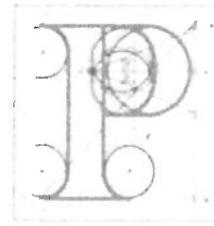


Our Case Number: ACP-323849-25



An
Coimisiún
Pleanála

Department of Housing
Department Applications Unit
Government Offices
Newtown Road
Wexford
Co. Wexford
Y35AP90

Date: 01 September 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' 'Cleeves Riverside Quarter' in the townland of Farranshone More in Limerick City.

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

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

If you have any queries in relation to the matter please do not hesitate to 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

JA02

Lauren Griffin

From: Lauren Griffin
Sent: Monday 31 August 2026 12:33
To: Housing Manager DAU
Subject: RE: ACP-323849-25 177AE Cleeves Riverside Quarter

A Chara,

The Commission acknowledges receipt of your email, official correspondence will issue in due course.

Kind regards,
Lauren

From: Housing Manager DAU <Manager.DAU@npws.gov.ie>
Sent: Monday 31 August 2026 10:18
To: LAPS <laps@pleanala.ie>
Subject: ACP-323849-25 177AE Cleeves Riverside Quarter

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Good morning,

Please find attached heritage-related observations and recommendations of this Department for the above-mentioned consultation.

Please acknowledge receipt of same.

Kind regards,
Amy

Amy Thornton
Executive Officer

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage
Aonad na nIarratas ar Fhorbairt
Development Applications Unit
Oifigí an Rialtais, Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman Y35 AP90
Government Offices, Newtown Road, Wexford, Co Wexford, Y35 AP90



Your Ref: ACP-323849-25

Planning Ref: 177AE Cleeves Riverside Quarter

(Please quote in all related correspondence)

31 August 2026

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Via email to laps@pleanala.ie

Re: Notification under Section 177(AE) of the Planning Development Act 2000 (as amended)

Proposed Development: Proposed Mixed Use Development at Cleeves Riverside Quarter, situated on the northern side of the River Shannon, Limerick City, in the townland of Farranshone More.

A chara,

I refer to correspondence received in connection with the above. Outlined below are heritage-related observations/recommendations of the Department co-ordinated by the Development Applications Unit under the stated heading.

Nature Conservation

Ecological Impact Assessment

Lesser Horseshoe Bat (Annex II)

The Department notes that the proposed new ex situ bat house at Clonmacken has the potential to be of significant strategic benefit to Lesser Horseshoe Bats navigating through and around Limerick City, contributing towards landscape connectivity; however, it is crucial that viable commuting corridors from the bat house at the site level are maintained, and that these are also dense enough to provide adequate screening from the nearby greenway lighting.



The landscaping proposals for the Clonmacken site outlined in the supporting information for the Regulation 54 Derogation application (new hedgerow and treeline planting, and reinforcement of existing site boundary hedgerows) are noted. However, the Department has recently become aware that the Office of Public Works proposes to carry out culvert repair works at Clonmacken, involving the construction of a temporary access road along the foot of the embankment to the south of the proposed bat house location, which may necessitate some vegetation clearance along this boundary, reducing screening for the bat house.

It is recommended that any grant of consent would include the following type of conditions:- the implementation of the proposed landscaping plan for Clonmacken in full and simultaneous with construction of the bat house; and the maintenance in an intact condition of all new and existing treelines and hedgerows on site, including any future remedial planting necessary to restore the effectiveness of the treeline at the south of the site.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at manager.dau@npws.gov.ie, or to the following address:

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90

Is mise, le meas

Development Applications Unit
Administration