

Killumney,
1 Stonetown Terrace,
O'Callaghan Strand,
Limerick,
V94HWK7.
13th August 2026

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

**Re; Proposed Residential Development at Stonetown Terrace/
O'Callaghan Strand, Limerick (Cleeves Site)**
Case; JA91 323849-25

Dear Sir/Madam,

We wish to make a further submission regarding the above Planning Application.

We previously submitted a formal objection dated 13th December 2025, and having reviewed the subsequent response prepared by HRA Planning on behalf of Limerick 2030 DAC, we are concerned that some significant issues raised in our original submission have not been adequately addressed.

The response appears to group a range of individual concerns under broad headings such as architecture and urban design, including matters of massing, scale, permeability, context response, and legibility. Whilst these headings may be convenient for presentation purposes, they do not adequately address the specific practical impacts identified in our original objection.

PARKING IMPACT ON EXISTING RESIDENTS;

Our principal concern at this stage relates to parking provision and the direct impact the proposed development will have on a small number of existing residents, including ourselves.

The proposed development provides for a very limited number of parking spaces relative to the number of residential units proposed. Whilst future purchasers of these apartments will be fully aware of the parking arrangements, or lack of, when deciding to buy or rent a unit, existing residents have no such choice. The consequences of inadequate parking provision will be imposed on us, ie, over-spill. There is a particularly unique and important circumstance that exists on Stonetown Terrace.

Within the entire area of this proposed development, bounded by the North Circular Road, Shelbourne Road, Clanmaurice Avenue, O'Callaghan Strand and Stonetown Terrace, with only three exceptions, all residential properties currently have the ability to park, or the ability to make provisions to park vehicles within their own curtilage. Only three properties are unable to do so because of the physical relationship between the roadway and the level of the properties.

These properties are all in Stonetown Terrace:

Number 1 Killumney,

Number 2 Kiltegan

Number 3 Woodbine Villa

Due to the significant difference in levels between the road and these properties it is impossible to provide off-street parking access. As a result these properties are entirely dependent on on-street parking.

This situation has existed for many years and is not a matter of convenience or preference; it is a physical constraint unique to these properties.

The proposed development will generate significant parking demand in an area where parking is already extremely limited. Regardless of any parking surveys or policy objectives that may have been relied upon by the applicant, common experience suggests that some degree of parking over-spill will inevitably occur. When this happens, the residents of the three properties identified above will be disproportionately affected because we have no other parking options available to us.

This impact is particularly significant given the age profile of some of the residents concerned. We are elderly residents in our seventies and eighties and rely on being able to park relatively close to our homes. Being forced to find parking further away would create genuine hardship and would materially diminish our quality of life, and ability to access our homes safely and conveniently.

This is not a city centre location; Stonetown Terrace is not zoned city centre, it is across the river from the city and it is not on any current or imminently planned bus route. There is a plan to build a pedestrian/cycle bridge across the river, to link it to the city centre at a future date, but only subject to funding.

REQUEST FOR CONSIDERATION

We respectfully submit that this issue has not been adequately considered within the Planning documentation or the applicants response to submissions.

Should you be minded to grant permission, we ask that serious consideration be

given to measures that would protect parking for these existing residents. In particular, consideration should be given to the designation of the existing on-street parking spaces immediately outside Killumney, Kilteegan and Woodbine Villa for the exclusive use of these properties, through an appropriate residential parking arrangement administered and adequately enforced by Limerick City and County Council.

Such a measure would recognise the unique circumstances of these properties and would mitigate what would otherwise be a significant and permanent adverse impact arising directly from this proposed development.

We respectfully request that you give careful consideration to this matter. The issue is not simply one of parking convenience; it concerns the ability of a very small number of existing residents, who have no possibility of providing off-street parking, to continue to access and enjoy their homes in a reasonable manner.

O'CALLAGHAN STRAND BUILDING

My second concern is that the letter from HRA Planning dated 24th July 2026 page 4 references that the site forms an integral part of the the city centre (whilst also noting that the Limerick Development Plan 2022-2028 exclude Stonetown Terrace). The applicant is effectively relying on the zoning objectives of a city centre location to justify a building whose primary presence, scale and impact are experienced from Stonetown Terrace which has a different character and zoning context.

Will you please consider the following:

1. Although located on a corner site, the building's longest elevations and principle visual presence are along Stonetown Terrace, a very low-rise residential street.
2. Residents experiencing it from Stonetown Terrace will perceive it as a Stonetown Terrace building rather than an O'Callaghan Strand building.
3. Since Stonetown Terrace has a distinctly residential character which differs from the city centre environment. The scale and massing of a 4/5 storey apartment block should therefore be assessed against the character of Stonetown Terrace and not solely against city-centre streetscapes.
4. The roof garden is being counted as communal amenity space to support the residential density proposed. This is an obvious admission of over-development and not appropriate in this location.

We are concerned that insufficient weight has been given to the relationship between the 4/5 storey apartment block at the corner of O'Callaghan Strand and Stonetown Terrace, and the established residential character of Stonetown Terrace. Whilst the building is described in the application as the O'Callaghan Strand Building, the majority of its bulk and visual presence is on Stonetown Terrace, and it is from this street that the scale and massing of the building will be most keenly experienced. Its

bulk is even being promoted by the developer, calling it a gateway building.

We respectfully request that An Coimisiún Pleanála carefully examine whether the scale, massing and amenity strategy of this building, (Rooftop amenity space, and refuse collection and utility access in Stonetown Terrace) are genuinely compatible with the established residential character of Stonetown Terrace, or whether it illustrates a desperate endeavour to pack into the site more than it can reasonably accommodate, ie over development.

Thank you in anticipation,

Yours faithfully,

Roger and Rose O'Brien.