



An
Bord
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:

Section 175 and 177AE of the Planning and Development Act 2000

2. **Applicant:**

Name of Applicant:	Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC
Address:	Gardens International, Henry Street, Limerick, V94 4D83
Telephone No:	061 517430
Email Address (if any):	n/a

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	James Collins (Chairperson) Dianne McDonogh Vincent Murray Frank O'Neill Michael Barry Siobhan Convery Keith O'Donnell
Registered Address (of company)	Gardens International, Henry Street, Limerick, V94 4D83
Company Registration No.	459652
Telephone No.	061 517430
Email Address (if any)	

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	Ms. Mary Hughes
Address:	HRA Chartered Town Planning & Environment Consultants 3 Hartstonge Street Limerick V94 F2PW
Telephone No.	061 435000
Mobile No. (if any)	087 6443389
Email address (if any)	Mary.hughes@hraplanning.ie

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [X] No:[]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Martin Ryan, Limerick Twenty Thirty

061 517430

5. Person responsible for preparation of Drawings and Plans:

Name:	George Wilson FCBS Karen McEvoy BMA
Firm / Company:	Feilden Clegg Bradley Studios & Bucholz McEvoy Architects
Address:	FCBS, Twenty Tottenham Street, London, W1T 4RG BMA, Unit c, Mountpleasant Business Centre Upper Mountpleasant Avenue, Dublin 6
Telephone No:	FCBS 0044 20 73235737 BMA 01 496 63 40
Mobile No:	N/A
Email Address (if any):	N/A
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.	

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	Cleeves Riverside Quarter' comprises the former industrial mill complex ('Cleeves') situated on the northern side of the River Shannon, Limerick City and occupies the area between; Stonetown Terrace Road to the northeast; O'Callaghan Strand to the southeast; Condell Road (R527) to the southwest; and, Salesian Primary School and the 'Fernhill' residential estate to the northwest and west respectively - all situated in the townland of Farranshone More in Limerick City. The site is dissected by North Circular Road where it extends between Shelborne Road Lower and O'Callaghan Strand.	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	4682-22; 4682-23; 4682-21; 4743-01; 4743-02; 4743-03	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares	5.09	ha
Site zoning in current Development Plan for the area:	Largely zoned city centre use with an area to the north zoned for existing residential use	
Existing use of the site & proposed use of the site:	Vacant brownfield site previously used for industrial purposes. Proposed for mixed use development.	
Name of the Planning Authority(s) in whose functional area the site is situated:	Limerick City & County Council	

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner X	Occupier
	Other X	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
Limerick Twenty Thirty Strategic Development DAC (LTT) own the site. LTT is a wholly owned subsidiary of Limerick City and County Council.		
If you are not the legal owner , please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
See attached letter of consent / authorisation		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		

8. Site History:

Details regarding site history (if known):
Has the site in question ever, to your knowledge, been flooded? Yes: [x] No: [] If yes, please give details e.g. year, extent: Part of North Circular Road and O'Callaghan Strand flooded in 2002 – see Flood Risk Assessment pp 10 - 11 Are you aware of previous uses of the site e.g. dumping or quarrying? Yes: [x] No: [] If yes, please give details: The site was previously used for quarrying – see Planning Report under Site History

Are you aware of any valid planning applications previously made in respect of this land / structure?

Yes: [X] No: []

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála
03770381	Retention of permission for the provision of 90 no. car parking spaces on site (Shipyard site) for staff, file reference no.	2003
03770383	Retention of existing shop within the Cleaves site fronting North Circular Road in the area of the Cheese Plant / Packaging Store	2003
06770090.	Erection of School Sign and School Plaque at Salesians	2006

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?

Yes: [] No:[X]

If yes please specify

An Bord Pleanála Reference No.: _____

9. Description of the Proposed Development:

Brief description of nature and extent of development	See Appendix 1.0
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m²
Residential	33,205sqm
Commercial	299sqm – Retail / Restaurant / cafe space 381sqm - Creche

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	19,185sqm
Gross floor space of proposed works in m ²	33,877sqm
Gross floor space of work to be retained in m ² (if appropriate)	8,185sqm
Gross floor space of any demolition in m ² (if appropriate)	11,000sqm

12. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses				9			9
Apartments	6	97	102	20			225
Number of car-parking spaces to be provided		Existing: A public car park comprising 120 spaces is to be redeveloped as part of the proposal		Proposed: 116 no.		Total: 116 no. (See Table 2.2 of Planning Report)	

* An additional 30 no. car parking spaces are to be provided as part of the development to serve Salesians Primary School. These spaces will not serve the proposed development and are additional to the 116 no. provided in the table.

13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		X
If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act. If the answer to the above question is "yes" but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been		

made but has not yet been decided, a copy of the application should be submitted). If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted. Please note Section 96 does not apply to the proposed development.
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14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
Vacant former industrial site
Proposed use (or use it is proposed to retain)
Residential with childcare and commercial Class 1, Class 2 and / or Class 3 uses
Nature and extent of any such proposed use (or use it is proposed to retain).
Primarily residential (33,205sqm) with childcare (373sqm) and commercial (299sqm) Class 1, Class 2 and / or Class 3 uses

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?		x	
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?		x	
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			x
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.		x	
Does the application relate to work within or close to a European Site or a Natural Heritage Area?		x	
Does the development require the preparation of a Natura Impact Statement?		x	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		x	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			x
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			x
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			x
Do the Major Accident Regulations apply to the proposed development?			x
Does the application relate to a development in a Strategic Development Zone?			x
Does the proposed development involve the demolition of any habitable house?		x	

16. Services:

Proposed Source of Water Supply:
Existing connection: ☐ New Connection: ☒
Public Mains: ☒ Group Water Scheme: ☐ Private Well: ☐
Other (please specify): _____
Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment:
Existing: ☐ New: ☒
Public Sewer: ☒ Conventional septic tank system: ☐
Other on site treatment system: ☐ Please Specify: _____
Proposed Surface Water Disposal:
Public Sewer / Drain: ☐ Soakpit: ☐
Watercourse: ☒ Other: ☐ Please specify:

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [X] No: [] Limerick Leader 08 th November 2025
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [X] No: [] Dated 31 st October 2025
Details of other forms of public notification, if appropriate e.g. website
https:// www.limerick.ie/cleeves-planning

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form. Enclosed: Yes: [X] No: [] Please see Planning Statement Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification. Enclosed: Yes: [X] No: [] Please see Cover Letter

19. Confirmation Notice:

Copy of Confirmation Notice
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application. Yes Portal ID No. 2025196

20. Application Fee:

Fee Payable	€30,000 (paid by EFT)
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	 Acting as Agent on behalf of applicant
Date:	10 th November 2025

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

Appendix 1.0 Description of Development

The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

The proposed development includes:

- A. Demolition of a number of structures to facilitate development including (i) Salesians Secondary School and Fernbank House; (ii) 2 no. houses on North Circular Road; (iii) Residual piers from the basin of the reservoir; (iv) Upper Reservoir on Stonetown Terrace comprising 2 no. concrete water tanks, pump house and liquid storage tank; (v) 1960's lean-to building structures adjoining the Cold Store (former Weaving Mill); (vi) remaining fabric of c20th rear lean-to of the Flaxmill Building; (vii) c.1960s office building adjoining the Packing Store and Cheese Plant on North Circular Road; (viii) Cluster of buildings including altered part of the Linen Store, the former Linen Store, Storage Building, and Office/Lab building at O'Callaghan Strand / Stonetown Terrace with partial retention of existing stone wall; (ix) warehouse on the Shipyard site; and (x) partial removal of stone boundary wall defining the Cleeves site adjoining O'Callaghan Strand / Stonetown Terrace and around the Shipyard site.
- B Construction and phased delivery of:
 - i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:
 - Salesians Zone – 1 no. building with 2 no. blocks extending to 6 and 7 storeys comprising 146 no. apartments (76 no. 1 bed; and 70 no. 2 bed); a creche; semi basement car and bicycle parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.
 - Quarry Zone – 1 no. Purpose Built Student Accommodation (PBSA) building with 3 no. blocks extending to 6 and 7 storeys comprising 270 no. bedspaces with study rooms, shared areas, exercise room, reception area, plant rooms, refuse storage and bicycle parking all at ground floor level and screened external plant and photovoltaic panels at roof level. Provision is made for telecommunication antennae on the roof top of one block. Consent is also sought for use of the PBSA accommodation, outside of student term time, for short-term letting purposes.
 - Stonetown Terrace Zone – 1 no. building extending to 4 - 5 storeys comprising 38 no. apartments (6 no. studios; 12 no. 1 beds; and 20 no. 2 beds) with plant rooms and refuse storage at ground level, ancillary infrastructure at basement level at northern end of the block, with screened external

plant and photovoltaic panels at roof level; 9 no. 3 storey 3 bed townhouses with photovoltaic panels at roof level; and a dedicated secure bicycle storage facility.

- O'Callaghan Strand Zone – 1 no. building extending to 4 / 5 storeys comprising 21 no. apartments (9 no. 1 bed and 12 no. 2 bed) with an open roof structure accommodating communal open space, plant and photovoltaic panels; and 299qm of commercial ground floorspace intended to accommodate Class 1, Class 2 and / or Class 3 uses, with provision for car parking in the undercroft.
- ii. Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).
- iii. Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels
- iv. 3 no. dedicated bat houses;
- v. Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.
- vi. Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O'Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;
- vii. Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and
- viii. All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.