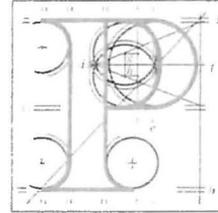


Our Case Number: ACP-323849-25



**An
Coimisiún
Pleanála**

Gerard O'Neill
Craigbane
Clanmaurice Avenue
Co. Limerick
V94 RDX2

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

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

Tel	Tel	(01) 858 8100
Glaó 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

Craigbane,
Clanmaurice Avenue,
Limerick,
V94 RDX2.

23rd December 2025

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

By Hand

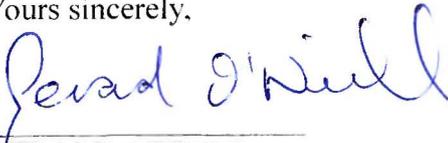
Dear Coimisiún Pleanála,

I enclose my Formal Observation / Objection together with the copy Correspondence referred to therein.

I also enclose a Postal Order for €50 payable to An Coimisiún Pleanála.

Please acknowledge receipt.

Yours sincerely,



GERARD O'NEILL

Encl

AN COIMISIÚN PLEANÁLA	
LDG-	0860 25-25
ACP-	
23 DEC 2025	
Fee: €	50 Type: PO
Time:	12:11 By: C O'Neill

Formal Observation / Objection

To: An Coimisiún Pleanála

Re: Proposed Development — Cleeves Riverside Quarter / Cleeves Riverside Campus

Applicant: Limerick Twenty Thirty DAC

Location: Former Cleeves Factory Site, North Circular Road, Limerick

ACP Reference: JA91.323849

1. Introduction and Standing to Make This Observation

I, Gerard O'Neill am the owner occupier of premises Craighane, Clanmaurice Avenue, Limerick V94RDX2. I have a direct and clear interest in the impacts of this development on the home of myself and my family.

The current application raises serious concerns in relation to the following:

- A. Coherence of Urban Design : Urban and Architectural Design, Scale & Context
- B. Loss of Residential Amenity (Light & Privacy)
- C. Transport, Traffic & Safety
- I. Lack of Clarity in Planning Process & Community Consultation

This submission is made in good faith and in the interest of proper planning and sustainable development.

2. Description of the Proposed Development & Context

Phase Two comprises approx. 234 residential units, 270 student beds, limited commercial space, crèche, public realm, and road alterations. The site directly adjoins established residential areas (North Circular Road, Fernhill, Stonetown Terrace, Clanmaurice Avenue/Gardens).

2. Grounds of Objection

There has been no realistic consultation or discussion with residents by Limerick 2030. I point out the following:

I have written to Limerick 2030 in my capacity as a resident and also in my professional capacity as a Solicitor on behalf of residents of Clanmaurice Avenue, Strandville Gardens and Stonetown Terrace.

On the 25th of May 2023 I wrote to Limerick 2030 strategic development DAC following public consultation held on-site. The purpose of the letter as stated therein was to invite Limerick 2030 to meaningfully liaise with the community. This has not happened. There have been a small number of "information meetings" whereby Lego blocks and wall posters were shown to attendees at an open day. This is not consultation, it is box ticking.

I **enclose** booklet of correspondence which shows the attitude and response of Limerick 2030.

Serious concerns arise as to Limerick 2030's approach and attitude.

1. At public information meeting on the 9th of June 2025 I was informed by Chris, a member of Limerick 2030 team, that a 5-storey development was selected for the Stonetown Terrace site for economic reasons to make a profit. I asked for data in relation to the effect of the five-storey building on the local neighbourhood and was told that no such data or research evidence available at this stage.

2. At a further public information meeting on the 22nd of October 2025 Mr O'Malley stated that no member of his team would make such a statement to me. He was unaware of my letter of the 9th of June 2025 where I informed him that his team member Chris had made such statements. He clearly had not read the correspondence, indicative of the Limerick 2030 attitude.

He went onto say to me that there is a public housing crisis and the views of individuals could not be taken into account. I was horrified at this.

I finally received an incomplete reply to my correspondence on the 25th of November 2025 which informed me that a 21 meter, five story apartment building would be built 12.2 meters from the rear of my house. This reply only came when the planning application had been lodged with An Coimisiún Pleanála. This clearly shows zero prior consultation as the views and concerns of myself and local residents were neither invited or considered. We were denied the necessary information to properly formulate and express our concerns .

2. The Stonetown Terrace development is clearly inappropriate for its location. The five-storey development is towering over the two-storey family home residential areas of Clanmaurice Avenue, Clanmaurice Gardens and Strandville Gardens. It is towering over the largely two storey family development at Landsdowne Hall. The development is visually insensitive and obtrusive.

This correspondence was created in December 2025. It is quite clear from observation of the site that the five-storey block development will have a major impact on daylight. Standing at the rear of my family home it is patently obvious that a 21-metre monolithic block within 10 metres of my house clearly blocks sunlight. At the rear of our premises is a sunroom which gets the morning sun and clearly with this development in place the sun light would be effectively blocked.

The effect of the development on Landsdowne Hall light will be severe as a five-storey block will be overlooking largely a two-storey block. development will have a major negative development on quality of life.

3. The Limerick 2030 team were completely unaware of the Landsdowne Hall planning file. This development was completed in the early 00's and the planners decided that a stepping down approach was appropriate. Therefore the Landsdowne Hall development was limited to the height of the surrounding existing semidetached properties on the Strandville Gardens side. A 3 storey plus height was allowed on the side of the site furthest away from existing properties.

Limerick 2030 have not considered such an approach for the present development.

Coherence of Design Approach

A.1 Architectural Design: Massing & Context

The proposed 5–7 storey blocks do not reflect the site's industrial character nor respond to adjoining low-rise neighbourhoods. The lack of height transition to Clanmaurice Avenue results in overbearing and visually intrusive development. This inadequate transition in height and massing, breaches: **Objectives CGR 03, 06 and 09** of the Development Plan and the **Urban Development and Building Height Guidelines (2018)**, especially Section 3.

Relief Sought:

- Limit buildings within 30m of Clanmaurice Ave. to 3 storeys
- Step back higher elements; vary rooflines
- Stronger integration of industrial heritage and material diversity

Loss of Residential Amenity: Overshadowing, Sunlight & Daylight and Privacy

The applicant's daylight report lacks independence, transparency and adequate modelling for Clanmaurice Avenue.

There is no cross-sections, sightlines, photomontages or visual analysis from Clanmaurice Ave., contrary to Development plan Objective **CGR 03 and CGR 06** and Building height guidelines 2018, Section 3.2.

This breaches:

- Fitzpatrick v ABP [2022] IEHC 296
- Building Height Guidelines (Section 3.2)
- Clarke v ABP [2019] IEHC 838

Relief Sought:

- Independent BRE-compliant daylight/sunlight assessment
- Provide missing drawings, balcony/window maps, sightlines and photomontages
- Apply obscure glazing, privacy fins, and boundary landscaping where separation <22m

Unclear Planning Process & Lack of Meaningful Community Consultation

Residents have only recently discovered that the application has been lodged under Section 175/177AE of the Planning and Development Act removing the appeal rights, leaving the only recourse judicial review. Residents had only six weeks and the timing is before Christmas (due date 23rd Dec) to review extensive documentation. This combined with the absence of meaningful pre-application engagement with local residents is contrary to the principles of community engagement in the Office of the Planning Regulator guidance and Development Plan requirements (Section 11.2.3).

3. Conclusions

The proposed development is inconsistent with proper planning due to deficiencies in design coherence, height transition, amenity protection, transport assessment, environmental documentation, heritage protection, deliverability, housing mix, and community consultation.

Limerick 2030 have clearly not taken proper views of the impact of the development on the adjoining residential areas. There has largely been a box ticking exercise regarding consultation with neighbouring communities as can be seen from correspondence. It is particularly relevant to notice that Limerick 2030 did not meet with local residents' groups even once. Public information exhibitions are not sufficient.

I respectfully request that An Coimisiún Pleanála:

1. **Refuse permission in full**, or
2. **Impose above outlined relief sought**; Context design and scale to the existing homes, a full CTMP, traffic restrictions on Clanmaurice Avenue, a defined operator, funding and phasing, real time environmental monitoring and protective measures for Fernbank House.

Signature Block

Name(s): Gerard O'Neill

Address: Craighbane, Clanmaurice Avenue, Limerick.

Date: 22/12/25

SIGNATURE: 

RESIDENT OF: CRAIGBANE
CLANMAURICE AVENUE
LIMERICK
V94 RDX2

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Correspondence

Letter to Limerick 2030 Strategic Development DAC dated 25 May 2023

Our Ref: GON/DOB/0340001

Date: 25 May 2023

BY HAND

Limerick 2030 Strategic Development DAC
GPO Building Gardens International
Henry Street
Limerick V9401W7
F.A.O. C.E.O. David Conway

RE: Cleeves Riverside Quarter

Dear Sirs,

This letter is sent on behalf of certain residents of Clanmaurice Avenue, Strandville Gardens and Stonewall Terrace.

The writer has a personal interest in this matter, living in Clanmaurice Avenue.

This letter follows the public consultation held on site.

The view of the residents is that they welcome an iconic riverside development. They support Limerick 2030 projects commitment to revitalise and develop the area by developing a world-class proposal for this key strategic site. It is of course vital to the residents that the development respects the existing established residential nature of the area. It is noted Limerick 2030's commitment to this important principle.

The broad consensus of the public consultation is as follows:-

The meeting had a number of broad-brush sweep aspirations. There were very few specifics. It is indeed understood that you are merely at the consultation phase.

There were a number of matters, however, that caused worry and need to be addressed:-

1. The site is to be flanked by residential tower blocks on the Clanmaurice Avenue side and by office tower blocks on the Condell Road side. When asked for detail, your representatives had none. Information, for example, was sought regarding research

into the type of offices required; demands in the economy etc. The response was "if you build them, they will come".

2. This site has very obvious access issues in relation to traffic. It appears that no thought has been given to how many cars would access the site daily; what their routes would be etc. In reply to this obvious question, the answer was "the office workers could live in the apartments on site". This seems fanciful in the extreme.

2

If the residential accommodation is to be for community and families, which will create the urban village effect, then where is the playground/open space for children?

3. The Stonewall Terrace site in your draft plan has a five-storey apartment building. This clearly will overshadow the existing apartment building and be an imposing structure on the surrounding area. When asked where did the idea for five storeys come from the reply was "You can build high now". This is not a considered response or plan.

Your representatives were not aware that An Bórd Pleanála ruled on the Stonewall Terrace existing development and stated it should be no more than two storeys high on the Strandville Gardens side so as not to impose unduly on the existing neighbourhood. It appears in your current plan there is no consideration given to the existing and established community.

The purpose of this letter is not to raise objections per se but to invite Limerick 2030 to meaningfully liaise with the community. It is submitted that an open-day in Cleeves is a first step but a very small step in a meaningful discussion.

It is quite apparent that if a planning application is lodged, on the basis of information disclosed on the open day, then there will be objections. This is in nobody's interest.

We would be obliged to hear from you.

Yours faithfully,

Gerard O'Neill
O'NEILL & CO. SOLICITORS

Letter to David Conway dated 16 June 2023 Re Encl Copy Letter

Our Ref: GON/RLK/CLA0340001

Date: 16 June 2023

BY HAND

Limerick 2030 Strategic Development DAC
GPO Building Gardens International
Henry Street
Limerick V9401W7
F.A.O. C.E.O. David Conway

RE: Cleeves Riverside Quarter

Dear Mr Conway,

I refer to my letter dated 25 May 2023; copy **enclosed** herewith. I am disappointed not to have received a reply or even an acknowledgement of this letter.

A response would be appreciated.

Yours faithfully,

Gerard O'Neill
O'NEILL & CO. SOLICITORS
Encl

Email from Limerick Twenty Thirty dated 21 June 2023

From: Gerard O'Neill
Sent: 21 June 2023 17:01
To: Reception - O'Neill Solicitors
Subject: RE: FAO Mr. Gerard O'Neill-Re Cleeves Riverside Quarter - Public Consultation

File clanmaurice

From: Reception - O'Neill Solicitors <reception@oneillsolicitors.ie>
Sent: Tuesday 20 June 2023 11:43
To: Gerard O'Neill <gerard@oneillsolicitors.ie>
Subject: FW: FAO Mr. Gerard O'Neill-Re Cleeves Riverside Quarter - Public Consultation

From: Michael O'Malley <michael.omalley@limerick2030.ie>
Sent: Tuesday, June 20, 2023 11:34 AM
To: info <info@oneillsolicitors.ie>
Cc: David Conway <david.conway@limerick2030.ie>; Enda Power <enda.power@limerick2030.ie>
Subject: FAO Mr. Gerard O'Neill-Re Cleeves Riverside Quarter - Public Consultation

FAO Mr. Gerard O'Neill

Dear Mr. O'Neill,

I acknowledge receipt of your letters dated 25 May 2023 and 19 June 2023 in relation to the Public Consultation on the Master Plan for Cleeves Riverside Quarter.

Please note all feedback received during the consultations is currently being reviewed and will be addressed in the final published Public Consultation Report.

The Master Plan and Public Consultation Report are due to be completed in the coming weeks.

Yours Sincerely,

Michael O'Malley.

LIMERICK
TWENTY
THIRTY™

Michael O'Malley
Senior Project Manager

t: +353 (0)61 517435 | m: +353 (0)86 8551827

e: michael.omalley@limerick2030.ie | w: www.limerick2030.ie

a: The GPO Building, Gardens International, Henry Street, Limerick, V94 01W7



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Our Ref: GON/DOB/CLA0340001

Date: 18 September 2023

Email: Michael.omalley@limerick2030.ie

RE: Cleeves Riverside Quarter

Dear Mr O'Malley,

I refer to yours of the 20th of June. My clients are disappointed that the Masterplan & Public Consultation report are still not published. They are also very disappointed that no meaningful or realistic response to our letter of the 25th of May, 2023 has been made. This obviously does not create confidence in or amongst the local residents.

I would be obliged to hear from you.

Yours faithfully,

Gerard O'Neill

O'NEILL & CO. SOLICITORS

Email from Michael O'Malley dated 26 September 2023 re Public Consultation Report

From: Michael O'Malley
Sent: 26 September 2023 09:09
To: Deirdre;info
Cc: David Conway;Enda Power
Subject: RE: CLA0340001: Clanmaurice Avenue, Strandville Gardens & Stonewall Terrace:

FAO: Mr. Gerard O'Neill.

Dear Mr. O'Neill,

Thank you for your email.

Limerick Twenty Thirty will publish the Master Plan and Statement of Outcomes (Public Consultation Report) in the next week or so. There was a high number of observations following the public consultations and it has taken the project team some time to review these before finalising the Masterplan.

Once the Master Plan and Statement of Outcomes Report are published, we would ask that you review same and if you still have concerns at that point, please let us know and we will endeavour to clarify. An in-person meeting would be the best way to do this, and we would be happy to host at our offices.

Kind Regards,

Michael O'Malley

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T H I R T Y™

Michael O'Malley
Senior Project Manager
t: +353 (0)61 517435 | m: +353 (0)86 8551827

From: Deirdre <deirdre@oneillsolicitors.ie>
Sent: Monday, September 18, 2023 4:57 PM
To: Michael O'Malley <michael.omalley@limerick2030.ie>
Subject: CLA0340001: Clanmaurice Avenue, Strandville Gardens & Stonewall Terrace:

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Email to Michael O Malley dated 09 November 2023

From: Pamela McEvoy
Sent: 09 November 2023 15:46
To: michael.omalley@limerick2030.ie
Subject: FW: CLA0340001: Clanmaurice Avenue, Strandville Gardens & Stonewall Terrace:

Dear Mr O Malley

You will appreciate the residents are very concerned about the progress or lack of progress in this matter.

Limerick 2030 have refused to engage with the residents prior to issuing the “masterplan”. This was to be issued within a week or so of your letter of the 26th of September. As of today 9th of November there is silence from your end.

If there are issues in relation to the “masterplan” then surely the residents should be consulted and involved. The residents as you know have requested the dialogue and it is quite frankly mystifying that this invitation has not been accepted.

A considered reply would be appreciated .

Yours faithfully,

Sent on behalf of
GERARD O’NEILL
SOLICITOR

Regards,

**PAMELA MCEVOY
SECRETARY**

**O’NEILL & CO.
25 GLENTWORTH STREET
LIMERICK
Tel. 061-416469
Fax. 061-416053
W. www.oneillsolicitors.ie
Facebook. O’Neill & Co Solicitors**

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Email to Michael OMalley dated 24 January 2024

From: Pamela McEvoy
Sent: 24 January 2024 14:43
To: michael.omalley@limerick2030.ie
Subject: FW: CLA0340001: Clanmaurice Avenue, Strandville Gardens & Stonewall Terrace:

Dear Mr O Malley

I refer to previous correspondence which has unfortunately been ignored by your office.

Limerick 2030 have advised in their media publications that there has been extensive local involvement. It is the case that there has been ZERO local involvement. My clients are very upset and frustrated at your lack of response.

I have been asked to stress that you are a public body and acting on behalf of the people of Limerick trying to create a beautiful concept. Your reluctance to engage with your local neighbours is mystifying and upsetting.

I am advised that if there is no response my clients will take what other steps they feel are necessary to publicise this matter and seek an adequate response.

Yours faithfully,

Sent on behalf of
GERARD O'NEILL
SOLICITOR

Regards,

PAMELA MCEVOY
SECRETARY

O'NEILL & CO.
25 GLENTWORTH STREET
LIMERICK
Tel. 061-416469
Fax. 061-416053
W. www.oneillsolicitors.ie
Facebook. O'Neill & Co Solicitors

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From: Pamela McEvoy

Sent: Thursday, November 9, 2023 3:47 PM

To: michael.omalley@limerick2030.ie

Subject: FW: CLA0340001: Clanmaurice Avenue, Strandville Gardens & Stonewall Terrace:

Dear Mr O Malley

You will appreciate the residents are very concerned about the progress or lack of progress in this matter.

Limerick 2030 have refused to engage with the residents prior to issuing the "masterplan". This was to be issued within a week or so of your letter of the 26th of September. As of today 9th of November there is silence from your end.

If there are issues in relation to the "masterplan" then surely the residents should be consulted and involved. The residents as you know have requested the dialogue and it is quite frankly mystifying that this invitation has not been accepted.

A considered reply would be appreciated .

Yours faithfully,

Sent on behalf of
GERARD O'NEILL
SOLICITOR

Regards,

**PAMELA MCEVOY
SECRETARY**

**O'NEILL & CO.
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Fax. 061-416053
W. www.oneillsolicitors.ie
Facebook. O'Neill & Co Solicitors**

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Letter to Limerick 2030 Strategic Development DAC dated 24 January 2024

Our Ref: GON/PM/CLA0340001

Date: 24 January 2024

**Mr Michael O Malley
Limerick 2030 Strategic Development DAC
GPO Building Gardens International
Henry Street
Limerick V9401W7**

RE: Cleeves Riverside Quarter

Dear Mr O Malley

I refer to previous correspondence which has unfortunately been ignored by your office.

Limerick 2030 have advised in their media publications that there has been extensive local involvement. It is the case that there has been ZERO local involvement. My clients are very upset and frustrated at your lack of response.

I have been asked to stress that you are a public body and acting on behalf of the people of Limerick trying to create a beautiful concept. Your reluctance to engage with your local neighbours is mystifying and upsetting.

I am advised that if there is no response my clients will take what other steps they feel are necessary to publicise this matter and seek an adequate response.

Yours faithfully,

**Gerard O'Neill
O'NEILL & CO. SOLICITORS**

Email from Michael O'Malley dated 23 February 2024 re Master Plan

From: Pamela McEvoy
Sent: 29 February 2024 15:34
To: Julia
Subject: FW: FAO Mr. Gerard O'Neill

From: Michael O'Malley <michael.omalley@limerick2030.ie>
Sent: Friday, February 23, 2024 12:41 PM
To: Pamela McEvoy <pamelam@oneillsolicitors.ie>
Cc: David Conway <david.conway@limerick2030.ie>; Enda Power <enda.power@limerick2030.ie>
Subject: FAO Mr. Gerard O'Neill

FAO Mr. Gerard O'Neill

Dear Mr. O'Neill,

I note your phone call to me last Monday morning seeking an update and meeting.

Further to my email to you on 26 September 2023, LTT had hoped to publish the Master Plan for Cleeves Riverside Quarter (CRQ) in early October but given the scale and complexity of the site, coupled with a large number of submissions following our public consultations, it required a few weeks longer than expected to reach this significant milestone for the project. The Master Plan for was published on 28 November 2023 and this was reported in the local press and posted on social media. Please see links below to the published Master Plan Vision Document and accompanying Stakeholder Engagement and Consultation Report.

https://limerick2030.ie/wp-content/uploads/2023/10/CRQMP-FCBS-XX-XX-RP-AA-P-00-Vision-Documents-FINAL_Opt.pdf

<https://limerick2030.ie/wp-content/uploads/2023/11/Public-Consultation-Report-Rev03.pdf>

There is further information available on the Limerick Twenty Thirty website limerick2030.ie/portfolio/cleeves-riverside-campus/.

I would like to clarify that the Master Plan is non-statutory and has been developed for 2 main reasons:

1. It is a requirement of the LCCC Development Plan 2022-2028 that a Master Plan be prepared for this site to ensure a cohesive and managed approach to the development of the overall site.
2. To illustrate the capacity of the site and opportunities for potential development partners.

The Master Plan stage of CRQ is a relatively early stage in the project and designs have not progressed beyond the Master Plan stage yet. Our Project Team (including our award-winning architects Feilden Clegg Bradley and Bucholz McEvoy) has been remobilised and will commence design stages in the next month or so with a Planning Application to be submitted later in 2024. At key points during the design stages further targeted consultations with local stakeholders such as our neighbours from Clanmaurice

Avenue, Strandville Gardens and Stonetown Terrace will be held to show how the designs are progressing and give an opportunity for feedback **before** designs are finalised and a Planning Application submitted. LTT will give advance written notice via a letter drop to our neighbours inviting them to a dedicated consultation before the next round of public consultations are held. This will be in the same format as the consultations held last March. On this point I do not agree with your view that the consultations last March were merely a 'box ticking' exercise and that there has been 'ZERO local involvement'. A dedicated consultation for neighbouring residents was held on 22 March 2023 to provide an opportunity for locals to engage with our Project Team before the full public consultations at the end of March. The consultations held on site at Cleeves were comprehensive and informative and very well received by the majority of those who attended.

If having reviewed the Master Plan Vision Document and Stakeholder Engagement and Consultation Report you have any specific queries or concerns please let us know and we can arrange a meeting to discuss/clarify.

I will be in touch regarding the next round of consultations in the coming months and look forward to further engagements with our neighbours as we progress this strategic site for Limerick.

Kind Regards,
Mike.

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T H I R T Y

Michael O'Malley
Senior Project Manager
t: +353 (0)61 517435 | m: +353 (0)86 8551827

From: Pamela McEvoy <pamelam@oneillsolicitors.ie>
Sent: Wednesday, January 24, 2024 2:43 PM
To: Michael O'Malley <michael.omalley@limerick2030.ie>
Subject: FW: CLA0340001: Clanmaurice Avenue, Strandville Gardens & Stonewall Terrace:

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Mr O Malley

I refer to previous correspondence which has unfortunately been ignored by your office.

Limerick 2030 have advised in their media publications that there has been extensive local involvement. It is the case that there has been ZERO local involvement. My clients are very upset and frustrated at your lack of response.

I have been asked to stress that you are a public body and acting on behalf of the people of Limerick trying to create a beautiful concept. Your reluctance to engage with your local neighbours is mystifying and upsetting.

I am advised that if there is no response my clients will take what other steps they feel are necessary to publicise this matter and seek an adequate response.

Yours faithfully,

Sent on behalf of
GERARD O'NEILL
SOLICITOR

Regards,

PAMELA MCEVOY
SECRETARY

O'NEILL & CO.
25 GLENTWORTH STREET
LIMERICK
Tel. 061-416469
Fax. 061-416053
W. www.oneillsolicitors.ie
Facebook. O'Neill & Co Solicitors

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From: Pamela McEvoy
Sent: Thursday, November 9, 2023 3:47 PM
To: michael.omalley@limerick2030.ie
Subject: FW: CLA0340001: Clanmaurice Avenue, Strandville Gardens & Stonewall Terrace:

Dear Mr O Malley

You will appreciate the residents are very concerned about the progress or lack of progress in this matter.

Limerick 2030 have refused to engage with the residents prior to issuing the "masterplan". This was to be issued within a week or so of your letter of the 26th of September. As of today 9th of November there is silence from your end.

If there are issues in relation to the “masterplan” then surely the residents should be consulted and involved. The residents as you know have requested the dialogue and it is quite frankly mystifying that this invitation has not been accepted.

A considered reply would be appreciated .

Yours faithfully,

Sent on behalf of
GERARD O’NEILL
SOLICITOR

Regards,

**PAMELA MCEVOY
SECRETARY**

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Our Ref: GON/JN/CLA0340001

Date: 07 March 2024

Email: michael.omalley@limerick2030.ie

Re: Clanmaurice Avenue, Strandville Gardens & Stonewall Terrace:

Dear Mr O'Malley,

I have received yours of the 23rd of February 2024 and my clients are disappointed with same.

When I spoke to you on Monday, the 19th of February, you promised that you would revert to me regarding a date for consultation with my clients and concerned residents. You have not complied with your promise. Regrettably, your email is seen as a further attempt to postpone a meeting.

I again repeat that my clients and concerned residents wish to hold a meeting with Limerick 2030 as soon as possible.

I originally wrote to you on the 25th of May 2023, a letter which has not elicited a meaningful response. This letter was written after the Presentation given by your team on the 22nd of March 2023. So there is any doubt about it, March the 22nd of 2023 was not a meeting with the residents but a Presentation of your plans.

These plans have caused some concern and as you will see from my letter of the 25th of May 2023, some of the more basic concerns were voiced. You will see in that letter the responses from your team to simple questions were juvenile and naïve to put it mildly.

Limerick 2030 are a public body. The Cleeves Project is very important to the Limerick region economy and, of course, to your neighbours. There is no reason why you would refuse to meet with your neighbours at this stage.

Your mail of the 23rd of February 2024, in reality, states that your team will go ahead with their design project and planning submission and they will seek feedback. The correct way to go is to deal with the concerns of your neighbours at this point before any planning application is put in and before any design is completed.

It must be obvious to you that if you continue to reject and refuse any meetings with the neighbours then you are storing up trouble for the future. It seems pretty clear that there will be objections to planning applications and the like. You can deal with this by consulting with your neighbours at this point.

You are aware that the Limerick Leader Newspaper lead with a frontpage headline criticizing Limerick 2030's lack of communication with your neighbours. Is this the sort of publicity and reputation you seek?

Regrettably, if you do not respond to this letter with an agreement to a meeting in the near future, then your neighbours will take it that you have no interest in engaging with them and take alternative steps to deal with their concerns.

Yours Sincerely,

Gerard O'Neill

Gerard O'Neill
O'Neill & Co. Solicitors

Encl.

Email auto reply from Michael O'Malley dated 15 March 2024

From: Michael O'Malley
Sent: 15 March 2024 16:56
To: Reception - O'Neill Solicitors
Subject: Automatic reply: CLA0340001: Clanmaurice Avenue, Strandville Gardens & Stonewall Terrace:

Thank you for your email.

I am on leave until Tuesday 19 March 2024 at 9am.

If the matter is urgent please contact me on 0868551827

Email to Michael O'Malley dated 23 April 2024 re discussion

From: Pamela McEvoy
Sent: 23 April 2024 09:24
To: Michael O'Malley
Subject: FW: CM
Attachments: Email to Michael O'Malley dated 15 March 2024.pdf

Re Clanmaurice Avenue, Strandville Gardens & Stonewall Terrace:

Dear Mr O Malley

I refer to ours of the 15th of March 2024 and **enclose** copy for your ease.

It is indeed disappointing to have received an automatic reply that you were on leave until the 19th of March and then of course no subsequent reply.

My clients feel they are being treated with utter contempt by Limerick 2030.

My clients now intend to make this matter public and air their grievances in the media. I am instructed to ask you to agree to a discussion on local radio.

I am sure you will have no objection to this as Limerick 2030 are active in the social media field and actively seek publicity for their works.

I look forward to hearing from you.

Yours faithfully,

Sent on behalf of
GERARD O'NEILL
SOLICITOR

Regards,

**PAMELA MCEVOY
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Email from Michael O'Malley dated 01 May 2024 re response

From: Michael O'Malley
Sent: 01 May 2024 17:50
To: Pamela McEvoy
Subject: FAO Mr. Gerard O'Neill

Mr. O'Neill,

As per my email to you on 23rd February 2024 nothing has changed. As requested then, if you or your clients have reviewed the Master Plan and Public Consultation Report, which are freely available on our website, please let us know any observation that you may have and they will be reviewed in the overall context of the next stage of the development.

I can confirm and in the strongest terms that Limerick Twenty Thirty does not view you or your client's views or any other neighbour's view of Cleeves Riverside Quarter with contempt, as with all development Limerick Twenty Thirty DAC undertakes, we actively seek responses at the appropriate time. We would ask that you refrain from making such inaccurate accusations.

I wish to again confirm that there will be public information events during the design stages, where we take on board the views of the public to inform the design process, all neighbours adjacent Cleeves Riverside Quarter will be informed of these events in good time. These engagements and indeed the planning process itself affords any interested parties the opportunity to make a submission/observation in favour or against a development or make a query in relation to a specific element of a planning application.

For clarification, the development of such a large site, Cleeves Riverside Quarter, unfortunately takes time and may not be progressing in the timeframe you anticipate or desire.

I trust this clarifies the situation and once we get to the stage of public information events Limerick Twenty Thirty DAC will be in touch.

Kind Regards,
Michael.

LIMERICK
TWENTY
THIRTY™

Michael O'Malley
Senior Project Manager
t: +353 (0)61 517435 | m: +353 (0)86 8551827

From: Pamela McEvoy <pamelam@oneillsolicitors.ie>
Sent: Tuesday, April 23, 2024 9:25 AM
To: Michael O'Malley <michael.omalley@limerick2030.ie>
Subject: FW: CM

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Re Clanmaurice Avenue, Strandville Gardens & Stonewall Terrace:

Dear Mr O Malley

I refer to ours of the 15th of March 2024 and **enclose** copy for your ease.

It is indeed disappointing to have received an automatic reply that you were on leave until the 19th of March and then of course no subsequent reply.

My clients feel they are being treated with utter contempt by Limerick 2030.

My clients now intend to make this matter public and air their grievances in the media. I am instructed to ask you to agree to a discussion on local radio.

I am sure you will have no objection to this as Limerick 2030 are active in the social media field and actively seek publicity for their works.

I look forward to hearing from you.

Yours faithfully,

Sent on behalf of
GERARD O'NEILL
SOLICITOR

Regards,

**PAMELA MCEVOY
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Letter to Limerick 2030 Strategic Development DAC dated 09 June 2025

Date: 09 June 2025

Michael O Malley
Limerick 2030 Strategic Development DAC
GPO Building Gardens International
Henry Street
Limerick
V9401W7

RE: Cleeves project

Dear Michael ,

I refer to previous correspondence and I am writing to you in my personal capacity as a resident of Clanmaurice Avenue.

In the interest of clarity, the Eircode for our home is V94RDX2.

There are a number of issues that arose at the presentation on Wednesday the 4th of June. I refer to the 5-story block proposed for the stone town terrace site.

I spoke to Chris, one of your team members. I asked him if consideration had been given to the effect of the height of the proposed development on the existing local residences. He informed me that it hadn't, that the brief was to get as much housing as we can into the site. This of course raises alarms as by definition Limerick 2030 are obliged to consider your neighbours.

Chris introduced me to an architect, again part of your team. This lady informed me that studies had been carried out in relation to sunlight, and its effect on the local residence's properties. It transpired however that these studies are not yet finished but are "well advanced". This again is alarming.

I also asked the architect if she was aware of the planning conditions imposed on the original stone town terrace development and she said she was not aware of same. I informed her that the development was stepped down to 3 stories on the Cleeves side of

the site and two stories on the Strandville Gardens side of the site. She informed me that no consideration was given to stepping down the proposed new development in a similar manner. This again is alarming.

I would appreciate, as a preliminary matter, you could let me have the following information that your team were unable to provide.

1. The distance between the 5-story proposed development and our family home.
2. The height of the proposed 5 story development.
3. Sight of the sunlight studies in full.
4. Is it planned that there will be balconies on the 5-story development. This is a question your team could not answer.

There is clearly issues with the height, scale and massing of the proposed development. It does not appear to be an iconic riverside development but merely a number of apartment blocks, that by their sheer size and bulk, dominate the area.

I can assure you there will be many more questions for you, but I would appreciate your immediate attention to this matter.

I do note from speaking to you that I was assured that the residents were not being presented with “done deal” but that Limerick 2030 were open to suggestions and improvements.

I look forward to hearing from you.

Yours faithfully,

Gerard O'Neill

Letter to Limerick 2030 Strategic Development DAC dated 12 June 2025

Date: 12 June 2025

Michael O Malley
Limerick 2030 Strategic Development DAC
GPO Building Gardens International
Henry Street
Limerick
V9401W7

RE: Cleeves project

Dear Michael ,

Further to my letter of the 9th of June there is one further matter I would like to seek a reply from you on.

One of the architects said that five stories were selected for economic reasons to make a profit. I asked for the data and any research or evidence of these economic factors and was told they don't exist. The point made was therefore entirely without any basis.

This is no way to proceed and completely unfair.

Can you deal with this and tell me who is responsible for this decision. I require the name of the individual signing off on this design.

A prompt reply would be appreciated.

Yours faithfully,

Gerard O'Neill

Mr. Gerard O'Neill
Clanmaurice Avenue,
Limerick
V94RDX2

25th November 2025

Re: Cleeves Riverside Quarter-Phase II Residential Zones & Public Realm

Dear Gerard,

Thank you for your letter dated 09th June 2025 and follow up email on 23rd October 2025 with your 9th June letter attached

I note that since you submitted your letter in June, we met and had a conversation at the Public Information event at Cleeves on the 22nd October. At the time, I understood that you had received an acknowledgement to your Letter of 09th June. I have discovered since that an acknowledgement was not issued and our apologies for this.

In terms of your specific queries in relation to the 5 storey apartment block at Stonetown Terrace, I have copied your points below with my response provided also.

1. **GO'N-** *I spoke to Chris, one of your team members. I asked him if consideration had been given to the effect of the height of the proposed development on the existing local residences. He informed me that it hadn't, that the brief was to get as much housing as we can into the site. This of course raises alarms as by definition Limerick 2030 are obliged to consider your neighbours*

MO'M- We do not accept that anyone from the Cleeves Riverside Quarter (CRQ) Project Team stated that no consideration had been given to existing neighbouring residences. Since the outset of the project, neighbouring properties have always been a key consideration when progressing options and designs for the Phase II Residential Zones and Public Realm. We have appointed experienced consultants and specialists to produce designs that are fully compliant with the appropriate planning, design and environmental standards including in respect of neighbouring properties. Consideration of neighbouring properties and the impact therein is addressed in detail in the Environmental Impact Assessment Report. This includes comprehensive daylight/sunlight and overshadowing, noise and vibration and visual impact analysis. Please refer to the Planning Application documentation at the link below.

2. **GO'N-** *Chris introduced me to an architect, again part of your team. This lady informed me that studies had been carried out in relation to sunlight, and its effect on the local residence's properties. It transpired however that these studies are not yet finished but are "well advanced". This again is alarming.*

MO'M- The public event in June was held while designs were still being finalized and analysis being undertaken by specialist consultants. This is standard practice and allows LTT and our designers to fully understand the impact of the proposed designs and if any further mitigations were required. The analyses are all completed and available to the public at the following link [Cleeves Riverside Quarter Planning Application | Limerick.ie](#)

3. **GO'N-** *I also asked the architect if she was aware of the planning conditions imposed on the original stone town terrace development and she said she was not aware of same. I informed her that the development was stepped down to 3 stories on the Cleeves side of the site and two stories on the Strandville Gardens side of the site. She informed me that no consideration was given to stepping down the proposed new development in a similar manner. This again is alarming.*

MO'M- The designs for the CRQ Phase II development have been prepared in full compliance with all the relevant planning and environmental standards.

4. **GO'N** - *I would appreciate, as a preliminary matter, you could let me have the following information that your team were unable to provide.*
- The distance between the 5-story proposed development and our family home.*
 - The height of the proposed 5 story development.*
 - Sight of the sunlight studies in full.*
 - Is it planned that there will be balconies on the 5-story development. This is a question your team could not answer.*

MOM- The distance between the Stonetown Terrace apartment block and your house is approximately 12.2m. The height of the 5 storey apartment block will be 20.765m from ground floor to top of roof. The 'Daylight, Sunlight Overshadowing Study' is available at the link [Cleeves Riverside Quarter Planning Application | Limerick.ie](#). There are balconies proposed for the apartment block at Stonetown Terrace. Please refer to the Planning Application drawings for further details in this regard.

The Planning Application is now submitted to An Coimisiun Pleanála under the category of Strategic Infrastructure Development. If you have any further queries or observations regarding the planning application, please direct same to An Coimisiun Pleanála.

Thank you again for your engagement on this strategically important project for Limerick city and the wider region which will provide much needed homes during the current housing crisis.

Yours Sincerely,



Michael O'Malley,
Senior Project Manager

For and on behalf of Limerick Twenty Thirty

Email to Limerick 2030 dated 17 December 2025 Re. Sending Letter

From: Lauren Shaw
Sent: 18 December 2025 09:59
To: 'Michael O'Malley'
Subject: Cleeves Project
Attachments: Letter to Limerick 2030 dated 17 December 2025.pdf

Dear Mr O'Malley,

Please see attached correspondence for your attention.

Yours sincerely,

Lauren Shaw
Legal Executive
O'NEILL & PARTNERS
SOLICITORS
25 GLENTWORTH STREET
LIMERICK
Tel. 061-416469
Fax. 061-416053
W. www.oneillsolicitors.ie

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