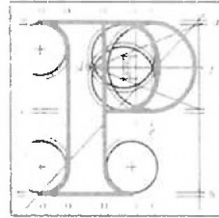


Our Case Number: ACP-323849-25



An
Coimisiún
Pleanála

Office of Public Works
Flood Project Management
Head Office
Jonathan Swift Street
Trim
Co. Meath
C15 NX36

Date: 09 December 2025

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 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

JA03

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



Our Ref: 14-2023

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

Re: Cleaves Riverside Quarter - Notice of Application to An Coimisiún Pleanála for Approval

To whom it may concern,

In general, it should be noted that the OPW does not comment on individual planning applications.

For reference, please see the previous correspondence issued at the time by the Area Engineer for OPW in relation to Arterial Drainage Maintenance (ADM) activities in the Limerick area.

The OPW's primary interest in planning matters of this nature relates to any interaction with our existing drainage and flood defence assets. However, there are no such assets in the Cleaves area. Arterial Drainage scheme data can be viewed at www.floodinfo.ie. A further area of interest would be the requirement for Section 50 consent under the Arterial Drainage Act for any new bridges or culverts on watercourses, or for any alterations to existing structures.

It may be prudent to consult with OPW Flood Risk Design and the Limerick City & Environs FRS Steering Group to review this matter and consider whether comment should be provided.

Yours sincerely

Amy Reid

Amy Reid
Flood Project Management
02/12/2025

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
04 DEC 2025	
Fee: €	Type: _____
Time: 9/11	By: Pm

Amy Reid

From: Drainage Admin
Sent: Tuesday 2 December 2025 10:28
To: Drainage Admin
Subject: FW: Cleeves Riverside Quarter - Stakeholder Engagement Masterplan Process

From: Derek Higgins <derek.higgins@opw.ie>
Sent: Wednesday 1 February 2023 13:21
To: sinead.ryan@limerick2030.ie
Cc: Marion Coughlan <marion.coughlan@opw.ie>; Deirdre Maloney <deirdre.maloney@opw.ie>; David Cleary <David.Cleary@opw.ie>; Sarah Ryan <Sarah.Ryan@opw.ie>
Subject: RE: Cleeves Riverside Quarter - Stakeholder Engagement Masterplan Process

Hi Sinead,

You can liaise with me in relation to this consultation. If you want to assign a slot to me for a meeting on-site in Cleeves I can let you know if it works, I have good availability that week at present.

I'm an area engineer with the OPW for the Arterial Drainage Maintenance activities in the Limerick area and would also have an involvement with the Limerick Flood Relief Scheme project being led by LCCC.

Just as a brief note in advance of our consultation. In relation to planning, a section in OPW provides comment to local authorities on county wide development plans but OPW does not have a role to comment on individual proposed developments.

OPW's main interest in relation to planning matters such as this would be the interaction with our existing drainage and flood defence assets but there are none in the Cleeves area. Arterial Drainage scheme data can be viewed at www.floodinfo.ie. The other area of interest would be in relation to Section 50 consent required under the Arterial Drainage Act for any new bridges or culverts on watercourses or alterations to existing bridges or culverts.

From a flooding/drainage perspective and as the Cleeves site is currently shown on www.floodinfo.ie as being at risk of coastal flooding, I expect the main consideration would be how flood defences will be provided to support further development of the Cleeves site and the project team within LCCC working on the Limerick Flood Relief Scheme are probably best positioned to advise on this.

In any event, the planning authority determines whether proposed development is appropriate in line with the 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' and the OPW does not have a role in this regard.

As mentioned, if you want to forward on a date and time for an on-site meeting I would be happy to attend.

Regards,
Derek

Derek Higgins
South-West Drainage Maintenance & Construction

Oifig na nOibreacha Poiblí
Office of Public Works

Teach Theampall Mungairit, Mungairit, Co Luimnigh, V94 EK07
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<https://gov.ie/opw>

To send me files larger than 30MB, please use the link below
<https://filetransfer.opw.ie/onedrop/derek.higgins@opw.ie>

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