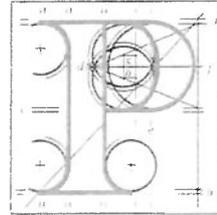


Our Case Number: ACP-323849-25



An
Coimisiún
Pleanála

Vivienne Gabbett
23 Rosehill
O'Callaghan Strand
Co. Limerick
V94HW2F

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

Teil (01) 858 8100
Glao 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

VIVIENNE GABBETT

18/12/23

an Gáiríúin Pleanála,
64 Marlborough St.
Dublin D01 V902.

Case No. 323849-25.

Dear Sirs

Please find enclosed my
submissions regarding the
above Case No. I have also
enclosed £50.00 Fee.

Yours faithfully,

Vivienne Gabbett.

18th DEC, 2025.

To AN COIMISIÚN PLEANÁLA.
64 MARCHBOROUGH ST.
DUBLIN D01 V908.

AN COIMISIÚN PLEANÁLA	
LDG-	25622-25
ACP-	
19 DEC 2025	
Fee: €	50
Type:	Bank draft
Time:	9:15
Pay:	Resy

FROM VIVIENNE GABBETT
23 ROSEHILL
O'CALLAGHAN STRAND
LIMERICK V94 HW2F

RE. CLEVES Riverside Development.
CASE NO 323849-25.

① STONETOWN TERRACE.

There will be a significant loss of sunlight and privacy for the residents of Stone Town TCE due to the height of the proposed buildings on the road. It will result in over shadowing and reduce the quality of life particularly for those with gardens. It will also reduce privacy due to balconies and windows of the proposed building overlooking the houses. There also appears to be a plan to use Stone Town TCE for HSB substations Telecoms room and commercial rubbish for the apartment block looking onto Stone Town TCE.

(2)

PARKING & TRAFFIC

Parking spaces for 42 cars is totally inadequate for a development housing 500+ people. It will exacerbate ON STREET parking in the area.

NO TRAFFIC plan in place to take the EXTRA VOLUME of cars and construction vehicles.

(3)

NOISE

There will be a massive impact on all the residents during demolition work and construction work with loud noise from heavy machinery, power tools and vehicles using StoneTown Tce to access parts of the site.

The possibility of damage to our houses is a big concern should pile driving and rock breaking take place.

(4)

RODENTS

I have concerns regarding rodents (rats) during construction of the 10 acre site as it will disturb existing nests forcing them to relocate.

(5)

Consultation MEETINGS gave different answers each time I attended them.