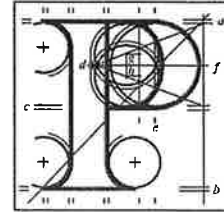


Our Ref: ABP-304028-19



An  
Bord  
Pleanála

Jan Frohburg  
11 Plassey Grove  
Castletroy  
Co. Limerick

Date: 24th May 2019

Re: 10 year permission for opera site re-development including a mixed use scheme of primarily offices, supported by a range of retail and non-retail services, cafes/restaurants, licenced premises, apart-hotel, civic/cultural uses (including a city library in the existing town hall), residential, refurbishment of existing protected buildings and open space.  
Site bounded by Michael Street, Ellen Street, Rutland Street, Patrick Street and Bank Place, Limerick.

Dear Sir

An Bord 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. A receipt for the fee lodged is enclosed.

Please note that the proposed development shall not be carried out unless the Board 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 Board.

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Kieran Somers  
Executive Officer  
Direct Line: 01-873 7107

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Frohburg, 11 Plassey Grove, Castletroy, Limerick, Ireland.

The Secretary,

An Bord Pleanála,

64 Marlborough Street,

Dublin 1

<b>AN BORD PLEANÁLA</b>	
LDG- <u>01 6144-19</u>	
ABP- _____	
22 MAY 2019	
Fee: € <u>50</u>	Type: <u>Cheque</u>
Time: <u>9.42</u>	By: <u>Post</u>

**Reference: PL91.304028**

17 May 2019

Observation regarding the proposed mixed used development of offices buildings etc. on the site bounded by Michael Street, Ellen Street, Rutland Street, Patrick Street and Bank Place, Limerick (304028), lodged on 22 March 2019 by Limerick City and County Council:

**Jan Frohburg**

*Address*

11 Plassey Grove,  
Milford Grange,  
Castletroy,  
Co. Limerick,  
V94 TC3V  
Ireland.

The historic fabric and its scale must be respected; **no tall building** should be allowed, as it would dwarf The Hunt Museum and The Granary on either side. Any tall building would impact negatively on the valuable Georgian urban fabric and building stock in terms of scale and proportion, and it would stand in competition with St Marys Cathedral to the detriment of the latter. Further, overshadowing and wind tunnelling effects will irrevocably damage the quality of public spaces along the riverfront.

*Phone*

+353 (0)61 332638

Only a lived-in city is a beautiful city. The site should provide at least for as much residential area as it provides office space, and **mixed housing** (including affordable residences) is paramount to meet urgent national demands. Motor traffic must be reduced to a minimum.

*Mobile*

+353 (0)87 0657920

The proposed scheme does not use the ground in any sustainable way. It does not take **advantage of orientation**, and it does not **enhance cultural values**. At a moment when New York City bans the construction of tall building with glass facades because of their negative environmental impact surely Limerick cannot want to compound the climate emergency with an outmoded approach to urban development.

*E-Mail*

jan.frohburg@gmail.com

Best regards,

*Jan Frohburg*

Jan Frohburg