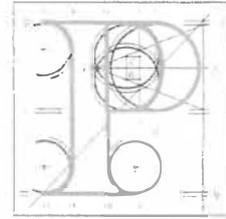


Our Case Number: ACP-323849-25



An
Coimisiún
Pleanála

John Hackett
24 Rosehill
O'Callaghan Strand
Limerick
V94 ECA3

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

Teil	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 Maoilbhride	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Cleeves Riverside Quarter

Phase 1 Development

Submission to Limerick Twenty Thirty DAC in advance of planning application to An Bord Pleanála

We fully recognise that this is a once-in-a-generation opportunity to make a powerful architectural and civic statement on one of Limerick's most exciting and historically rich sites. With its scale, central location, and proximity to the river, the Cleeves site holds immense potential to shape the identity and future of the city. It's a chance to create something bold, generous, and lasting — a place that reflects Limerick's character, connects its people, and makes the city proud.

This submission is based on the information provided during the 'Local Residents and Neighbours Engagement Event' on Wednesday 4th June 2025 ("4th June event"), and the responses to questions asked of the Limerick Twenty Thirty DAC representatives at that event. The proposed development is very large in scale. The construction phase is of indeterminate duration and will undoubtedly have a life changing impact for the current residents of Stonetown Terrace. This is apart from any on-going impact once the development phases conclude and the flats are occupied. The absence of information in respect of duration, phasing and sequencing, financing etc makes it extremely difficult to assess the impact of the project, other than to conclude that it is likely to drag on for an extended period, with a concomitant impact on the lives of those living nearby.

This submission focusses on the impact of the proposed development on the lives and wellbeing of the current residents of Stonetown Terrace ("the current residents") during the construction phase.

The houses on Stonetown Terrace which are directly impacted are The Stone House, Nos 1-3 and 6 Stonetown Terrace, Nos. 21-24 Rosehill and the adjacent St Stephens Villa and St Margaret's Villa.

Section 1 - O'Callaghan Strand Apartment Block

The existing residential accommodation on Stonetown Terrace is low scale comprised entirely of buildings of two stories or lower. The existing buildings on the Cleeves side of Stonetown Terrace respect this and are of corresponding scale. The proposed 4/5 story O'Callaghan Strand Apartment Block appears to take its height from the somewhat remote Flaxmill building. Adopting this height for a building at the O'Callaghan Strand end of Stonetown Terrace is overbearing, incongruous and entirely out of scale. If included in the planning application, this will have a very significant and permanent negative impact on the current residents of Stonetown Terrace. The following are of particular concern:

Overbearing Impact:

The development is excessively tall and large and given that there is no setback (it is located on the site boundary) it has an extremely negative and unacceptably overbearing impact on neighbouring properties.

Visual Impact:

The height, scale, mass and bulk of the development has a hugely negative visual impact on the character of the area – viewed from any window of any house at the lower end of Stonetown Terrace this monstrous enormity will completely dominate the view.

Impact on Privacy:

Given the height and proximity of the development, it will permanently negatively impact privacy of the neighbouring properties, gardens and facing rooms, to an unacceptable extent.

Loss of Light:

The development, which is to the West and South West of the existing houses, significantly reduces natural light to neighbouring properties and will block sunlight for extended periods of the day.

Roof Garden

We note that the roof garden, which appeared in the Masterplan, does not appear in the latest drawings, however part of the roof is shown cut away in a manner that could allow for a roof garden. We have no objection to this on the South West elevation of the building, however we are totally opposed to it on the North East elevation as this is further overlooking of our houses and gardens and is completely unacceptable.

Conclusion

We request that you ensure that the planning application includes a professionally and independently prepared shadow analysis, analysing the impact on the solstices and equinoxes, at 9am, 12pm, 3pm and 6pm.

Our preferred outcome is elimination of this apartment block from the plan. In terms of the overall development in Phase 1 it contributes little more than 10% of the accommodation which could easily be made up elsewhere in the scheme. Failing this, we would ask that the development is either set-back by 20m-25m to reduce the impact, or reduced in scale to match the existing two story buildings.

The latter would allow it to take its height from the existing cut-stone building on Stonetown Terrace (referred to as the Dairy Building in the masterplan). If the Dairy Building were to be incorporated into the development, and the same height adopted through, an attractive terrace could run the entire length of Stone Town Terrace, from the Flaxmill to O'Callaghan Strand, offering the same quantum of accommodation. This would be much more in keeping with the scale, ambience and amenity of the existing residential buildings. It should be possible to construct this to match the Dairy Building by re-using stone from the Cheese Plant on the NCR which, based on the masterplan, will be demolished.

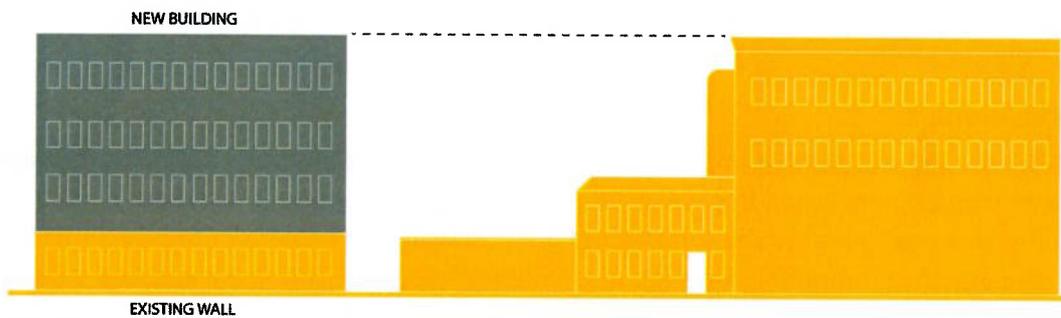


Figure One

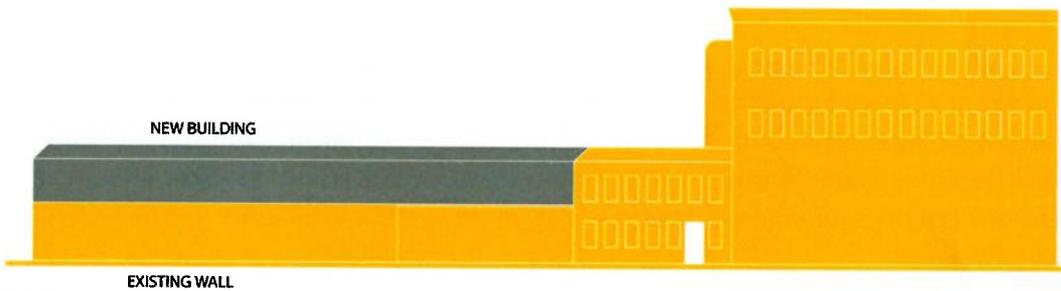


Figure Two

The above is a very rough comparison between the O'Callaghan Strand Apartment Block as proposed, and an altogether more appropriately scaled two story alternative, modelled on the existing structures and respecting the scale of existing developments on Stonetown Terrace.

Section 2 – Issues of Significant Concern

Noise

No information was available at the ‘Local residents and neighbours engagement event’ on Wednesday 4th June 2025 (4th June event). Based on questions asked at that event we note that Limerick Twenty Thirty DAC (LTT) will include a Construction Noise Management and Abatement Plan in the application to An Bord Pleanala (ABP).

Dust and Air Quality

No information available at the 4th June event. Based on questions asked at that event we note that LTT will include a Construction Dust Management and Abatement Plan and an Ongoing Air Quality Monitoring Plan in the application to ABP.

Floodlighting

No information available at the 4th June event. Based on questions asked at that event we note that LTT will include a plan in respect of the use of floodlighting in the application to ABP.

Road Cleaning

No information available at the 4th June event. Based on questions asked at that event we note that LTT will detail the obligations of developers in respect of regular road washing and sweeping for the duration of the construction project in the application to ABP. We ask that the road is washed at a minimum of three times a week and more frequently where required during periods of high activity (e.g. when any earth works are taking place).

Site Working Hours

No information available at the 4th June event. Based on questions asked at that event we note that LTT will detail the site working hours in the application to ABP. We request that site working is limited to Monday-Friday 8:00am to 6:00pm, Saturdays 10:00am to 4:00pm and that there be no working on Sundays or Bank Holidays. Any exceptions to these hours to be notified on a case by case basis to the current residents at least 7 days in advance.

Water Pressure

The current residents enjoy strong mains water pressure. We would ask that this is measured at each residence before the commencement of any demolition, clearance or construction activity, and again at the conclusion of each element of the project, and at any time there is a concern raised by the current residents, and that LTT takes responsibility for ensuring that any deterioration in the quality of supply is addressed.

Storage of Construction Materials, Waste Materials, Construction Equipment etc

We request that Stonetown Terrace is not used for the storage of construction materials, waste materials, construction equipment or the like at any time, and for this to be a contractual obligation placed on all developers, construction firms, sub-contractors etc., the same to be noted in the application to ABP.

Parking

We note that LTT will establish a contractors compound which will include parking for all contractors, sub-contractors, employees etc. and will by contractual and other means ensure that this is adhered to. LTT will take ongoing responsibility for this. Notwithstanding this, the parking available to the current residents is extremely limited and we would ask that this is ringfenced for the sole use of the current residents by means of installation of automatic retracting bollards. We note that the triangle outside the rear of 21-24 Rosehill is included in the development area redlined in various drawings. We would firstly ask that ownership of this triangle is conclusively determined by an competent independent legal professional instructed by LTT acting in conjunction with the affected residents, and once established that the access provided via this land to these premises rear gates is preserved and is also ensured by means of automatic retracting bollards.

Traffic Calming during Construction

We request that you undertake to arrange for traffic calming measures, specifically speed bumps to the maximum allowed height, to be installed on Stonetown Terrace **prior to** commencement of demolition/clearance/construction. We are concerned that the removal of the gates will create a quiet and dead straight stretch of road of 250m approx. which could see excessive speeds by construction and other traffic.

Pedestrians

The footpath on the South Western side of Stonetown Terrace is in regular use by the residents both Stonetown Terrace and Lansdowne Hall Apartments. Given the absence of parking in the area and the narrowness of the road, together with the additional traffic that the project will inevitable attract, there is a serious risk of frequent “pavement parking” forcing pedestrians to walk on the road. No information was available on how this will be addressed at the 4th June event. We request that this pavement is protected, for its full extent, by durable permanent bollards or barriers (i.e. steel or cast iron, not plastic or lightweight or temporary) to preclude pavement parking and ensure the safety and amenity of the residents. This to remain in place for the longer term following the occupation of the flats as it will be to the benefit of the new residents.

Entrance/Exit from the Plaza to Stonetown Terrace

The storyboards are coy and ambiguous in relation to this aspect of the development. In one diagram is it detailed as a pedestrian entrance. In another it sheepishly hints at large vehicles using it. And in yet another it is adjacent to parking spaces with no traffic flow indicated. We would actually prefer that the fine existing stone wall which has great character be retained and the traffic routed elsewhere. Failing this, access should be restricted to pedestrians and cycles. We request that you reconsider the need for this entrance, and, in the event that it is retained, that you detail the nature and volume of all traffic flows clearly in the planning application.

Rodents, Vermin and Pests

It is inevitable that demolition, clearance and construction activities will result in widespread displacement of rodents, vermin and pests from the quarry, abandoned buildings and overgrown areas etc. No information was available on how this will be

addressed at the 4th June event. Based on questions asked at that event we note that LTT will include a mitigation plan in the environmental section of the application to ABP.

Asbestos and Toxic Waste

It is noted that the site contains a considerable quantity of asbestos. It is not known whether or not the site contains other toxic substances. Based on questions asked at the 4th June event we note that LTT will include a remediation plan in the application to ABP. We also request that any movements of hazardous substances are notified to the current residents at least a week in advance of such movements, together with the method statement and any risk mitigation.

Flood Avoidance

No information available at the 4th June event. Based on questions asked at that event we note that LTT will set out the results of the Flood Risk Analysis and details of all risk mitigation and avoidance steps in the application to ABP. We expect this to cover both temporary risks that arise while demolition, clearance and construction are underway, and also the longer term impact of the project on storm water disposal both in the course of normal weather and expectational/extreme weather events. We are particularly concerned that the proposal to raise the height of the North Circular Road may have an unintended impact, especially when combined with the reduction in ground permeability.

Drilling, Piling and Blasting

It is likely that parts of the site will require deep drilling and piling, and it is conceivable that blasting could also be required. Soil surveys are required to determine what is necessary and the results of these are allegedly not yet available. Based on questions asked at 4th June event we note that LTT will include a plan in respect of Drilling, Piling and Blasting in the application to ABP. We would further request that any such activities are restricted to the greatest extent possible, and in particular that they only take place between the hours of 8am to 4pm, Monday to Friday, excluding Bank Holidays.

Demolition and Construction Vibration Damage

We are conscious that no matter what precautions are taken, there is a strong likelihood of damage to our houses, many of which are quite old, resulting from construction traffic, construction and demolition activity etc. We request that you commission a pre-construction survey of all houses documenting the existing condition to establish a baseline for comparison during and after construction. This will allow for any vibration-related damage to be identified and will facilitate remediation.

Cranes

It is likely that high level cranes and the like will be required during construction given the height of various units. No information was available at the 4th June event. We request that cranes are located such that there is **no possibility whatsoever** of a load being dropped on any of the occupied properties (including their grounds) on Stonetown Terrace, and that there is no possibility of a part of any crane (e.g. mast, jib, counterweight, trolley etc.) landing on a property in the event of a malfunction, collapse

or other failure, including any mishap occasioned by a normal or extreme weather event. We would ask that this is addressed in the application to ABP.

Security

We ask that a 7 day 24 hour security presence be maintained for the full duration of demolition, clearance and construction, this to be noted in the application to ABP.

Emergency Services Access

We ask that responsibility for ensuring that Stonetown Terrace remains fully accessible to the Emergency Services, and all utilities (including Refuse Collection services) be given to a designated officer/appointee of LTT who is available to the current residents in the event of any concerns arising.

Bonding

To avoid the risk of parts or all of the development being abandoned in the course of construction, we ask that LTT require that all developers and construction firms involved in the project are bonded for the full amount of their undertakings to ensure that all projects are finished in accordance with the agreed timescale in the event of the firm becoming insolvent etc.

Enhancements

In recognition of the impact that the project will have on the current residents, both during the construction phase and thereafter, we would request that the sum of €250,000 be set aside for public realm improvements to be spent on enhancing the existing extent of Stonetown Terrace, with full engagement with and involvement by the current residents in the planning, timing and execution of these enhancements. The scope to include (but not limited to) public lighting, planting, seating, kerbing, traffic calming and such other proposals as are agreeable to the residents.

Architectural Quality, Consistency and Integrity

No information available at the 4th June event on the Architectural/Design standards that will be set out for the development. This is particularly important given the fact that the development will most likely proceed in independent phases, involving different developers, architects, designers etc. To reach its potential, the development should embody not just the best of architectural design, but also consistency and integrity. It would be a shame and a lost opportunity if the outstanding beauty and quality of the Flaxmill building is not reflected in the developments under consideration. We urge you to ensure that the new buildings are of the highest quality, and not some bland cheap characterless identikit structures that rapidly take on a boring and dreary appearance. Think of the striking appearance of the Verizon tower, rather than downcast dilapidation of the apartment blocks on the Dock Road.

Green Landscaping

The large open area which runs from the Chimney/Flaxmill to the river is shown in a number of drawings on an idyllic blue sky summer day, with two or three deciduous trees in full leaf. No sense of what this barren, windswept concrete and stone piece of hard landscaping will look like on a miserable wet cold day in November when the

Atlantic gales are howling up the Shannon Estuary. Plazas and Piazzas have their place in the sunny Mediterranean climate. They are totally inappropriate here and there is a reason why urban design on these Islands traditionally favoured parks and greens for urban open space. We would urge you to re-visit this, making it green, seasonal, adaptable and human scaled. In Limerick terms, we suggest you model this on the popular People's Park rather than the dreary failed effort opposite Athur's Quay.

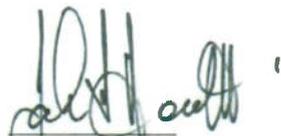
Contact

We would request that a named senior management representative of LTT is nominated as point of contact with the current residents for the duration of the project, to include the planning, going to tender, contract award stages as well as all construction phases. And that the appointment to be renewed at any time the appointee ceases to hold office, with the COE of LTT to fill the role during any vacancy. The appointee's mobile number and direct e-mail address to be available to the residents' representative/s.

Conclusion

The information available at the Engagement Event was sketchy given LTT's intention to lodge the application with ABP imminently. Many questions were answered with references to "Options", "Possibilities" and "Choices", rather than the hard facts one would expect a few short weeks before the planning application is lodged. Regarding the various elements of the application to ABP noted above we respectfully suggest that you engage with us or at least let us have sight of the proposals in advance of submission in order that our concerns can be noted and considered. As you are aware the alternative is that we raise objections at a later stage, a course of action that is in nobody's interest.

This submission results from various discussions and conversations between the residents of the houses listed. The extremely tight timeline for submissions made iterative revisions impractical, and while the views expressed are believed to be broadly representative, the author takes responsibility for any omissions, factual errors and mis-representations.



John Hackett
24 Rosehill

17th June 2024

On behalf of

Paul Lynam, The Stone House, O'Callaghan Strand
Rose & Roger O'Brien, Killumney, 1 Stonetown Terrace
Nigel Hughes, Kiltegan, 2 Stonetown Terrace
Marianne Fitzgibbon, Woodbine Villa, 3 Stonetown Terrace
Romanie Van Son, 6, Stonetown Terrace
Francesca Zanella & Neil Cusack, 21 Rosehill
Niamh O'Sullivan & John Kennelly, 22 Rosehill
Vivienne & Verette Gabbett, 23 Rosehill
Con Ryan & John Hackett, 24 Rosehill
Noreen & Nigel Dennehy, St Stephen's Villa, O'Callaghan Strand

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Tuesday, June 17, 2025 at 6:16:54 PM Irish Standard Time

Subject: Submission in Respect of Cleeves Riverside Quarter Development - Phase 1
Date: Tuesday 17 June 2025 at 18:16:33 Irish Standard Time
From: John Hackett
To: info@limerick2030.ie
Priority: High
Attachments: Cleeves Riverside Quarter Phase 1 Development - Submission - Final.pdf

I attach a submission in respect of the proposed planning application for Cleeves Riverside Quarter Development - Phase 1. You will also receive a signed copy by registered post.

This submission results from various discussions and conversations between the residents of the houses listed in the document.

I would be grateful if you would acknowledge receipt of this submission.

Please contact the undersigned should you have any questions or require any clarification.

John Hackett
24 Rosehill, O'callaghan Strand, Limerick V94 ECA3
087 223 4745
jdh@jdhackett.com

24 Rosehill
O'Callaghan Strand
Limerick
V94 ECA3
23rd December 2025

To An Coimisiun Pleanala

Re: Case 3232849 - Cleeves Riverside Quarter

I wish to submit an observation in relation to the above case.

I am attaching a submission sent to Limerick Twenty Thirty on behalf of all of the residents of Stonetown Terrace in June of this year, following a public presentation of the plans by Limerick Twenty Thirty. In common with other submissions, this was reviewed by Mary Hughes of HRA Planning and was by and large ignored.

I am also attaching a commentary on the submission, including the response extracted from HRA's "Statement of Outcomes" together with my observations.

In it's concluding paragraph, this document states "Limerick Twenty Thirty has actively engaged, consulted and maintained dialogue with the local community". NOTHING could be further from the truth. The interaction between Limerick Twenty Thirty has consisted of two public presentations with story boards where we, the local community, who live in the shadow of the proposed development have simply been told what is happening, and offered scant opportunity to impact the outcome. No meetings have taken place, no dialogue has taken place and no real engagement whatsoever has taken place. Our considered submission has been all but ignored. This is the antithesis of consultation and engagement and is a loss to both sides. Limerick Twenty Thirty have alienated and lost the potential support of the local community, and have missed the opportunity to benefit from the accumulated knowledge and experience of people living in the area.

We welcome the development of this amazing site. But we believe that despite the huge investment in the plans, the application is sub-standard and the applicant should be directed to (1) try again and try much harder and (2) actively engage with the local community for our mutual benefit.

Yours faithfully

John Hackett

Limerick Twenty Thirty DAC's response to the Submission by the Current Residents of Stonetown Terrace in advance of planning application to An Comisiun Pleanala

This document contains the following

In Blue

The submission by the current residents of Stone Town Terrace to Limerick Twenty Thirty dated 17th June 2025.

In Red

Response per "Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

In Green

Request to An Coimisiun Pleanala

Section 1 - O'Callaghan Strand Apartment Block

The existing residential accommodation on Stonetown Terrace is low scale comprised entirely of buildings of two stories or lower. The existing buildings on the Cleeves side of Stonetown Terrace respect this and are of corresponding scale. The proposed 4/5 story O'Callaghan Strand Apartment Block appears to take its height from the somewhat remote Flaxmill building. Adopting this height for a building at the O'Callaghan Strand end of Stonetown Terrace is overbearing, incongruous and entirely out of scale. If included in the planning application, this will have a very significant and permanent negative impact on the current residents of Stonetown Terrace. The following are of particular concern:

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We note that the roof garden, which appeared in the Masterplan, does not appear in the latest drawings, however part of the roof is shown cut away in a manner that could allow for a roof garden. We have no objection to this on the South West elevation of the building, however we are totally opposed to it on the North East elevation as this is further overlooking of our houses and gardens and is completely unacceptable.

Conclusion

We request that you ensure that the planning application includes a professionally and independently prepared shadow analysis, analysing the impact on the solstices and equinoxes, at 9am, 12pm, 3pm and 6pm.

Our preferred outcome is elimination of this apartment block from the plan. In terms of the overall development in Phase 1 it contributes little more than 10% of the

accommodation which could easily be made up elsewhere in the scheme. Failing this, we would ask that the development is either set-back by 20m-25m to reduce the impact, or reduced in scale to match the existing two story buildings.

The latter would allow it to take its height from the existing cut-stone building on Stonetown Terrace (referred to as the Dairy Building in the masterplan). If the Dairy Building were to be incorporated into the development, and the same height adopted through, an attractive terrace could run the entire length of Stone Town Terrace, from the Flaxmill to O'Callaghan Strand, offering the same quantum of accommodation. This would be much more in keeping with the scale, ambience and amenity of the existing residential buildings. It should be possible to construct this to match the Dairy Building by re-using stone from the Cheese Plant on the NCR which, based on the masterplan, will be demolished.

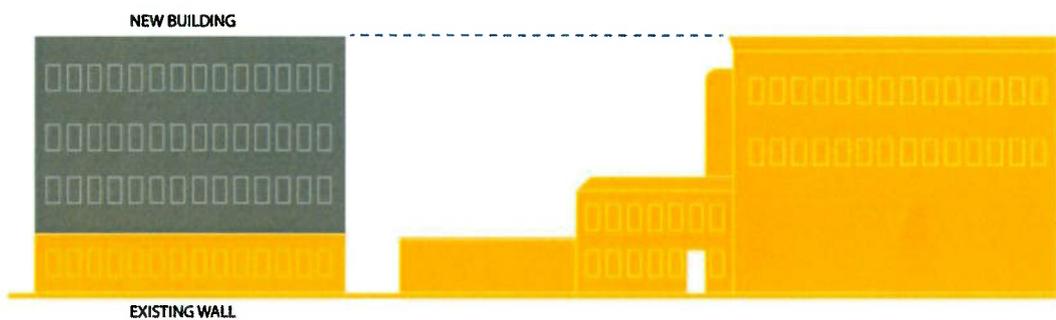


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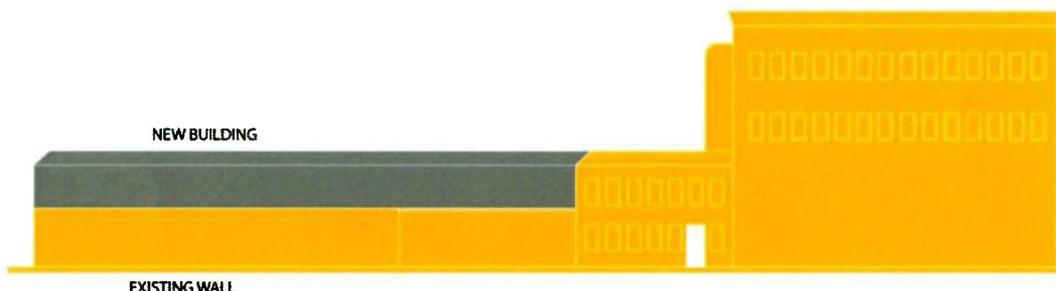


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The above is a very rough comparison between the O'Callaghan Strand Apartment Block as proposed, and an altogether more appropriately scaled two story alternative, modelled on the existing structures and respecting the scale of existing developments on Stonetown Terrace.

Response per "Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

Request to An Coimisiun Pleanala

We request that Limerick Twenty Thirty are instructed by condition attached to the grand of permission to reduce the scale and mass of this building to a maximum of

two stories, to better integrate it into the neighbourhood. We also ask that it is moved further West, to reduce its impact on existing residential amenity. Additionally, we ask that the planning permission for the commercial unit specific excludes any protectively invasive or noise uses, such as night club, late night licences premises, etc, to preserve the existing residential amenity.

Section 2 – Issues of Significant Concern

Noise

No information was available at the ‘Local residents and neighbours engagement event’ on Wednesday 4th June 2025 (4th June event). Based on questions asked at that event we note that Limerick Twenty Thirty DAC (LTT) will include a Construction Noise Management and Abatement Plan in the application to An Bord Pleanala (ABP).

Response per “Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

We note from subsequent highly technical documentation included in the application that noise is mentioned, however given our lack of technical expertise we are unclear whether or not this is adequate.

Request to An Coimisiun Pleanala

We request that Limerick Twenty Thirty are instructed by condition attached to the grand of permission to meet the current residents and discuss these concerns and to provide a Limerick Twenty Thirty point of contact (NOT a contractor) for the duration of the project so that ongoing issues may be raised and addressed.

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No information available at the 4th June event. Based on questions asked at that event we note that LTT will include a Construction Dust Management and Abatement Plan and an Ongoing Air Quality Monitoring Plan in the application to ABP.

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No information available at the 4th June event. Based on questions asked at that event we note that LTT will detail the obligations of developers in respect of regular road washing and sweeping for the duration of the construction project in the application to ABP. We ask that the road is washed at a minimum of three times a week and more frequently where required during periods of high activity (e.g. when any earth works are taking place).

Response per "Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

We note that Road Cleaning has however been listed in the Construction and 'Emnvironmental Management Plan, but no frequency has been specified.

Request to An Coimisiun Pleanala

We request that Limerick Twenty Thirty are instructed by condition attached to the grand of permission to specify the minimum frequency for road cleaning, and that Limerick Twenty Thirty are instructed to meet the current residents and discuss these concerns and to provide a Limerick Twenty Thirty point of contact (NOT a contractor) for the duration of the project so that ongoing issues may be raised and addressed.

Site Working Hours

No information available at the 4th June event. Based on questions asked at that event we note that LTT will detail the site working hours in the application to ABP. We request that site working is limited to Monday-Friday 8:00am to 6:00pm, Saturdays 10:00am to 4:00pm and that there be no working on Sundays or Bank Holidays. Any exceptions to these hours to be notified on a case by case basis to the current residents at least 7 days in advance.

Response per "Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

We note that the working hours are stated in the Atkins Realis Outline Construction Environmental Management Plan to be Monday to Friday: 07:00 to 18:00 and Saturdays: 08:00 to 14:00, and furthermore that the contractor will be permitted a further period of up to one hour before and one hour after core working hours for start-up and shutdown activities in working areas including but not limited to

deliveries and unloading of materials, movement of staff to their place of work, maintenance and general preparation works and furthermore in exceptional circumstances (not defined) the contractor may undertake certain activities (not defined) outside of the construction core working hours.

Request to An Coimisiun Pleanala

This is far too liberal and could have a huge impact on the lives of current residents. We request that Limerick Twenty Thirty are instructed by condition attached to the grant of permission that the working hours are restricted to 8am to 6pm Monday to Friday and 10am to 4pm on Saturday, and that any working outside these hours notified on a case by case basis to the current residents at least 7 days in advance.

Water Pressure

The current residents enjoy strong mains water pressure. We would ask that this is measured at each residence before the commencement of any demolition, clearance or construction activity, and again at the conclusion of each element of the project, and at any time there is a concern raised by the current residents, and that LTT takes responsibility for ensuring that any deterioration in the quality of supply is addressed.

Response per “Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Stated that “Contrary to the submission of third parties there is adequate water and sewage capacity to accommodate the development as confirmed in the Confirmation of Feasibility secured from Uisce Eireann”

Request to An Coimisiun Pleanala

The adequacy of supply is a matter of the applicant and was not raised by us. Our concern is the water pressure in our houses. We request that Limerick Twenty Thirty are instructed by condition attached to the grant of permission that the water pressure is measured at each residence before the commencement of any demolition, clearance or construction activity, and again at the conclusion of each element of the project, and at any time there is a concern raised by the current residents, and that LTT takes responsibility for ensuring that any deterioration in the quality of supply is addressed.

Storage of Construction Materials, Waste Materials, Construction Equipment etc

We request that Stonetown Terrace is not used for the storage of construction materials, waste materials, construction equipment or the like at any time, and for this to be a contractual obligation placed on all developers, construction firms, sub-contractors etc., the same to be noted in the application to ABP.

Response per “Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

Request to An Coimisiun Pleanala

While there is mention of construction compounds in various documents submitted by the applicant, there is no prohibition on the use of Stonetown Terrace for construction and contractor related activities. We request that Limerick Twenty Thirty are instructed by condition attached to the grant of permission that Stonetown Terrace is not used for any construction related activity whatsoever as detailed in our original submission, and that any contractor parking is also precluded.

Parking

We note that LTT will establish a contractors compound which will include parking for all contractors, sub-contractors, employees etc. and will by contractual and other means ensure that this is adhered to. LTT will take ongoing responsibility for this. Notwithstanding this, the parking available to the current residents is extremely limited and we would ask that this is ringfenced for the sole use of the current residents by means of installation of automatic retracting bollards. We note that the triangle outside the rear of 21-24 Rosehill is included in the development area redlined in various drawings. We would firstly ask that ownership of this triangle is conclusively determined by an competent independent legal professional instructed by LTT acting in conjunction with the affected residents, and once established that the access provided via this land to these premises rear gates is preserved and is also ensured by means of automatic retracting bollards.

Response per "Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Part 1: (parking for existing residents) "With respect to the 4 no. existing public parking spaces on Stonetown Terrace, LTT has no power of authority to designated the parking spaces. This responsibility rests with Limerick City & County Council and would be subject to the passing of a Bye-Law."

Part 2: Not addressed, ignored.

Request to An Coimisiun Pleanala

PART 1: The response in relation to the use of the existing four parking space by current residents of Stonetown Terrace is a mean spirited legalistic rebuff. As a result of the minimalist approach to parking taken by the applicant, there will be a huge demand for overspill parking by the occupants of the new residential blocks, and the non-availability of parking for existing residents constitutes a huge denial of amenity currently enjoyed. We request that Limerick Twenty Thirty (which is a body connected to Limerick City & County Council) are instructed by condition attached to the grant of permission to ensure that these spaces are ringfenced for the sole use of the current residents by means of installation of automatic retracting bollards

Part 2: We ask that this concern is addressed and that Limerick Twenty Thirty are instructed by condition attached to the grant of permission to ensure that the ownership of this land is clarified and that access provided via this land to these premises rear gates is preserved and is also ensured by means of automatic retracting bollards.

Traffic Calming during Construction

We request that you undertake to arrange for traffic calming measures, specifically speed bumps to the maximum allowed height, to be installed on Stonetown Terrace **prior to** commencement of demolition/clearance/construction. We are concerned that the removal of the gates will create a quiet and dead straight stretch of road of 250m approx. which could see excessive speeds by construction and other traffic.

Response per “Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

Request to An Coimisiun Pleanala

We request that Limerick Twenty Thirty are instructed by condition attached to the grant of permission to address this vital safety issue.

Pedestrians

The footpath on the South Western side of Stonetown Terrace is in regular use by the residents both Stonetown Terrace and Lansdowne Hall Apartments. Given the absence of parking in the area and the narrowness of the road, together with the additional traffic that the project will inevitable attract, there is a serious risk of frequent “pavement parking” forcing pedestrians to walk on the road. No information was available on how this will be addressed at the 4th June event. We request that this pavement is protected, for its full extent, by durable permanent bollards or barriers (i.e. steel or cast iron, not plastic or lightweight or temporary) to preclude pavement parking and ensure the safety and amenity of the residents. This to remain in place for the longer term following the occupation of the flats as it will be to the benefit of the new residents.

Response per “Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

Request to An Coimisiun Pleanala

This is an essential and potentially life threatening point. Stonetown Terrace is narrow and the potential for misuse of the pavement is enormous, forcing elderly and vulnerable pedestrians onto the roadway. It is not sufficient to make vague statements such as “traffic enforcement is the responsibility of the Gardai”. LTT are changing the use and traffic levels on Stonetown Terrace by orders of magnitude and need to step up to the plate and address this issue, both during construction and afterwards. It is unbelievable that this point was not addressed initially and subsequently ignored when raised in our submission. We request that Limerick Twenty Thirty are instructed by condition attached to the grant of permission to install permanent and durable protection for the full extent of the pavement.

Entrance/Exit from the Plaza to Stonetown Terrace

The storyboards are coy and ambiguous in relation to this aspect of the development. In one diagram it is detailed as a pedestrian entrance. In another it sheepishly hints at large vehicles using it. And in yet another it is adjacent to parking spaces with no traffic flow indicated. We would actually prefer that the fine existing stone wall which has great character be retained and the traffic routed elsewhere. Failing this, access should be restricted to pedestrians and cycles. We request that you reconsider the need for this entrance, and, in the event that it is retained, that you detail the nature and volume of all traffic flows clearly in the planning application.

Response per "Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

Request to An Coimisiun Pleanala

We request that Limerick Twenty Thirty are instructed by condition attached to the grant of permission to clearly define all permitted uses of this entrance/exit and to detail the means of restricting access and lists the persons who will be granted access and the persons who will be responsible for controlling this.

Rodents, Vermin and Pests

It is inevitable that demolition, clearance and construction activities will result in widespread displacement of rodents, vermin and pests from the quarry, abandoned buildings and overgrown areas etc. No information was available on how this will be addressed at the 4th June event. Based on questions asked at that event we note that LTT will include a mitigation plan in the environmental section of the application to ABP.

Response per "Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

Request to An Coimisiun Pleanala

We request that Limerick Twenty Thirty are instructed by condition attached to the grant of permission to clearly allocate responsibility for this and the plans in place for dealing with the matter.

Asbestos and Toxic Waste

It is noted that the site contains a considerable quantity of asbestos. It is not known whether or not the site contains other toxic substances. Based on questions asked at the 4th June event we note that LTT will include a remediation plan in the application to ABP. We also request that any movements of hazardous substances are notified to the current residents at least a week in advance of such movements, together with the method statement and any risk mitigation.

Response per "Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

Request to An Coimisiun Pleanala

We request that Limerick Twenty Thirty are instructed by condition attached to the grant of permission to notify residents in advance of all movements of toxic substances together with a method statement and risk mitigation.

Flood Avoidance

No information available at the 4th June event. Based on questions asked at that event we note that LTT will set out the results of the Flood Risk Analysis and details of all risk mitigation and avoidance steps in the application to ABP. We expect this to cover both temporary risks that arise while demolition, clearance and construction are underway, and also the longer term impact of the project on storm water disposal both in the course of normal weather and expectational/extreme weather events. We are particularly concerned that the proposal to raise the height of the North Circular Road may have an unintended impact, especially when combined with the reduction in ground permeability.

Response per "Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

Request to An Coimisiun Pleanala

We request that Limerick Twenty Thirty are instructed by condition attached to the grant of permission to address the points raised, especially in the context of possible "once in a hundred years" events.

Drilling, Piling and Blasting

It is likely that parts of the site will require deep drilling and piling, and it is conceivable that blasting could also be required. Soil surveys are required to determine what is necessary and the results of these are allegedly not yet available. Based on questions asked at 4th June event we note that LTT will include a plan in respect of Drilling, Piling and Blasting in the application to ABP. We would further request that any such activities are restricted to the greatest extent possible, and in particular that they only take place between the hours of 8am to 4pm, Monday to Friday, excluding Bank Holidays.

Response per "Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

Request to An Coimisiun Pleanala

We request that Limerick Twenty Thirty are instructed by condition attached to the grant of permission to address the points raised, and to limit drilling, piling and blasting to the hours specified in our request.

Demolition and Construction Vibration Damage

We are conscious that no matter what precautions are taken, there is a strong likelihood of damage to our houses, many of which are quite old, resulting from construction traffic, construction and demolition activity etc. We request that you commission a pre-construction survey of all houses documenting the existing condition to establish a baseline for comparison during and after construction. This will allow for any vibration-related damage to be identified and will facilitate remediation.

Response per "Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

Request to An Coimisiun Pleanala

We request that Limerick Twenty Thirty are instructed by condition attached to the grand of permission to arrange a pre construction structural survey of all adjacent houses documenting the existing condition to establish a baseline for comparison during and after construction. This will allow for any vibration-related damage to be identified and will facilitate remediation/compensation.

Cranes

It is likely that high level cranes and the like will be required during construction given the height of various units. No information was available at the 4th June event. We request that cranes are located such that there is **no possibility whatsoever** of a load being dropped on any of the occupied properties (including their grounds) on Stonetown Terrace, and that there is no possibility of a part of any crane (e.g. mast, jib, counterweight, trolley etc.) landing on a property in the event of a malfunction, collapse or other failure, including any mishap occasioned by a normal or extreme weather event. We would ask that this is addressed in the application to ABP.

Response per "Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

Request to An Coimisiun Pleanála

We request that Limerick Twenty Thirty are instructed by condition attached to the grant of permission that all cranes are located per our original request to Limerick Twenty Thirty

Security

We ask that a 7 day 24 hour security presence be maintained for the full duration of demolition, clearance and construction, this to be noted in the application to ABP.

Response per "Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

We note that the working hours are stated in the Atkins Realis Outline Construction Environmental Management Plan to be Monday to Friday: 07:00 to 18:00 and Saturdays: 08:00 to 14:00, and furthermore that the contractor will be permitted a further period of up to one hour before and one hour after core working hours for start-up and shutdown activities in working areas including but not limited to deliveries and unloading of materials, movement of staff to their place of work, maintenance and general preparation works and furthermore in exceptional circumstances (not defined) the contractor may undertake certain activities (not defined) outside of the construction core working hours.

Request to An Coimisiun Pleanála

This is far too liberal and could have a huge impact on the lives of current residents. We request that Limerick Twenty Thirty are instructed by condition attached to the grant of permission that the working hours are restricted to 8am

Emergency Services Access

We ask that responsibility for ensuring that Stonetown Terrace remains fully accessible to the Emergency Services, and all utilities (including Refuse Collection services) be given to a designated officer/appointee of LTT who is available to the current residents in the event of any concerns arising.

Response per "Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

Request to An Coimisiun Pleanala

We request that Limerick Twenty Thirty are instructed by condition attached to the grand of permission to address this matter as per the request contained in our submission.

Bonding

To avoid the risk of parts or all of the development being abandoned in the course of construction, we ask that LTT require that all developers and construction firms involved in the project are bonded for the full amount of their undertakings to ensure that all projects are finished in accordance with the agreed timescale in the event of the firm becoming insolvent etc.

Response per "Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

Request to An Coimisiun Pleanala

We request that Limerick Twenty Thirty are instructed by condition attached to the grand of permission to address this important matter as per the request contained in our submission to ensure that we are not left with a half finished development on our doorstep. Our concerns are greatly exacerbated by the inordinate delay by LCCC in restarting the Northern Distributor Road following the Roadbridge's insolvency.

Enhancements

In recognition of the impact that the project will have on the current residents, both during the construction phase and thereafter, we would request that the sum of €250,000 be set aside for public realm improvements to be spent on enhancing the existing extent of Stonetown Terrace, with full engagement with and involvement by the current residents in the planning, timing and execution of these enhancements. The scope to include (but not limited to) public lighting, planting, seating, kerbing, traffic calming and such other proposals as are agreeable to the residents.

Response per "Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

Request to An Coimisiun Pleanala

We request that Limerick Twenty Thirty are instructed by condition attached to the grand of permission to address this per our original request. It is not unreasonable to see this relative small amount of money to improve the amenity value of our street for the benefit of current and future residents.

Architectural Quality, Consistency and Integrity

No information available at the 4th June event on the Architectural/Design standards that will be set out for the development. This is particularly important given the fact that the development will most likely proceed in independent phases, involving different developers, architects, designers etc. To reach its potential, the development should embody not just the best of architectural design, but also consistency and integrity. It would be a shame and a lost opportunity if the outstanding beauty and quality of the Flaxmill building is not reflected in the developments under consideration. We urge you to ensure that the new buildings are of the highest quality, and not some bland cheap characterless identikit structures that rapidly take on a boring and dreary appearance. Think of the striking appearance of the Verizon tower, rather than downcast dilapidation of the apartment blocks on the Dock Road.

Response per “Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Mentioned.

Request to An Coimisiun Pleanala

A statement of materials, referencing multiple buildings and materials from right across Limerick has been produced. It is so wide and varied that there is little that isn't included. The renderings of the new buildings across the site are dull, uninspiring and boring. Given the vast sums spent by Limerick Twenty Thirty on the preparation of the plans, we request that Limerick Twenty Thirty are instructed by condition attached to the grand of permission to return the plans to the architects and ask them to try harder. Far from the declared “World Class”, these identikit structures lack imagination, ambition and inspiration.

Green Landscaping

The large open area which runs from the Chimney/Flaxmill to the river is shown in a number of drawings on an idyllic blue sky summer day, with two or three deciduous trees in full leaf. No sense of what this barren, windswept concrete and stone piece of hard landscaping will look like on a miserable wet cold day in November when the Atlantic gales are howling up the Shannon Estuary. Plazas and Piazzas have their place in the sunny Mediterranean climate. They are totally inappropriate here and there is a reason why urban design on these Islands traditionally favoured parks and greens for urban open space. We would urge you to re-visit this, making it green, seasonal, adaptable and human scaled. In Limerick terms, we suggest you model this on the popular People's Park rather than the dreary failed effort opposite Athur's Quay.

Response per “Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored

Based on the final plans contained in the application, this has actually gone backwards. The dreary windswept plaza remains, now topped off by a hideous “Trump Maralago Bling meets McDonalds Golden Arches” golden confection. This is a pointless and visually awful token gesture that bear no relationship whatsoever to its surroundings. And given that it is opened with no sides, will offer little protection from the elements. It is clear that the designers have spent little to no time in the area across the seasons.

Request to An Coimisiun Pleanala

We request that Limerick Twenty Thirty are instructed by condition attached to the grand of permission to revise the landscaping plan to make this area into a viable green, seasonal, adaptable and human scaled amenity.

Contact

We would request that a named senior management representative of LTT is nominated as point of contact with the current residents for the duration of the project, to include the planning, going to tender, contract award stages as well as all construction phases. And that the appointment to be renewed at any time the appointee ceases to hold office, with the COE of LTT to fill the role during any vacancy. The appointee’s mobile number and direct e-mail address to be available to the residents’ representative/s.

Response per “Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

Request to An Coimisiun Pleanala

We request that Limerick Twenty Thirty are instructed by condition attached to the grand of permission to address this per our original request. It is not unreasonable to ask for a nominated LTT representative (NOT a contractor representative) to assist with concerns and difficulties as they arise during the course of construction and thereafter.

Conclusion

The information available at the Engagement Event was sketchy given LTT's intention to lodge the application with ABP imminently. Many questions were answered with references to "Options", "Possibilities" and "Choices", rather than the hard facts one would expect a few short weeks before the planning application is lodged. Regarding the various elements of the application to ABP noted above we respectfully suggest that you engage with us or at least let us have sight of the proposals in advance of submission in order that our concerns can be noted and considered. As you are aware the alternative is that we raise objections at a later stage, a course of action that is in nobody's interest.

Response per "Stakeholder Engagement & Public Consultation Statement of Outcomes prepared by Mary Hughes of HRA Planning on behalf of Limerick Twenty Thirty.

Not addressed, ignored.

Request to An Coimisiun Pleanála

We request that Limerick Twenty Thirty are instructed by condition attached to the grant of permission to actively engage with the existing residents. Even at this late stage, much could be achieved by working together rather than LTT riding roughshod over the lives, aspirations and rights of the existing residents.

Further Points:

Refuse Storage

The application documents are ambiguous regarding the storage of refuse for both residential and commercial units. While refuse stores are identified, the temporary storage of refuse bins on the footpath and roadway in Stonetown Terrace is not precluded. For the avoidance of doubt, we ask that temporary storage of refuse bins on the footpath and roadway is explicitly barred.

Deliveries and Loading and Unloading

The use of deliveries (e.g. food and meal deliveries, groceries, deliveries by courier and the like (e.g. Amazon) etc are referenced in the application as a means of reducing the need for cars and parking. However with specific reference to Stonetown Terrace there is NO provision whatsoever for short term parking for deliver vehicles. Given the narrowness of the carriageway and the dearth of on street parking, we request that LTT are instructed to provide designated viable parking for deliveries within the site.