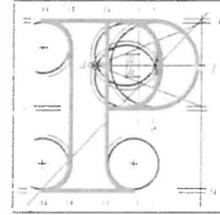


Our Case Number: ACP-323849-25



An
Coimisiún
Pleanála

Rosie Cleary
25 Revington Park
North Circular Road
Limerick
V94 VY7F

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

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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Rosie Cleary

16 December 2025

25 Revington Park,

North Circular Road,

Limerick. V94VY7F

Email; clearyrosie888@gmail.com

Observations re; Cleeves Riverside Quarter-Residential & Public Realm, Limerick City

Dear Sir/Madam

I am writing to express my concerns regarding the proposed development of Cleeves Riverside Quarter, Limerick City. While I understand the need for development and regeneration in the area, I have serious concerns about the impact this development will have on the local infrastructure, particularly with regards to traffic and parking.

The area is already experiencing significant traffic congestion, and the addition of more residential and commercial units will only exacerbate this problem. I am concerned that the proposed development does not adequately address the parking needs of the area, and the lack of sufficient parking spaces will lead to increased traffic congestion and safety issues.

Furthermore, the area is home to four schools, and the increased traffic will pose a significant risk to the safety of children and parents traveling to and from these schools.

I am also concerned that the development does not appear to include any significant improvements to public transport infrastructure, such as enhanced bus routes or increased frequency of services, to support the increased population. The lack of planning in this regard will only serve to further congest the area.

Additionally, I question why underground parking was not considered as an option for this development, given the high density of the proposed build. This would have helped to alleviate some of the parking pressures and reduce the impact on the surrounding streets.

I am also aware that there are plans to build further blocks of apartments in the Ardhu House site, which will only add to the existing traffic congestion in the area. It seems short-sighted to approve developments without a comprehensive plan in place to address the cumulative impact on the local infrastructure.

In my opinion, while the development may look good on paper, it does not take into account the practical realities of the area. I respectfully request that you consider my concerns and require the developer to address these issues as part of the planning process.

Sincerely,

Rosie Cleary