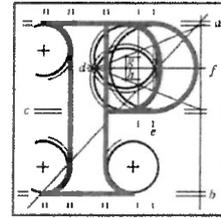


Our Case Number: ACP-323849-25



**An
Coimisiún
Pleanála**

Technological University of the Shannon
c/o Jimmy Browne
Chief Operations Officer
Moylish Park
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.

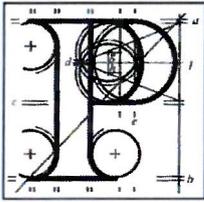
Yours faithfully,

Breda Ingle
Executive Officer
Direct Line: 01-8737291

JA02

Teil	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



Observation on a Strategic Infrastructure Development Application

Observer's details

1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's name

Jimmy Browne

(b) Observer's postal address

Chief Operations Officer
Technological University of The Shannon
Moylish Park,
Limerick

Agent's details

2. Agent's details (if applicable)

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's postal address

Click or tap here to enter text.

Postal address for letters

3. During the process to decide the application, we will post information and items to you or to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

You (the observer) at the postal address in Part 1

The agent at the postal address in Part 2

Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation.

- (a) **An Bord Pleanála case number for the current application (if available)**
(for example: 300000)

323849

- (b) **Name or description of proposed development**

Cleeves Riverside Quarter

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

O Callaghan Strand Limerick

Observation details

5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word limit** as the box expands to fit what you write.

You can also insert photographs or images in this box. (See part 6 – Supporting materials for more information).

I am making this submission on behalf of the Technological University of The Shannon (TUS). For context, TUS has a number of campuses in Limerick including Clare Street Campus in the City Centre. The overall student population of TUS is over 15,000 and the Limerick campuses comprise approx. 8,000 students. TUS is committed to projects that are focused on revitalising the city centre and increasing footfall. The proposed development of the Cleeves site provides a number of elements which will deliver on this. Specifically with regard to this project there are a number of elements are particularly important and aligned it the overall strategic objective of TUS.

- (i) The Development of high quality public realm spaces which will provide Spaces for community and cultural events such as exhibitions, markets, music, film, food festivals, and annual city celebrations (Riverfest, St Patrick's Day, Christmas festivities) will provide TUS students with opportunities for our Creative Technologies, Event Management and School of Art and Design students so to further engage with the community and gain valuable practical experience as well as the wider social and economic dividend that such a space would be to the city and the region.
- (ii) The Provision of Student accommodation is a critical project for TUS and the other HEIs in the city. There is a recognised shortage of student accommodation in Ireland. Students face significant challenges in securing appropriate affordable accommodation to enable their participation in higher education and these challenges are evolving in the context of continuing demographic expansion. There is recognised reliance by higher education students on the private rental sector, and the need to alleviate this through recourse to other forms of accommodation. There is a significant deficit in the student experience created by the lack of student accommodation. A higher percentage of students are commuting long distances to attend TUS.

5. Grounds

Long commutes to and from TUS are impacting student engagement in class when they attend due to the duration of commute times and conditions of their commute. The provision of city centre based student accommodation will provide much needed relief and will also provide footfall to the city centre.

Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

You can insert photographs and similar items in your observation details: grounds (part 5 of this form).

If your supporting materials are physical objects, you must send them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

Fee

7. You **must** make sure that the correct fee is included with your observation.

Observers (except prescribed bodies)

- strategic infrastructure observation is €50.
- there is no fee for an oral hearing request

Oral hearing request

8. If you wish to request the Board to hold an oral hearing, please tick the “Yes, I wish to request an oral hearing” box below.

You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

Final steps before you send us your observations

9. If you are sending us your observation using **the online uploader facility**, remember to save this document as a Microsoft word or PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

This also applies to prescribed bodies sending an observation by email.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

For Office Use Only

FEM – Received		SIDS – Processed	
Initials		Initials	
Date		Date	

Notes