

Letter of Consent for Part X Planning Application

Re: The lodgement of a Part X application for approval to An Coimisiún Pleanála for the Phase II Cleaves Riverside Quarter

Site: Comprising and 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, Limerick City.

17th October 2025

Dear Sirs,

This application is made under Part X and XAB Section 175(3) and Section 177AE(3) of the Planning and Development Act, 2000 (as amended). The application is being made by LCCC in partnership with Limerick Twenty Thirty Strategic Development DAC (LTT). LTT is a wholly owned subsidiary of LCCC.

The Cleaves Riverside Quarter landbank was formally transferred to LTT in December 2020 to advance appropriate development on the site and to perform all of the functions relating to the preparation and submission of the application for consent.

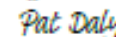
LTT has engaged collaboratively with Limerick City & County Council (LCCC) in progressing Phase II of the Cleaves Riverside Quarter project.

Whilst the application remains under the "general superintendence and control of the State authority" in accordance with Section 4(2) of the 2002 Planning & Development Act 2000 as amended, LTT will have stewardship of the application after it is lodged.

An Coimisiún Pleanála are advised that both parties consent to the making of this application for approval which seeks:

- A. Demolition of a number of structures to facilitate development and B. Construction and phased delivery of (i) buildings within the site ranging in height from 3 – 7 stories (with screened plant at roof level) including (a) 234 no. residential units; (b) 270 no. student bedspaces (PBSA) with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche; (ii) extensive public realm works, riverside canopy and heritage interpretative panels (iv) 3 no. dedicated bat houses; (v) Mobility Hub with canopy; (vi) pedestrian / cycle connectivity from North Circular Road to Condell Road; and (vii) 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 measures; (c) raising the level of North Circular Road; (d) car and bicycle parking; (e) public lighting; (f) telecommunications antennae; and (g) all landscaping works. Consent is also sought for use of the PB accommodation, outside of student term time, for short-term letting purposes.

Signed:



Pat Daly (Oct 20, 2025 11:40:06 GMT+0)

Dr. Pat Daly,
Director General,
Limerick City & County Council

Signed:



Enda Power,
CEO,
Limerick Twenty Thirty