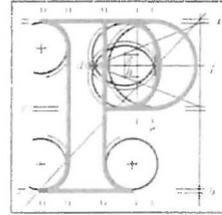


Our Case Number: ACP-323849-25



An
Coimisiún
Pleanála

Hugh & Dorothy O'Sullivan
Marjos
Clanmaurice Avenue
Lr Shelbourne Rd
Co. Limerick
V94AW7R

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

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64 Marlborough Street
Dublin 1
D01 V902

Formal Observation / Objection

To: An Comisiún 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

Objectors

Name(s): Hugh & Dorothy O'Sullivan

Address: "Marjos", Clanmaurice Avenue, Lr Shelbourne Rd, Limerick, V94AW7R

Email: hughgosullivan@gmail.com

1. Introduction and Standing to Make This Observation

We the undersigned residents at the above address, submit this objection/observation under the Planning and Development Act 2000 (as amended) and associated Regulations. We have a direct, material interest in the impacts of the proposed development and its interface with the established residential neighbourhood. We have taken each opportunity presented to inform ourselves about this development and have attended an information evening on The Cleves site where we spoke to a number of the Architects involved in the project and we were supplied with documentation on the development.

Our main areas of concern relates to :

A. Effect of the development on the Light and Privacy of our residence

This submission is made in good faith.

AN COIMISIÚN PLEANÁLA	
LDG-	06025-2
ACP-	
22 DEC 2025	
Fee: €	50 Type: CHA
Time:	14:33 P. NAME

2. Grounds for the Objection

Our grounds for objection are based on the genuine concerns we have on the effect the 5/7 storey apartment blocks will have on our quality of life. Our concerns include the effect that the 5/7 storey apartment blocks, within 28 metres of the rear of our house will have on our

1. Privacy within our residence
2. Privacy In our garden
3. On the Sunlight and Daylight impacts in our house and garden
4. The negative effect of shadowing on our garden

On the 1st Page of "Phase 2 – Cleaves Riverside Quarter – Residential and Public Realm" information document, there is a figure of 38metres shown as the distance between 2 existing semi-detached dwellings on Clanmaurice Avenue and one of the proposed new 5/7 storey apartment blocks closest to them.

The point used on the existing dwellings from which the 38Metres is measured is the shared wall between the semi-detached dwellings with postal codes V94EKC8 and V94T9F7.

Our dwelling is post code V94AW7R and is next to V94T9FT.

The rear of our dwelling is considerably closer to the proposed 5/7 apartment block than 38Metres. My estimate is that our dwelling is approximately 28Metres from the nearest apartment block.

I also note that many of the other dwellings on Clanmaurice Avenue are also considerably closer to the apartment blocks than 38metres.

When I see incomplete and misleading information like I have outlined, I must ask if the Sunlight and Daylight reports carried out reflect the real effect on all dwellings on Clanmaurice Avenue affected by this apartment block development.

3. Efforts to reduce the effect on existing dwellings on Clanmaurice Avenue

In a discussion I had with an Architect at an information evening on The Cleeves site, I was informed that the balconies on the apartment blocks will not be facing the dwellings on Clanmaurice Avenue. I assume this is correct.

I also believe that other measures should also be included in the development to reduce the effect on dwellings on Clanmaurice Avenue such

1. A landscaped area be constructed (with appropriately high trees) between the existing boundary wall of the affected dwellings on Clanmaurice Avenue and the new 5/7 storey apartment blocks.
2. That the windows on the apartment blocks facing the affected dwellings on Clanmaurice Avenue should be of a material that reduces visibility.
3. That consideration be given to reducing the height of the development to less than the 5/7 storeys.
4. That consideration be given to other methods that would reduce the impact of the 5/7 storey apartment blocks on the existing dwellings on Clanmaurice Avenue.

4. Conclusions

The proposed development has a negative effect on the quality of our lives.

I respectfully request that An Comisiún Pleanála:

1. **Refuse permission in full, or**
2. **Insist that the developer takes account of the concerns we have raised**

Signature Block

Name(s): Hugh O'Sullivan & Dorothy O'Sullivan

Address: "Marjos", Clanmaurice Avenue, Lr. Shelbourne Rd, Limerick, V94AW74

Date: 22/12/2025

Signature(s): 

Residents of: "Marjos", Clanmaurice Avenue, Lr Shelbourne Rd, Limerick, V94AW7R