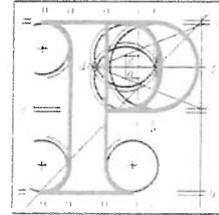


**Our Case Number:** ACP-323849-25



An  
Coimisiún  
Pleanála

Marianne Fitzgibbon  
Woodbine Villa  
Stonetown Terrace  
O Callaghans Strand  
Limerick

**Date:** 20 January 2026

**Re:** The proposed development is for a mixed use development that seeks the regeneration and adaptive reuse of a strategic brownfield site, as part of the Limerick City and County Council 'World Class Waterfront revitalisation and transformation project' 'Cleeves Riverside Quarter' in the townland of Farranshone More in Limerick City.

Dear Sir / Madam,

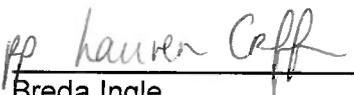
An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

Please note that the proposed development shall not be carried out unless the Commission has approved it or approved it with conditions.

If you have any queries in relation to the matter please do not hesitate to contact the undersigned officer of the Commission at [laps@pleanala.ie](mailto:laps@pleanala.ie)

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

Yours faithfully,

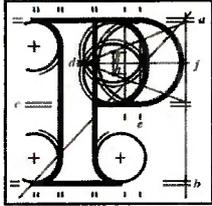


Breda Ingle  
Executive Officer  
Direct Line: 01-8737291

JA02

Teil (01) 858 8100  
Glao Áitiúil LoCall 1800 275 175  
Facs (01) 872 2684  
Láithreán Gréasáin Website [www.pleanala.ie](http://www.pleanala.ie)  
Ríomhphost Email [communications@pleanala.ie](mailto:communications@pleanala.ie)

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



An  
Bord  
Pleanála

## Observation on a Planning Appeal: Form.

### Your details

#### 1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

Your full details:

(a) Name

Click or tap here to enter text.

Marianne Fitzgibbon

(b) Address

Woodbine villa, Stonetown terracr

O callaghans strand limerick

### Agent's details

#### 2. Agent's details

If you are an agent and are acting for someone else **on this observation**, please also write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's address

Click or tap here to enter text.

## Postal address for letters

3. During the appeal process we will post information and items to you or to your agent. For this observation, who should we write to? (Please tick ✓ one box only.)

You (the observer) at the address in Part 1

The agent at the address in Part 2

## Details about the proposed development

4. Please provide details about the appeal you wish to make an observation on. If you want, you can include a copy of the planning authority's decision as the observation details.

**(a) Planning authority**

(for example: Ballytown City Council)

Limerick city council

**(b) An Bord Pleanála appeal case number (if available)**

(for example: ABP-300000-19)

ABP-323849-25

**(c) Planning authority register reference number**

(for example: 18/0123)

323849-25

**(d) Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Former Cleeves factory site N.C.Rd limerick

## Observation details

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

Re Objection to Planning Application for Proposed Residential Development at Stonetown terrace/o Callaghan strand Limerick (cleeves site) ACP ref 323849  
To Whom it concerns,

I would like to object to the above Planning Application case no JA91 323849. I own Woodbine Villa on stonetown terrace a house that was built over 100 years ago and is situated to the East of the proposed development. My neighbours Paul Lynan and Roger and Rose O'brien have also sent in complaints and have detailed all my concerns and so this is to echo what they have put in their objections. My property will be totally overlooked and as a result will loose sunlight and privacy and as our front gardens are our only outdoor space devastating to our quality of life.

I look forward to hearing from you

Yours Sincerely

Marianne Fitzgibbon

## Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

## Fee

7. You **must** make sure that the correct **fee** is included with your observation. You can find out the correct fee to include in our [Fees and Charges Guide](#) on our website.

This document has been awarded a Plain English mark by NALA.

Last updated: April 2019.

