



HRA | PLANNING

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An Coimisiún Pleanála
64 Marlborough Street,
Dublin 1,
D01 V902

10th November 2025

Re: Section 175 and 177AE Application for Approval - Phase II Residential & Public Realm Works at Cleeves Riverside Quarter, Limerick City

Dear Sir / Madam

We, HRA Chartered Town Planning & Environment Consultants, 3 Hartstonge Street, Limerick are acting on behalf of Limerick City & County Council, Corporate Headquarters, Merchants Quay, Limerick, V94 EH90 in partnership with Limerick Twenty Thirty Strategic Development DAC, Gardens International, Henry Street, Limerick, V94 4D83 to prepare and submit an application for approval to An Coimisiún Pleanála for a proposed new residential and public realm works development that seeks the regeneration and adaptive reuse of a strategic brownfield site, as part of the Limerick City and County Council 'World Class Waterfront revitalisation and transformation project' in Limerick City.

This planning 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 Act) whereby the planning authority, either in its own capacity or in partnership with another entity, proposes to carry out development within its functional area in which an Environmental Impact Assessment (EIAR) and Natura Impact Statement (NIS) have been prepared. Such applications are made directly to An Coimisiún Pleanála for assessment and decision.

The proposed development seeks the (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; and (vi) 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) telecommunication



RTPI
mediation of space · making of place

antennae and (g) all landscaping works. Consent is also sought for use of the PBSA accommodation, outside of student term time, for short-term letting purposes. A full description of the development proposal is detailed in the public notices.

As per Article 249 of the Planning and Developments Regulations, 2001, as amended, 3 no. copies of the plans and particulars are issued to An Coimisiún Pleanála, including 2 no. hard copies and 1 no. soft copy provided via Sharepoint File Link. A copy of the application documentation (including EIAR and NIS) may also be viewed / inspected online at the following website: [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning).

A fee in the sum of €30,000 has been paid to An Coimisiún Pleanála via EFT (receipt attached) as per ACP Fee Code: SA4.

The planning application documentation, enclosed drawings, public notices, and application form have been prepared in accordance with the requirements of the Planning and Development Regulations, 2001 (as amended) and the Planning and Development Act, 2000 (as amended). In addition, a copy of the planning application has been issued to the relevant prescribed bodies as set out under Article 121 of the Planning and Development Regulations, 2001 (as amended) as follows:

▪ Fáilte Ireland,	▪ National Transportation Authority
▪ Minister for Housing, Local Government and Heritage (Development Applications Unit)	▪ Department of Culture Communications & Sport
▪ Department of Enterprise Tourism & Employment	▪ Minister for Climate, Energy and the Environment
▪ The Heritage Council,	▪ Uisce Éireann
▪ An Taisce,	▪ Environmental Protection Agency
▪ An Chomhairle Ealaíon (Arts Council),	▪ Health Service Executive
▪ Southern Regional Assembly	▪ Córas Iompair Éireann
▪ Southern Regional Waste Management Office	▪ Office of the Public Works
▪ Inland Fisheries Ireland	▪ Transport Infrastructure Ireland
▪ Waterways Ireland	▪ Minister for Agriculture, Food and the Marine
▪ Irish Aviation Authority	▪ Railway Procurement Agency'
▪ Geological Survey of Ireland	

Please find enclosed the following supporting application documentation:

No.	Item	Responsible Consultant
Planning, Administration & Enclosures		
1.	An Bord Pleanála Application Form for Strategic Infrastructure Development	HRA Planning
2.	Site Notice erected 31 st October 2025	HRA Planning
3.	Newspaper Notice Limerick Leader dated 08 th November 2025	HRA Planning
4.	Planning Statement	HRA Planning
5.	Sustainability & Social Infrastructure Assessment	HRA Planning
6.	Housing Mix Assessment	HRA Planning
7.	Student Demand Assessment Report	HRA Planning

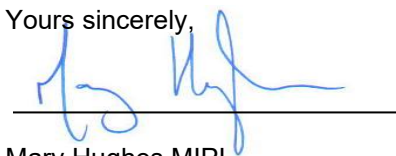
8.	Public Consultation Report Masterplan Stage	HRA Planning
9.	Public Consultation Report Outline Sketch Scheme	HRA Planning
10.	EIAR Portal Confirmation Letter	HRA Planning
11.	Copy of Letters to Prescribed Bodies	Limerick Twenty Thirty
12.	Letter of Authorisation & Consent – Limerick City & County Council & Limerick Twenty Thirty	Limerick Twenty Thirty and LCCC
Architectural Drawings & Documents		
13.	OS Site Location Map	FCBS & BME
14.	Proposed Site Layout Plan	FCBS & BME
15.	Full Set of Architectural Drawings & Drawing Register	FCBS & BME
16.	Shapefile – Site Location Drawing	FCBS & BME
17.	Masterplan Vision Document	FCBS & BME
18.	Statement of Significance	FCBS & BME
19.	Cleeves Existing Buildings Record Report	FCBS & BME
20.	Architectural Design Report	FCBS & BME
21.	Housing Quality Assessment	FCBS & BME
22.	Building Lifecycle Report	FCBS & BME
23.	Site Schedules Document	FCBS & BME
24.	Collated Schedule of Planning Drawings	FCBS, BME, ARUP & Mitchel
25.	CGI's	Digital Dimensions
Engineering Documents & Drawings		
26.	Engineering Drawings	ARUP
27.	Traffic and Transport Assessment including Mobility Management Plan & DMURS Compliance Statement	ARUP
28.	Flood Risk Assessment Report	ARUP
29.	Energy Statement Report	ARUP
30.	Lighting Report	ARUP
31.	Engineering Services Report	ARUP
32.	Structural Report	ARUP
33.	Telecommunications Report	ISM
Landscape Architecture		
34.	Landscape Masterplan and Drawings	Mitchel + Associates
35.	Landscape Design Report	Mitchel + Associates
36.	Arboricultural Impact Assessment	CMK
Environmental Documents / Other Inputs		
37.	Appropriate Assessment Screening Report & Natura Impact Statement	MKO
38.	Invasive Species Management Plan	MKO
39.	Operational Management Plan	MCP
40.	Glint & Glare Assessment	Macroworks
41.	Water Framework Directive Assessment	AtkinsRéalis
42.	Construction & Environmental Management Plan	AtkinsRéalis
43.	Pre Demolition Waste Audit	AtkinsRéalis
44.	Operational Waste Management Plan	AtkinsRéalis
45.	Construction and Demolition Resource and Waste Management Plan	ARUP
46.	Circular Economy Statement	ARUP

47.	Quality Audit (incl Road Safety Audit)	AtkinsRéalis
48.	Wind and Microclimate Study	IES
49.	Daylight and Sunlight Assessment Report	IES
50.	Verified Views	Digital Dimensions
Environmental Impact Assessment Report		
51.	Volume I Non Technical Summary	HRA Planning
52.	Volume II Written Statement	HRA Planning
53.	Volume III Appendices	HRA Planning

We confirm that we are the acting agent for Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC and request that all future correspondence in relation to this application be directed to our offices.

If you have any queries please do not hesitate to contact the undersigned.

Yours sincerely,



Mary Hughes MIPI
Director HRA PLANNING

Payment Details

Payment Reference No. 232975697

Printed On
Thursday, November 06, 2025
10:09:06 AM

Pay From >

CURRENT ACCOUNTS , 125 O'CONNELL ST. LIMERICK ,

Pay To >

AN BORD PLEANALA ,

Payment Details >

€30,000.00 on 06/11/2025, SEPA Payment

Status >

Payment Processed