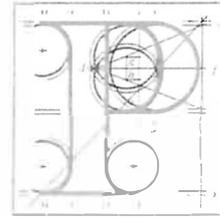


**Our Case Number:** ACP-323849-25



An  
Coimisiún  
Pleanála

Ciaran Kelleher  
Aughinish Alumina Limited  
Aughinish Island  
Askeaton  
Co. Limerick  
V94V8F7

**Date:** 20 January 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 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

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:communications@pleanala.ie">communications@pleanala.ie</a>

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



# AUGHINISH ALUMINA LIMITED

AN COIMISIÚN PLEANÁLA  
LDG: 0859 43-25  
16 DEC 2025  
Fee: € 50 Type: cheque  
Time: 9:15 By: REG POST

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

15<sup>h</sup> December 2025

**RE: Part X & XAB (Section 175 AND 177AE) Application for Consent to An Coimisiún Pleanála Proposed Mixed Use Development at Cleeves Riverside Quarter, situated on the northern side of the River Shannon, Limerick City, in the townland of Farranshone Mor**

To whom it may concern

I am writing by way of support for the above referenced planning application at Cleeves Riverside Quarter in Limerick City. The proposed mixed-use development, submitted by Limerick Twenty Thirty DAC on behalf of Limerick City and County Council, seeks the regeneration and adaptive reuse of a brownfield site, as part of a waterfront transformation project. The proposed development for Limerick City includes the construction of 234 new homes, 270 purpose-built student bed spaces, 0.78 hectares of public facilities including a plaza and park as well as childcare facilities and 299 sqm of commercial floorspace.

In my role as Managing Director of Aughinish Alumina Limited (AAL), a long-established large employer located 30km from Limerick City, I strongly support this proposed development.

According to statistics published in March 2025 by Limerick City and County Council ([Forward Planning Update](#)) the Mid-West unemployment rate was recorded at a historical low of 3.4% in Q4 2024, lower than the national average of 4% for the same period. While unemployment is low, the region is experiencing labour shortages in sectors including engineering, IT, construction and healthcare, with a very competitive jobs market for employees. The proposed 234 high quality and highly energy efficient homes will attract potential employees to the region. Clearly this will be beneficial to AAL in attracting a highly skilled multi-disciplinary workforce.

The proposed development of 270 purpose-built student bed spaces is welcomed. AAL has engaged with local Third Level Academic Institutes for more than 20 years. This includes the support of 12 Doctor of Philosophy (PhD) students to graduation and 9 Post-Doctoral research projects. Areas of research include computational fluid dynamics, mathematical modelling and materials science.

I note the sustainable aspects of the proposed development including green infrastructure, energy efficient design, provision of biodiversity habitats, climate resilient landscaping and flood mitigation. This strongly aligns with how sustainability is managed at AAL including decarbonization via energy efficiency improvements, implementation of a biodiversity management plan and research on how AAL can contribute to green infrastructure.

Best regards,

Ciaran Kelleher  
Managing Director  
Aughinish Alumina Limited