian Foundation, operating as the Irish Georgian Society, is a charitable organisation which encourages the appreciation and conservation of Ireland's architecture and decorative arts

Irish Georgian Foundation Committee of Management: John Barber (UK), Victoria Browne, Zoë Coleman, William Earley, Jacqueline Hall (Chair), Marianne Harris, Dr Judith Hill, Dr Conor Lucey, Richard McLoughlin, Pat Murray, Peter Murray, John Sullivan (US), Charlotte Sheridan, Bruce Stanley; IGS President, Michael Wall

Charity Reference No. CHY 6372 CRA: 20011505 Company Registration No: 32176

The path was carefully constructed to ensure that it could be used all year round. It was laid out on a bank and provided with a footbridge over an adjacent ditch between the Plassey and Willow Bank estates. (figs 2, 3) Surviving trees such as the beech and sweet chestnut that survive at Plassey were planted to line the banks. (fig 4) It is an example of a shared landscape. Each villa, whose demesne was not typically surrounded by walls, enjoyed views of the river, surrounding mountains and adjacent demesnes. The path that linked the demesnes and allowed the inhabitants, visitors and other local people to enjoy the river and its surroundings, was a vital element in this landscape. A similar approach to landscape design and enjoyment was, and is, to be found at nearby Castleconnell.

When the Plassey estate was acquired by NIHE and developed as the University of Limerick, there was an early decision, led by Dr Ed Walsh, to respect the existing landscape setting. This decision, made in the mid-1970s, was pioneering. Just a few years previously the National Rehabilitation Institute, which had acquired Plassey in 1961, had cut groves of trees on the estate and was only stopped in this destruction by the intervention of Minister Donogh O'Malley. The University of Limerick's building programme was concentrated in the area around Plassey House, and even as it has expanded exponentially it has not encroached on the area close to the river and its surrounding natural environment.

Plassey bank path and its surrounding landscape - the river, the planted trees and the vegetation and associated wildlife that has grown and flourished over the years - has continued to attract people. It is a path well-used by both cyclists and pedestrians, accommodating those travelling to and from the university as well as those looking for tranquillity and enjoyment of nature. (fig 7)

The Greenway project is admirable in its ambition to make this historic path and its natural surroundings accessible to the people of Limerick.

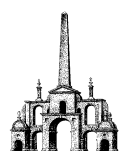
We believe that the proposed application of funds is misjudged. The creation of a Greenway standard path in the proposed location is not necessary. As mentioned above, this already exists on the Plassey Park Road.

Funds would be better spent mending the path where it has been eroded using sympathetic materials with minimal use of machines. (fig 5) Additionally, the Black Bridge, which was closed during Covid, has not been reopened and is deteriorating. (fig 6) Restored, this bridge would be accessible to pedestrians and cyclists and give direct access to the recently upgraded path along the Plassey-Errina canal. Further, a planting programme should be devised and funded for future planting needs.

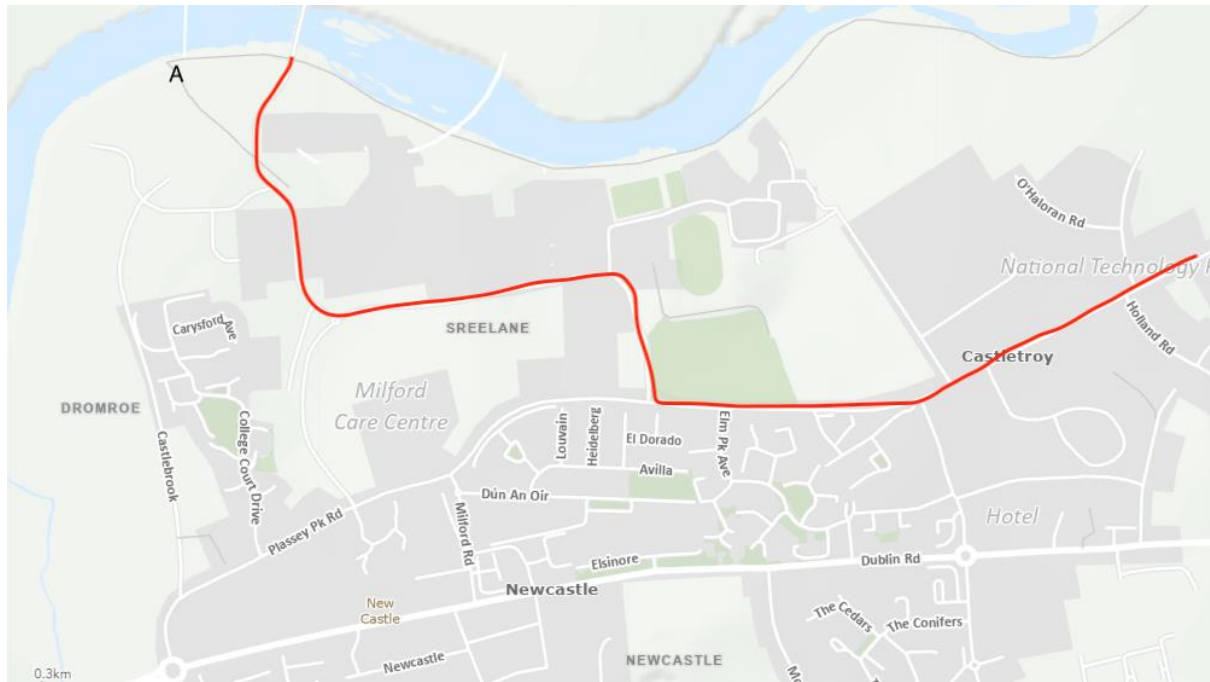
The Limerick Greenway proposal will alter an historic amenity for a newly conceived purpose. In the process it will destroy the natural environment which was the attraction for the Greenway project and which countless people currently enjoy. (fig 7) The Irish Georgian Society submits that the proposal should not be given permission.

Yours faithfully,

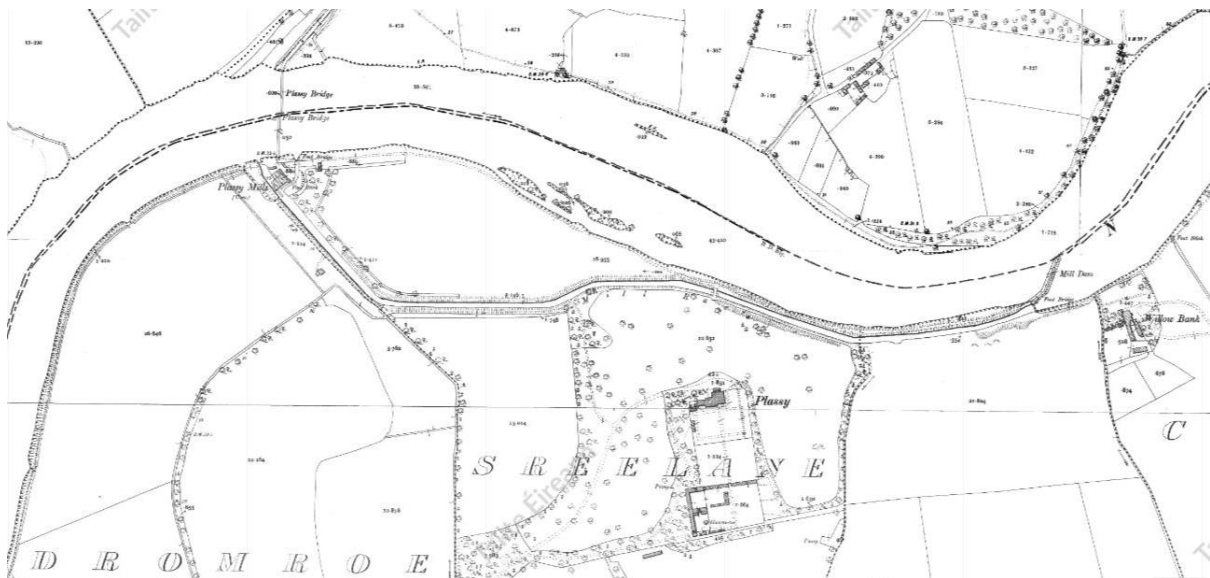

Donough Cahill
Executive Director IGS



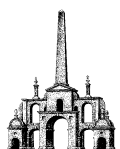
Maps

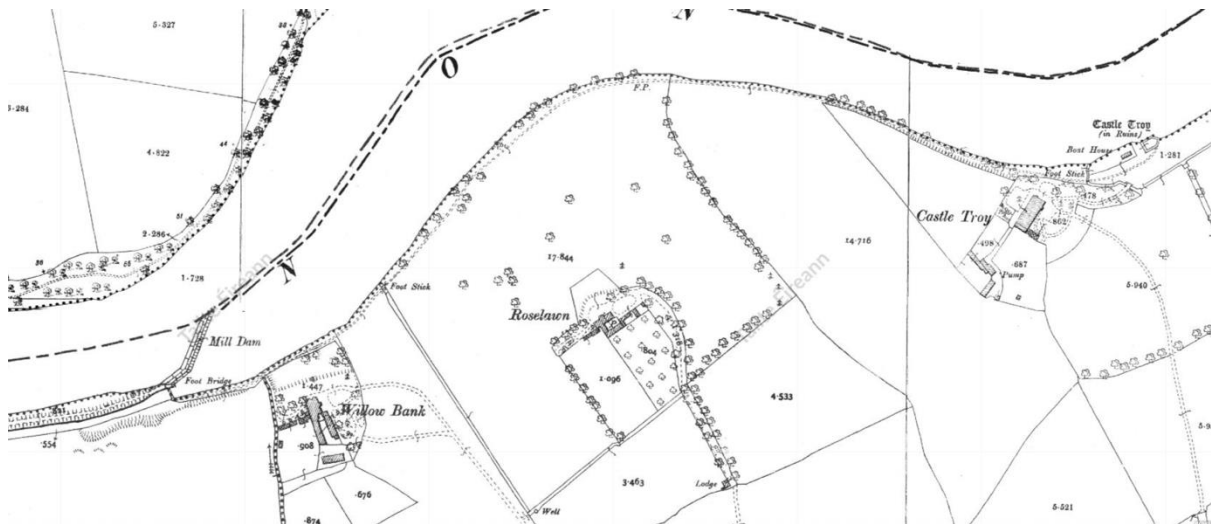


Map 1. Contemporary map of Plassey with a red line showing the route to and along Plassey Park Road. A: Plassey Mill.

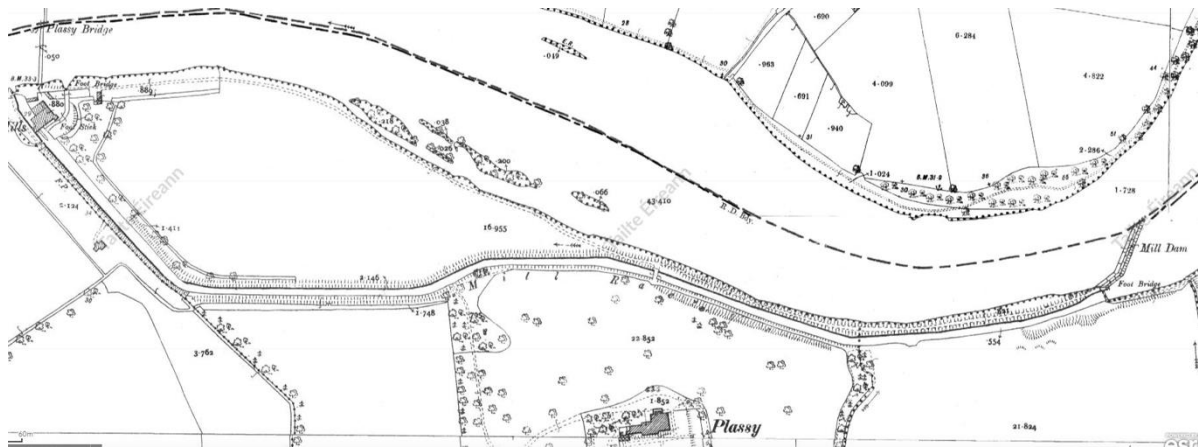


Map 2. Ordnance Survey 25 Inch, surveyed 1893, Plassey to Willow Bank.





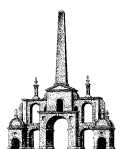
Map 3 Ordnance Survey 25 Inch, surveyed 1893, Willow Bank to Castle Troy.



Map 4 Ordnance Survey 25 Inch, surveyed 1893, Detail at Plassey



Map 5 Ordnance Survey, surveyed 1839, showing the four demesnes of Plassey, Willow Bank, Rose Lawn and Castle Troy.



Figs



Fig 1. Plassey Park Road: recently constructed cycleway.



Fig 2 The existing path constructed on a bank between the river and a ditch, now a woodland path.

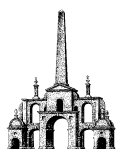
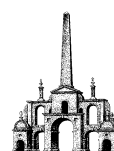




Fig 3 The recently repaired footbridge over the ditch.



Fig 4 The beech trees planted at Plassey along the River Shannon path.



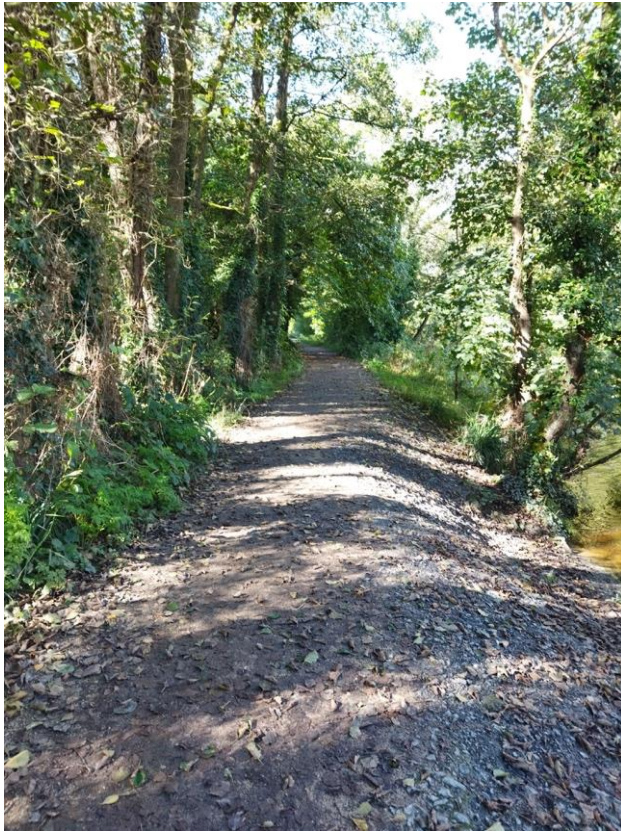


Fig 5 Erosion on the path



Fig 6 The Black Bridge has been closed for the last five years and is now deteriorating.

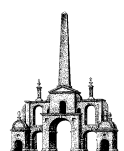




Fig 7 The existing environment in which a number of elements coexist: the river, naturally occurring riparian vegetation, planted trees and a discreet path used by pedestrians and cyclists and enjoyed by countless people for over 150 years.

