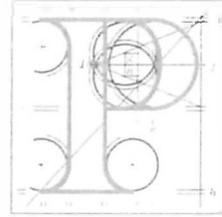


Our Case Number: ACP-323849-25



An
Coimisiún
Pleanála

Romanie van Son
6 Stone Town Terrace
O'Callaghan Strand
Limerick
V94 H52D

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

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Romanie van Son
6 Stone Town Terrace
O'Callaghan Strand
Limerick V94 H52D

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

Dear Sir/ Madam,

I am the owner of 6 Stone Town Terrace, O'Callaghan Strand, Limerick V94 H52D. I have been living here, with my family, since 1990. This Property is situated immediately to the East of the Proposed development site.

Stone Town Terrace comprises a collection of five dwellings dating back well over 100 years. The external areas of these dwellings border the main Stone Town Terrace road and, as such, are only a few meters distance from the boundary of the proposed building site.

The proposed 18.3 meters high development (4/5 stories high), constructed incorporating the boundary wall, would introduce a massing totally out of character with the existing and surrounding streetscape. It will have an inordinate negative impact on the lives of the people currently living here.

Negative Impacts:

- The volume and height of the proposed buildings are totally out of character with the existing residential context. The building will be visually overwhelming due to its mass and sheer scale. The visual impact will be even greater because of the close proximity to the existing dwellings .
- The height and mass of the proposed building across the narrow street dwarf the surrounding dwellings and will also have a disastrous impact on the amount of light and sun reaching the adjacent houses. The assertion made by the applicant that 'the proposed development will have minimal impact to the sunlight received by the neighbouring properties', is blatantly untrue and arguably disingenuous.
- The overbearing scale and mass of the building are totally out of line with the human scale, low rise building and streetscape as it is. It will distort / destroy the existing architectural nature of this area.

- The height, aspect and the planned situation of windows in the building will have an extremely negative outcome on the privacy of the residents. The houses of Stone Town Terrace are all bordering and facing the road, with their gardens situated at the front. The houses and gardens will be directly in the line of vision of future inhabitants of the multi-storied building across, resulting in a total loss of privacy for the existing residents.
- The possible severe negative impact of noise pollution generated by the operation and maintenance systems, pumps, generators, fans, compressors etc, of the planned roof-level plant and building services.
- **There is scant detail provided regarding the operational impacts, the noise levels, visual impacts, hours of operation, maintenance, sound screening etc.** This seemingly insufficient/ inadequate planning of such an important factor re the building, undermines any trust that the work will be executed properly and according to the highest standards.

Traffic Management:

- Stone Town Terrace is a narrow cul-de-sac giving access to 51 Lansdowne Hall apartments, the rear entrance to 4 houses in Rose Hill and 4 houses in Stone Town Terrace.
 - The street has 4 public car parking spaces serving the existing car parking requirements.
 - The street itself is narrow and allows for traffic in one direction at a time only.
 - The road is used by the residents, but also by all of the ancillary vehicles associated with them, such as the bin trucks, delivery vans (parcel, food, postal delivery, maintenance vans etc).
- The road and adjoining narrow footpath is furthermore used by pedestrians, the many residents of Lansdowne Hall, including people with prams and young children.
- The Junction Stone Town Terrace /O'Callaghan Strand is known as a precarious juncture, with potential for collisions, including collisions between vehicles and pedestrians.
- A few years ago an adjustment was made by the Limerick traffic management department to the lay-out of the road at the junction of the Stonetown Terrace road and O'Callaghan Strand in an attempt to make that junction safer. Nevertheless that junction is still very dangerous and increasing traffic on the street would significantly heighten the risk of accidents.

In light of the above observations and facts, it is incomprehensible that Stone Town Terrace is even being considered as an option for the entrance for building vehicles in the course of the planned site construction.

Furthermore the proposal that on completion of the planned Riverside Project, Stone Town Terrace could serve as one of the main entrance points serving the development and its future residents, seems nonsensical planning. It totally negates the fact that Stone Town

Terrace road is already problematic traffic wise without a multitudinal increase in the nature and volume of users.

Particularly objectionable is the proposal to provide an entrance/ exit point by making a passageway in the boundary wall halfway up Stone Town Terrace and allowing access from new development, further exacerbating congestion and safety issues. It seems contrary to all good and honest planning to put forward a plan which does not account for these clear, foreseeable, and substantial problems.

Furthermore, this wall was until recently classified as 'protected'/ 'of special interest'; its partial demolition would be in opposition to the protection of heritage and to the character of the street and development site.

Prior submission to Limerick Twenty Thirty DAC

I wish also to reiterate the concerns raised by residents in a submission to Limerick Twenty Thirty, following the 'local residents and neighbours engagement event' on 4 June 2025. To date, we have not received any indication from the organisation of their willingness to address the issues raised by residents and, as such, request that An Bord Pleanala include these considerations as conditions attached to any planning any part of the proposed development.

In conclusion

In principle I support the provision of housing and development at the Cleeves site. However, the proposal does not account for the numerous and significant impacts that the development will have on the existing environs and is, as a result, unsuitable in its current form. Furthermore, the proposal lacks necessary information on important considerations and is in places directly misleading.

If the development were to go ahead as currently proposed, it would feel like an opportunity lost to build something desirable on this iconic site.

Based on the issues/problems set out above, I respectfully ask that An Bord Pleanala reject the current proposal for the development of the Cleeves site.

Your sincerely
Romanie van Son