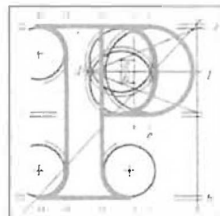


**Our Case Number:** ACP-323849-25



An  
Coimisiún  
Pleanála

Catherine McMahon  
Ballinkeane  
Clanmaurice Avaneue  
Limerick  
VP4 PD7Y

**Date:** 01 December 2025

**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,

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 accept this letter as a receipt for the fee of €50 that you have paid.

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](mailto:laps@pleanala.ie)

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Breda Ingle  
Executive Officer  
Direct Line: 01-8737291

JA02

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BALLINKEANE  
CLANMAURICE AVENUE  
LIMERICK VP4 PD7Y

27<sup>TH</sup> October 2025

An Coimisiuin Pleanála  
64 Marlborough Street  
Dublin DO1 V902  
Ireland

Limerick City & County Council  
Merchants Quay  
Limerick V94 EH90

Ref: ACP-323849-25

Dear Limerick Planning team & An Coimisiuin Pleanála

I am writing to request you seriously review the Masterplan being submitted for the Cleaves Riverside Quarter in Limerick city and to request the Architects submit revised plans with solutions. With such a large investment, it is crucial to take the necessary steps to ensure the city's heritage and aesthetic is maintained and not destroyed. Limerick City has a beautiful Georgian centre (sadly neglected) plus medieval quarters and a rich mix of architectural styles mostly built on a pleasing human scale, which is why we love our city.

As part of the Limerick City & County Council "World Class Waterfront Revitalisation and Transformational Project" I strongly recommend looking to rectify the mistakes made and damage done to the Dock Road by poor planning with allowed badly designed shoddy apartment blocks to be built right up to the pavements which have made walking to nearby businesses in the area intimidating and unpleasant.

1 – The urban centre of Limerick city is on the south side of the river, while the North side is residential (and not "Urban" as described in the plans, which immediately raises concerns as to the architect's understanding of the location. The plans are for a very dense high rise residential development with several apartment blocks at 7 Stories, 6 Stories and 5 Stories high respectively. These will dominate and block the skyline for the adjoining neighbourhoods. The design for the student blocks in particular (very high & very white) will be a blight on the local landscape. I would urge these are reduced to 4 stories max with traditional sloping roofs to blend in with the architectural vernacular of the North Circular Road, and that these are moved to lower on the site nearer the boundary wall or across the road in the shipyard, and away from the quiet residential area behind.

2 – Please consider the impact of noise pollution (loud music from balconies overlooking adjoining houses) and the impact on privacy on the neighbourhood.

3 – I am concerned with the large number of student rooms concentrated in this quiet residential family neighbourhood. It would make more sense to build these closer to Limerick University & the other Limerick campuses, in smaller developments. It may impact sales of the other residential apartments and townhouses in the development and pose ongoing problems for the site's Housing Association and full time residents/owners in future years (noise, security, late night parties, anti-social behaviour etc). Who will own and manage the student Accommodation?

4 – I would reduce the size of the lake or reservoir on the plan and instead allow for low rise housing to reduce the height of the tower blocks. Water features are notoriously expensive to maintain, pose a risk for young children and in this case it is unnecessary with the river nearby.

5 – I am concerned that Fernbank, the original house on the Salesians site which is of historic importance, built by the Newsom family and later bought by the Cleeves family, is earmarked for demolition? Surely this house should be preserved and restored, and could be sold as a family home, in keeping with the surrounding historic residential North Circular Road.

6 – Why is there a plan to build a Bat House? If there are bats on site which are protected, can these be moved to a country location? Will this Bat House not be a health hazard for the residents of the 500 homes onsite?

7 – Public Transport: at present there is no small bus circulating on the North Circular Road, and this will increase traffic congestion. I would suggest putting some of the Limerick 2030 funding towards a tram link from Shannon Airport to the City Centre and out to Limerick University. This is crucial for reducing overall traffic pollution.

8 – Finally, please remove the hideous “Golden Arches’ planned for the entrance which are a cheap reminder of MacDonalds and completely out of keeping with the historic granite walls and mature trees, these really are not necessary (plant more trees).

I welcome the preservation of the historic Flaxmill & Cleeves Factory site and the importance of development and investment in Limerick City, which is why it is so important to make some tweaks to get this right.

Thank you in advance

Catherine McMahon