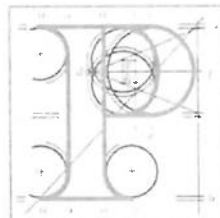


Our Case Number: ACP-323849-25

Your Reference: Limerick City and County Council in partnership with Limerick Twenty Thirty Strategic Dev. DAC



An
Coimisiún
Pleanála

HRA Planning
Chartered Town Planning Consultants
3 Hartstonge Street
Limerick City
V94 F2PW

Date: 25 March 2026

Re: The proposed development is for a mixed use 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' 'Cleaves Riverside Quarter' in the townland of Farranshone More in Limerick City.

Dear Sir / Madam,

I refer to the above-mentioned proposed development which is before the Commission for approval. Having regard to the documentation received with the application, the submissions of the third parties, the observations received, it is recommended that, in accordance with section 175(5)(a) of the Planning and Development Act, 2000, as amended, further information in respect of the proposed development should be requested from the applicant as set out below:

Bats

- A Baseline Bat Survey was carried out which identified four active roosts for Lesser Horseshoe Bat and Soprano Pipistrelle. The documentation states that a Bat Derogation licence for Phase II is required. The applicant should be aware that a Bat Derogation Licence is required from the NPWS as part of the consent process in order for An Coimisiún Pleanála to make a determination. A Bat Derogation Licence is required under Regulation 54 of the European Communities (Birds and Natural Habitats) Regulations 2011-2021. The applicant shall refer to Applications for Regulation 54 Derogations for Annex IV Species, Guidance for Applicants (July 2025) (Department of Housing, Local Government and Heritage).

Residential Amenity:

- In relation to Stonetown Terrace Zone, drawing title "Stonetown Terrace Ground Floor Plan – Proposed", drawing no. CRQMP-BMEA-3X-00-DR-AA-2020 indicates a new retaining wall to the northern and western boundary of the subject site. You are requested to submit details of the

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	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

proposed new retaining wall including the materials proposed and details of the proposed infill between the retaining wall and the adjoining site boundary. In addition, you are requested to submit drawings including elevations and sections at a scale of 1:50.

- Please submit a revised site layout plan at a scale of 1:500 indicating separation distances to all nearby existing dwellings and buildings and in particular to the existing dwellings along Clanmaurice Avenue and Stonetown Terrace.
- Please submit site sections at a scale of 1:200 of the proposed development particularly in relation to the existing dwellings along Clanmaurice Avenue with the Salesians Apartments and the Purpose-Built Student Accommodation in the Quarry Zone. The site section drawing shall include existing and proposed site levels, finished floor level and overall heights.
- O' Callaghan Strand drawing title "Proposed Section 02", drawing no. CRQMP-FCBS-06-ZZ-DR-AA-0790 indicates a basement pump. The applicant is required to submit exact details as to how the basement pump will be accessed. These details shall include all floor plans including a basement floor plan at a scale of 1:200.
- In the proposed Salesians Zone, the proposed Salesians Triplex buildings are not considered as dual aspect as indicated in the Housing Quality Assessment. The triplex units either face north or south. You are required to amend the Housing Quality Assessment to reflect this.
- In regard to Purpose Built Student Accommodation located within the Quarry Zone, block 2A and block 2B as per drawing title "Quarry First and Second Floor Plan – Proposed" and drawing title "Quarry Third and Fourth Level Floor Plan – Proposed" and drawing title "Quarry Fifth and Sixth Level Floor Plan – Proposed" and the Planning Statement highlights that 21% of the overall bed spaces provided have reduced separation distances as follows 24no. rooms are separated at a distance of 14.5m – 15.5m, 22 no. rooms are separated by a distance of 11m – 12.5m and 11 no. rooms have a 11m separation distance. The proposed separation distances are below the required 16 metres as per Compact Settlement Guidelines SPPR 1. You are requested to revise the site layout at a scale of 1:200 demonstrating the purpose-built student accommodation in compliance with the required minimum separation distance as per Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.
- No unit numbers have been provided on all floor plans for the proposed Salesians units (Lower Ground Floor – Sixth Floor Plan Drawings) and O' Callaghan Strand units (First Floor Plan – Fourth Floor Plan Drawings). In order to clarify the Housing Quality Assessment, you are required to submit revised floor plans at a scale of 1:200 with unit numbers clearly identified.
- The submitted Salesians Landscape Plan, drawing number 1001 indicates a tarmac footpath ramp and steps between the proposed Salesians Triplex units and the proposed reservoir at the proposed Quarry Zone, it appears that the section of footpath which crosses the reservoir consists of steps. You are requested to clarify if this footpath is universally accessible and submit a cross section drawing at a scale of 1:50 clarifying the access. In addition, this drawing indicates a yellow shading, you are required to clarify the proposal for this yellow shaded area.
- The submitted Planning Statement section 11.5 states that "the provision of 205no. apartment units and 20no. 3 bed triplex units requires the provision of 1,405sqm of communal open space. The total communal open space provision on the site is well in excess of this quantum at 2,419sqm or 8.7% of the net developable area". However, the communal open space figures recommended and provided are different to the figures submitted in the Housing Quality Assessment. You are required to submit a site layout plan and/or floor plan for each communal open space provided in each zone at a scale of 1:200, the drawings shall provide a schedule on the map, defining and details all the areas of communal open space.

- Drawing title "Stonetown Terrace Ground Floor Plan – Proposed", drawing no. CRQMP-BMEA-3X-00-DR-AA-2020 provides dimensions for each of the rear private gardens of the proposed Stonetown Terrace units, the proposed private rear open space does not correspond with the private open space area indicated in the Housing Quality Assessment. You are required to provide a minimum of 20sqm of private open space for the proposed Stonetown Terrace Units in accordance with Table 5.1 Minimum Private Open Space Standard for Houses, Sustainable and Compact Settlement Guidelines for the Planning Authorities.
- The observations received requested landscaping of trees between the existing boundary wall to the rear of Clanmaurice Avenue and to the northern boundary of the Salesians and Quarry Zones. You are required to submit a revised landscaping plan at a scale of 1:200 indicating a variety of semi-mature trees predominately native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder between existing rear boundary wall of Clanmaurice Avenue and the northern boundary of the Salesians and Quarry Zones.

Flooding & Surface water

- It is noted that as part of the flood mitigation measures, the finished floor level of the North Circular Road will be raised, and it is not clear how the raised North Circular Road will tie in with the Shipyard site to the south. You are required to submit a cross section at a scale of 1:200 demonstrating the proposed finished floor level (FFL) of the Flaxmill Plaza entrance, the North Circular Road (NCR) and the Shipyard site (in the direction of North to South). In addition, submit a cross section west to east along the NCR indicating the finished floor levels along this route for the road and the public footpath and demonstrate compliance with DMURS for the revised North Circular Road upgrade.
- The Flood Risk Assessment, section 4.3 notes that existing residential buildings along O'Callaghan Strand will be protected through design work being commissioned by Limerick City & County Council as part of the Limerick (River Shannon) Flood Relief Scheme (FRS). It is further noted that the Cleaves Riverside Quarter (CRQ) protect team and Limerick Twenty Thirty (LTT) have been coordinating closely with Limerick City & County Council (LCCC) to ensure an integrated approach to flood protection along the Shannon and in particular at the junction of Stonetown Terrace and O'Callaghan Strand. As part of the Limerick (River Shannon) FRS, both projects will interface to provide a holistic design solution that will protect the existing buildings along O'Callaghan Strand against tidal flood inundation. Please provide an update on the proposed flood mitigation measures and detail whether the proposed development is reliant on these measures.

Typographical errors

- Environmental Impact Assessment Report, Chapter 18 Material Assets Traffic & Transport makes references to a number of tables and figures which are labelled "error", please amend. In addition, section 18.7 refers to a solar farm, please amend to include the correct reference.

Transport

- 32no. car parking spaces are indicated at the shipyard site on Drawing title "Proposed site layout plan", however, 24no. car parking spaces are noted in Section 7.6 Mobility Hub of the submitted Planning Statement. The Transport and Impact Assessment and Chapter 18 Material Assets

Traffic & Transport of the Environmental Impact Assessment Report notes 26 car parking spaces at the Shipyard Site. You are required to clarify the correct number of car parking spaces for the proposed Shipyard Site and to amend associated assessments and amend drawing title "Proposed site layout plan" at a scale of 1:500.

- The Construction Environmental Management Plan estimates that there will be 100-150 (max.) staff present within the development site, per stage, during peak construction. If two stages of the proposed development were to advance concurrently, this could potentially result in up to 300(max) staff present. The submitted documentation does not include any details of staff car parking for the construction phase. You are required to provide a site layout plan at a scale of 1:500 indicating the location of staff car parking.
- A new pedestrian and cycle bridge is proposed to cross the River Shannon near the proposed site as part of LCCC's World Class Waterfront proposal. When built, this will further improve pedestrian connectivity to the site. You are required to provide details as to the proposed construction timelines.
- O'Callaghan Strand is identified in the Limerick and Shannon Metropolitan Area Transport Study (LSMATS) as a secondary cycle route. Ennis Road and Sarsfield Bridge are also identified in LSMATS as primary routes. The Limerick city cycle network connects into the larger Cycle Connects network for County Limerick. You are required to provide details of timescale for the delivery of the LSMATS and to provide details on how the proposal links into the proposed development cycle routes.
- The Planning Statement refers to the proposed student accommodation will be used as tourist accommodation during the summer months. You are required to clarify the carparking proposals for the tourist accommodation use during the summer months and to clarify that the car parking requirements are in accordance with Table DM 9(a): Car and Bicycle Parking Standards Limerick City and Suburbs (in Limerick) Mungret and Annacotty and clarify which category the proposed tourism use will be assessed under in the Limerick Development Plan 2022-2028.
- The Traffic and Transport Assessment mentions proposed traffic calming measures at the Salesians Roundabout which will be undertaken by Limerick City and County Council under the Roads Traffic Act, 1994. I note these works are outside the scope of the planning application, however, you are required to provide details as to when these works will take place.

Childcare

- Section 11.5.1 Childcare Facilities of the Limerick Development Plan 2022-2028 sets out criteria for the Planning Authority to consider while assessing an application for childcare facilities. The planning application has not provided the details required. The applicant is requested to clarify the type of childcare service proposed, whether sessional, full day care, pre-school, afterschool etc., number of children/staff and hours of operation, whether there are adequate sleeping/rest facilities and adequate availability of indoor and outdoor play space. Submit a site layout plan at a scale of 1:500 and a floor plan at 1:200 indicating compliance with Limerick Development Plan 2022-2028 and with Childcare Facilities Guidelines for Planning Authorities.
- The applicant is also required to clarify the number of such facilities in the area including a map highlighting the locations of childcare facilities within the vicinity of the subject site and demonstrate the need for an additional facility at that location. In addition, the applicant shall engage with Limerick Childcare Committee and submit documentation to demonstrate requirement for a childcare facility at this location.

Please also note that following its examination of any information lodged in response to this request for further information, the Commission will then decide whether to invoke its powers under section 175(5)(b)(i) of the Planning and Development Act, 2000, as amended, to require you to publish newspaper notice of the furnishing of any further information and to allow for inspection or purchase of same and the making of further written submissions in relation to same to the Commission.

Your response to this letter should be received on or before the **23rd June 2026**.

In this regard, please submit 2 hard copies and one electronic copy of the above information.

If you have any queries in relation to the matter 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,



Lauren Griffin
Executive Officer
Direct Line: 01-8737244

JA08