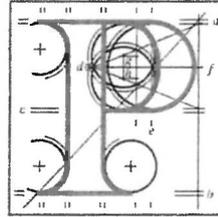


Our Case Number: ACP-323849-25



**An
Coimisiún
Pleanála**

Treaty Stone Partnership
c/o Barry O'Sullivan
Gardens International
Henry Street
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' 'Cleaves 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

Barry O'Sullivan
Chairman,
Treaty Stone Partnership
Gardens International
Henry Street
Limerick.

22nd December 2025

Re: Letter of Support for Cleeves Riverside Quarter development –Phase II Residential Zones & Public Realm

To whom it may concern,

On behalf of Treaty Stone Partnership, I wish to express our strong support for the Cleeves Riverside Quarter Phase II planning application. This exciting development will provide 234 high quality energy efficient homes, 270 secure purpose-built student beds, a new Creche facility, a new commercial unit and approximately 2 acres of a high-quality riverside public realm supporting active lifestyles to be accessed and enjoyed by all.

Treaty Stone Partnership is committed to strengthening Limerick's city centre as a place to live, learn and work. The proposed homes at Cleeves will play a critical role in addressing the current shortage of accommodation in Limerick. This will benefit people seeking appropriate, sustainable housing within reasonable proximity to their workplace or studies and, in turn, will support employers across the city centre, including future occupiers of One Opera Square.

The proposed student accommodation will ease pressure on the wider housing market, support Limerick's higher-education institutions, and underpin the growth of a vibrant city-centre community. Equally important, the redevelopment of this long-underused industrial site will help reactivate the northern bank of the Shannon and reconnect it with the city through a well-designed plaza and accessible riverside public realm.

We also welcome the inclusion of spaces for community and cultural events—such as exhibitions, markets, music, film, food festivals and annual city celebrations (including Riverfest, St. Patrick's Day and Christmas festivities)—which will add to Limerick's civic life and create new reasons for people to spend time in the city centre.

Beyond these social and placemaking benefits, the scheme will generate employment during construction and operation, stimulate local business activity, and act as a catalyst for further investment in Limerick's core. Lack of suitable accommodation is a tangible barrier to investment and growth; timely approval of this application would accelerate delivery of much-needed housing and public realm in the heart of the city.

Treaty Stone Partnership is pleased to support this application and would welcome its approval.

Yours sincerely,



BARRY O'SULLIVAN
Chairman
Treaty Stone Partnership DAC