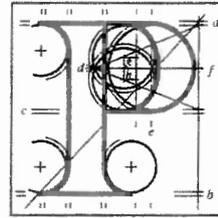


**Our Case Number: ACP-323849-25**



**An  
Coimisiún  
Pleanála**

Paul Lynam  
Stone House  
O'Callaghan Strand  
Limerick City  
V94 C58P

**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](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               | Tel     | (01) 858 8100  |
| Glao Áitiúil       | LoCall  | 1800 275 175   |
| Facs               | Fax     | (01) 872 2684  |
| Láithreán Gréasáin | Website | <a href="http://www.pleanala.ie">www.pleanala.ie</a>                       |
| Ríomhphost         | Email   | <a href="mailto:communications@pleanala.ie">communications@pleanala.ie</a> |

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

My address is - Stone House

O Callaghan Strand

Limerick City

V94C58P

19<sup>th</sup> Dec 2025

**To:**

An Coimisiún Pleanála

**Re:**

Proposed Development – Cleeves Riverside Quarter / Riverside Campus

**Applicant:**

Limerick Twenty Thirty DAC

**Location:**

Former Cleeves Factory Site, North Circular Road, Limerick

**ACP Reference:**

JA91 323849.

**Observation / Objection**

**Name:** Paul Lynam

**Address:** Stone House, O'Callaghan Strand, Limerick City, V94 C58P

**Date:** 19 December 2025

**Introduction**

I am the owner and occupier of Stone House, an end-terrace dwelling located on O'Callaghan Strand, immediately adjoining the lands subject to this planning application. I have a direct, material interest in the outcome of this application due to the proximity, scale and nature of the proposed development.

I welcome the regeneration of the former Cleeves site and recognise the importance of redevelopment and housing delivery within Limerick City. However, I have serious concerns regarding the **scale, massing, orientation and operational impacts** of the current proposal as it directly affects my home, garden and residential amenity.

This observation is made in good faith and is based on the submitted documentation as well as lived experience of the site and its surroundings.

## **1. Relationship to Existing Residential Context**

Stone House forms part of an established riverside residential terrace characterised by modest scale, stone construction and a strong relationship to the river and public realm.

The proposed development, particularly along the edge adjoining O'Callaghan Strand, represents a **significant and abrupt change in height, mass and density** that does not adequately respond to the existing residential grain. There is insufficient stepping down, articulation or spatial transition between the proposed buildings and neighbouring homes. As an end-terrace dwelling, my home is particularly exposed to these impacts.

## **2. Loss of Sunlight and Overshadowing of Garden**

My home benefits from light from **east, south and west-facing aspects**, and I do not claim total loss of daylight. However, the proposed development will **materially affect west-facing sunlight**, particularly during afternoon and evening hours.

The height and proximity of the proposed buildings will cast extended shadows across my **private garden**, significantly reducing sunlight at the times of day when the garden is most usable. This constitutes a real and tangible loss of residential amenity.

The submitted sunlight and shadow studies do not sufficiently address the **qualitative experience of loss**, particularly in relation to outdoor amenity space.

### **3. Overlooking and Loss of Privacy**

The proposal introduces **upper-level residential units, balconies and circulation spaces** at a substantially higher level than my home.

This creates **direct overlooking** into habitable rooms and private outdoor space, resulting in a loss of privacy that is not adequately mitigated by setbacks, orientation or screening. The end-terrace condition of my property makes it especially vulnerable to this form of impact.

The documentation does not clearly demonstrate how acceptable residential privacy standards will be maintained.

### **4. Overbearing Scale and Visual Impact.**

The proposed buildings adjacent to O'Callaghan Strand are excessive in scale relative to existing two-storey dwellings.

Despite references to policy support for increased height, the **visual dominance and proximity** of the buildings create an overbearing presence when viewed from my home and from the public realm. This negatively alters the character of the riverside environment and diminishes the human scale of the street.

There is insufficient visual material illustrating the experience of the development from nearby homes at eye level.

### **5. Rooftop Plant, Building Services and Noise**

The proposal includes roof-level plant and building services in close proximity to residential properties.

There is inadequate detail regarding:

- Noise levels
- Acoustic screening
- Hours of operation
- Maintenance access

Given the riverside setting and reduced background noise levels, there is a genuine concern that operational noise will adversely affect residential amenity, particularly during evening and night-time hours.

## **6. Refuse Storage, Servicing and Residential Impact**

The servicing strategy for the development lacks clarity regarding refuse storage locations, collection timing and vehicle management.

There is a real risk that bins associated with residential and commercial uses will be placed on footpaths or residential streets, resulting in obstruction, visual clutter and noise disturbance. This would be inappropriate in a narrow residential environment and negatively affect both accessibility and amenity.

## **7. Construction Impacts on an Immediately Adjoining Home**

As a dwelling directly adjoining the site boundary, Stone House will be **significantly impacted during construction**.

Concerns include:

- Prolonged noise and vibration
- Dust and debris, particularly in exposed riverside conditions
- Construction traffic and access management
- Duration and phasing of works

The absence of a binding and detailed Construction Management Plan creates unacceptable uncertainty for neighbouring residents.

## **8. Cumulative Impact on Residential Amenity**

While individual impacts may be assessed in isolation, the **combined effect** of scale, overshadowing, overlooking, noise, servicing and construction impacts represents a substantial and unreasonable burden on existing residents. The proposal places a disproportionate impact on neighbouring homes in order to maximise development yield, without sufficient mitigation.

## 9. Proposed Mitigation Measures

Without prejudice to the concerns outlined above, and in recognition of the need for redevelopment of this site, I respectfully submit that the impacts on neighbouring residential properties, including Stone House, could be materially reduced through the following mitigation measures.

### A. Reduction in Height and Massing Adjacent to Existing Homes

The height and massing of buildings immediately adjoining O'Callaghan Strand should be **reduced and stepped down** to better reflect the scale of existing two-storey residential dwellings.

A clear transition in height, rather than abrupt adjacency, would significantly reduce overshadowing, overlooking and visual dominance, while still allowing for appropriate density elsewhere on the site.

### B. Increased Setbacks from Residential Boundaries

Increased setbacks should be provided between the proposed buildings and existing homes along O'Callaghan Strand.

Greater separation distances would reduce loss of sunlight, protect privacy, and improve the relationship between new development and established residential properties.

### C. Reorientation and Design of Windows and Balconies

Upper-level windows, balconies and circulation spaces facing existing homes should be **reoriented, recessed, screened or omitted** where they result in direct overlooking.

Privacy screens, angled windows or frosted glazing at higher levels should be considered to ensure acceptable residential privacy standards are maintained.

### D. Protection of Sunlight to Gardens and Amenity Spaces

The design should be revised to minimise overshadowing of private gardens, particularly during afternoon and evening hours.

Updated sunlight and shadow studies should be provided demonstrating how revised massing and setbacks would reduce shadow impacts on west-facing amenity spaces.

## **E. Acoustic Treatment of Rooftop Plant and Services**

All rooftop plant and mechanical equipment should be:

- Fully enclosed or acoustically screened
- Located away from residential boundaries
- Subject to strict noise limits, particularly during night-time hours

A detailed noise impact assessment should be required prior to construction.

## **F. Servicing, Refuse and Management Strategy**

A clear and enforceable servicing and refuse management plan should be provided to ensure:

- Bins are stored internally or in screened areas
- Collections occur at restricted times
- Footpaths and residential streets remain unobstructed

This plan should be secured by condition and subject to ongoing management.

## **G. Construction Management and Phasing**

A detailed Construction Management Plan should be required prior to commencement, addressing:

- Noise and vibration limits
- Dust suppression measures
- Construction traffic routing and access
- Working hours
- Phasing to minimise prolonged impacts

Given the immediate proximity of residential dwellings, enhanced protections are warranted.

## **H. Ongoing Engagement with Adjacent Residents**

A dedicated liaison process should be established between the developer and immediately adjoining residents throughout construction and early occupation phases to address issues promptly and transparently.

## **Conclusion**

I support regeneration of the Cleeves site and the delivery of housing within Limerick City. However, I believe that this proposal, as currently configured, fails to adequately respect the existing residential environment along O'Callaghan Strand and Stone Town Terrace.

I respectfully request that An Coimisiún Pleanála give careful consideration to the issues raised in this submission and require revisions to the design, scale and mitigation measures in order to protect residential amenity.