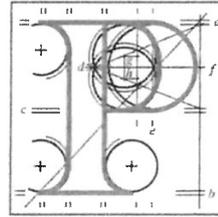


Our Case Number: ACP-323849-25



**An
Coimisiún
Pleanála**

Michelle Daly Hayes
2 Clanmaurice Avenue
Limerick

Date: 16 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
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Facs
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Subject: Objection to planning application : JH91.323840 and JA91.323849.

To An Coimisiun Pleanála,

I am writing to formally object to the proposed planning application [JH91.323840 Application Number] for Cleeves Business Quarter at North Circular Road. My objection is based on the material harm the development will cause to the heritage assets in the vicinity, specifically: Fernbank House.

I am a local resident on the Clanmaurice Avenue in Limerick and Director of The Wild Geese Festival, on Limerick history. I also hold a BA in History, Politics and Social Science. I live on the next street besides with my husband and young family. We have resided here since 2017.

Please see the photos included of the inside of this culturally rich and significant building. The almost perfect interior of Fernbank House, #Limerick. It is proposed to demolish the house as part of the greater Cleeve's site. It was built c.1860, not in the 20th century as stated by Limerick

2030. There is absolutely no reason why this house should be demolished, especially during a housing crisis and climate emergency.

I call on the local authority to list this building as a protected structure in alignment with local and national guidelines and as has been called for by locals and local historians alike for years, since it's purchase.

The engagement with the local community has been extremely limited and vague. There has been little or no stakeholder engagement and the problem with Fernbank House has not had a chance to be aired. The local Authority, through it's vehicle Limerick 2030 has not adhered to best practice in community engagement.

The harm and damage possible through this development as it is currently planned includes:

- **Harm to the setting of a building that should be listed as a protected structure:** The proposed development requires the destruction of Fernbank House, which is an architectural gem.
- It will be visible from and in close proximity to the NCR and will result in the loss of a key part of our architectural history and heritage in Limerick's North side.
- Fernbank House, a part of the Salesians Secondary school site, not mentioned in the plans of the local authority, is an important local heritage asset. The scale, design, and materials of the proposed development are fundamentally out of character with the historical setting of the listed building and will result in a significant and irreversible loss of its special architectural and historic interest. The loss of a key historical view from the building and its grounds is a serious concern.
- **Impact on conservation area:** The proposed development will have a detrimental impact on the character and appearance of the nearby Westfields conservation area. The proposed building's height is out of scale with the existing streetscape of predominantly two-story buildings, and its modern design clashes with the historic vernacular architecture of the area.
- **This vernacular architecture has for the past 155 years includes the villa of Fernbank House, the home of the Cleeves Family and an important early building on the north side of the river Shannon in Limerick City.** This proposal fails to respect the existing historical context and violates local planning policies that aim to preserve and enhance conservation areas. The fact that the owner, the local authority, has not listed this building despite its noted historic value is a problem in itself. It should be protected as a matter of urgency.
- **In the application no mention of this building is made.** It is to be demolished as per the plans. However this was one of the first buildings on the north side of the river bank at Limerick from 1800- onwards. It is a vital piece of our history as a merchant and trading city.

- A similar project has been completed in Gorey, Co Wexford with the renovation of Markets House, funded by the EU in accordance with New European Bauhaus principles.
- <https://kohesio.ec.europa.eu/en/projects/Q7361437>
- Refurbishment, renovation and adaptive reuse of Gorey Market House, a vacant or derelict heritage building owned by Wexford County Council in Gorey, Co Wexford to create a Community Hub and Market Plaza that will have a positive and transformative impact on the urban centre and reduce vacancy and dereliction. • Gorey Market House was identified for regeneration in the Integrated Urban Strategy – Gorey Town and Environs Local Area Plan 2017-2023 (extended 2026). • The regeneration of Gorey Market House will promote the values and working principles of the New European Bauhaus by ensuring the regeneration of Gorey Market House will be beautiful, sustainable and inclusive and was conceived and developed with a reinforced citizen and stakeholder involvement
- Local historians Dr Paul O'Brien, Mary Immaculate College, Limerick and Randel Hodkinson, Thomond Historical Society have spoken in public about Fernbank and mentioned some artifacts within the structure that showcase local craftsmanship, architecture and 1870's style. They are planning more research and public talks on the same/
- **Conflict with planning policies:** This application conflicts with the principles of Irish planning and EU Environmental Directives (EIA, Habitats, Water Framework) National legislation and guidelines
This ensures consistency with sustainability and environmental standards.
- It is in conflict with the authorities, own local plan, that requires that development should be of a high-quality design that respects and enhances the local historic environment. The proposals do not meet these requirements and will lead to the irreversible damage of our local heritage. It also must be sustainable.
- This building has existed on the site since 1870 and was in use daily until 2020 when the local authority purchased the entire site. It was last visited and photographed in 2020 and was in a dry, manageable and fit state. However the local authority has not seen fit to register the property on the Protected Structures list. They are planning to demolish it without any delay, even before they have a developer of the site.
- The delivery vehicle of the project is Limerick Twenty Thirty, a beleaguered arm of the local authority that has already been struggling to deliver the Opera Square project over the past ten years, having the Land Development Agency develop this like it has similar projects in a very quick turnaround would be a better option. As local residents we definitely want it developed and there is a great opportunity to provide long term sustainable housing and recreation sites at Cleaves, however Limerick Twenty Thirty, through their reliance on a sub standard design and without a committed developer could see this project begin but then lay unfinished for years.

I urge the Planning Department to consider the significant heritage harm and refuse this application.

Yours faithfully,

Michelle Daly Hayes
2 Clanmaurice Avenue,
2/12/2025