

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 10:38
To: info@antaisce.org; planning@antaisce.org; planningreferrals@antaisce.org
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: An Taisce - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



Where data is shared with you from the Limerick Twenty Thirty IT systems, you are required to ensure that all available and appropriate IT Security protocols are applied to your account. This is critical in order to ensure that Limerick Twenty Thirty data is protected from unauthorized access. If you believe that your account has been compromised, you must notify Limerick Twenty Thirty immediately.

Limerick Twenty Thirty is compliant with the EU General Data Protection Regulation (GDPR). To learn more about how we process private information in compliance with GDPR, please view our Privacy Notice.

An Taisce
5 Foster Place,
Temple Bar,
Dublin,
D02 V0P9

By Email: info@antaisce.org
planningreferrals@antaisce.org
planning@antaisce.org

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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

HRA Chartered Town Planning & Environment Consultants act on behalf of Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC (referred to hereon as the 'Applicant'), in respect of a planning application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated application website, [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, **on or before 31st August 2026**, relating to

- *The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
- *The likely effects on the environment of the proposed development, if carried out.*

The Statutory Notice submitted at Further Information stage is set out below:

Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC
Notice Pursuant to Section 175(5)(d) of the Planning and Development Act, 2000 (as amended)
SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-323849-25

In accordance with Section 175(5) of the Planning and Development Act 2000, as amended, Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC give notice that they have furnished significant further information to An Coimisiún Pleanála 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'.

The site, known locally as 'Cleeves Riverside Quarter' comprises the former industrial mill complex ('Cleeves') situated on the northern side of the River Shannon, Limerick City and occupies the area between; Stonetown Terrace Road to the northeast; O'Callaghan Strand to the southeast; Condell Road (R527) to the southwest; and, Salesian Primary School and the 'Fernhill' residential estate to the northwest and west respectively - all situated in the townland of Farranshone More in Limerick City. The site is dissected by North Circular Road where it extends between Shelborne Road Lower and O'Callaghan Strand.

The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

The proposed development includes:

- A. Demolition of a number of structures to facilitate development including (i) Salesians Secondary School and Fernbank House; (ii) 2 no. houses on North Circular Road; (iii) Residual piers from the basin of the reservoir; (iv) Upper Reservoir on Stonetown Terrace comprising 2 no. concrete water tanks, pump house and liquid storage tank; (v) 1960's lean-to building structures adjoining the Cold Store (former Weaving Mill); (vi) remaining fabric of c20th rear lean-to of the Flaxmill Building; (vii) c.1960s office building adjoining the Packing Store and Cheese Plant on North Circular Road; (viii) Cluster of buildings including altered part of the Linen Store, the former Linen Store, Storage Building, and Office/Lab building at O'Callaghan Strand / Stonetown Terrace with partial retention of existing stone wall; (ix) warehouse on the Shipyard site; and (x) partial removal of stone boundary wall defining the Cleeves site adjoining O'Callaghan Strand / Stonetown Terrace and around the Shipyard site.*
- B Construction and phased delivery of:*
 - i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:*
 - Salesians Zone – 1 no. building with 2 no. blocks extending to 6 and 7 storeys comprising 146 no. apartments (76 no. 1 bed; and 70 no. 2 bed); a creche; semi basement car and bicycle*

parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

- *Quarry Zone – 1 no. Purpose Built Student Accommodation (PBSA) building with 3 no. blocks extending to 6 and 7 storeys comprising 270 no. bedspaces with study rooms, shared areas, exercise room, reception area, plant rooms, refuse storage and bicycle parking all at ground floor level and screened external plant and photovoltaic panels at roof level. Provision is made for telecommunication antennae on the roof top of one block. Consent is also sought for use of the PBSA accommodation, outside of student term time, for short-term letting purposes.*
- *Stonetown Terrace Zone – 1 no. building extending to 4 - 5 storeys comprising 38 no. apartments (6 no. studios; 12 no. 1 beds; and 20 no. 2 beds) with plant rooms and refuse storage at ground level, ancillary infrastructure at basement level at northern end of the block, with screened external plant and photovoltaic panels at roof level; 9 no. 3 storey 3 bed townhouses with photovoltaic panels at roof level; and a dedicated secure bicycle storage facility.*
- *O’Callaghan Strand Zone – 1 no. building extending to 4 / 5 storeys comprising 21 no. apartments (9 no. 1 bed and 12 no. 2 bed) with an open roof structure accommodating communal open space, plant and photovoltaic panels; and 299qm of commercial ground floorspace intended to accommodate Class 1, Class 2 and / or Class 3 uses, with provision for car parking in the undercroft.*
- ii. *Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).*
- iii. *Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels*
- iv. *3 no. dedicated bat houses;*
- v. *Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.*
- vi. *Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O’Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;*



- vii. *Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and*
- viii. *All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.*

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment (EIAR) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Monday 27th July 2026 to Monday 31st August 2026 at the following locations:

- *The office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30 pm Monday to Friday)*
- *Limerick City and County Council, Merchant's Quay Limerick V94 EH90 (between 9.00am and 5.00pm Monday to Friday)*
- *Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WV78 (between 9.00am and 5.00pm Monday to Friday)*

The significant further information (including an Addendum to the EIAR) may also be viewed / downloaded from the following website: [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning)

Submissions or observations may be made in relation to the significant further information and Addendum to the EIAR, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 during the above mentioned period. (submissions or observations may also be made through An Coimisiún's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel>), to be received on or before 5.30 p.m. on 31st August 2026, relating to:

- I. The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
- II. The likely effects on the environment of the proposed development, if carried out.*

An Coimisiún Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision of An Coimisiún by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No.15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Coimisiún's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 10:39
To: reception@artscouncil.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: Arts Council - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



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The Arts Council
70 Merrion Square
Dublin 2
D02 NY52

By Email: reception@artscouncil.ie

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

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Dear Sir / Madam

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notice that they have furnished significant further information to An Coimisiún Pleanála 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'.

The site, known locally as 'Cleeves Riverside Quarter' comprises the former industrial mill complex ('Cleeves') situated on the northern side of the River Shannon, Limerick City and occupies the area between; Stonetown Terrace Road to the northeast; O'Callaghan Strand to the southeast; Condell Road (R527) to the southwest; and, Salesian Primary School and the 'Fernhill' residential estate to the northwest and west respectively - all situated in the townland of Farranshone More in Limerick City. The site is dissected by North Circular Road where it extends between Shelborne Road Lower and O'Callaghan Strand.

The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

The proposed development includes:

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B Construction and phased delivery of:

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- ii. Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).
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- vii. Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and

- viii. All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.

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Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

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Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
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Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



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CIÉ,
Heuston Station,
Dublin 8

By Email: info@cie.ie

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SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-323849-25)

In accordance with Section 175(5) of the Planning and Development Act 2000, as amended, Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC give notice that they have furnished significant further information to An Coimisiún Pleanála 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'.

The site, known locally as 'Cleeves Riverside Quarter' comprises the former industrial mill complex ('Cleeves') situated on the northern side of the River Shannon, Limerick City and occupies the area between; Stonetown Terrace Road to the northeast; O'Callaghan Strand to the southeast; Condell Road (R527) to the southwest; and, Salesian Primary School and the 'Fernhill' residential estate to the northwest and west respectively - all situated in the townland of Farranshone More in Limerick City. The site is dissected by North Circular Road where it extends between Shelborne Road Lower and O'Callaghan Strand.

The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

The proposed development includes:

- A. Demolition of a number of structures to facilitate development including (i) Salesians Secondary School and Fernbank House; (ii) 2 no. houses on North Circular Road; (iii) Residual piers from the basin of the reservoir; (iv) Upper Reservoir on Stonetown Terrace comprising 2 no. concrete water tanks, pump house and liquid storage tank; (v) 1960's lean-to building structures adjoining the Cold Store (former Weaving Mill); (vi) remaining fabric of c20th rear lean-to of the Flaxmill Building; (vii) c.1960s office building adjoining the Packing Store and Cheese Plant on North Circular Road; (viii) Cluster of buildings including altered part of the Linen Store, the former Linen Store, Storage Building, and Office/Lab building at O'Callaghan Strand / Stonetown Terrace with partial retention of existing stone wall; (ix) warehouse on the Shipyard site; and (x) partial removal of stone boundary wall defining the Cleeves site adjoining O'Callaghan Strand / Stonetown Terrace and around the Shipyard site.
- B Construction and phased delivery of:
 - i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:
 - Salesians Zone – 1 no. building with 2 no. blocks extending to 6 and 7 storeys comprising 146 no. apartments (76 no. 1 bed; and 70 no. 2 bed); a creche; semi basement car and bicycle parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at



roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

- Quarry Zone – 1 no. Purpose Built Student Accommodation (PBSA) building with 3 no. blocks extending to 6 and 7 storeys comprising 270 no. bedspaces with study rooms, shared areas, exercise room, reception area, plant rooms, refuse storage and bicycle parking all at ground floor level and screened external plant and photovoltaic panels at roof level. Provision is made for telecommunication antennae on the roof top of one block. Consent is also sought for use of the PBSA accommodation, outside of student term time, for short-term letting purposes.
- Stonetown Terrace Zone – 1 no. building extending to 4 - 5 storeys comprising 38 no. apartments (6 no. studios; 12 no. 1 beds; and 20 no. 2 beds) with plant rooms and refuse storage at ground level, ancillary infrastructure at basement level at northern end of the block, with screened external plant and photovoltaic panels at roof level; 9 no. 3 storey 3 bed townhouses with photovoltaic panels at roof level; and a dedicated secure bicycle storage facility.
- O’Callaghan Strand Zone – 1 no. building extending to 4 / 5 storeys comprising 21 no. apartments (9 no. 1 bed and 12 no. 2 bed) with an open roof structure accommodating communal open space, plant and photovoltaic panels; and 299qm of commercial ground floorspace intended to accommodate Class 1, Class 2 and / or Class 3 uses, with provision for car parking in the undercroft.
- ii. Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).
- iii. Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels
- iv. 3 no. dedicated bat houses;
- v. Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.
- vi. Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O’Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;
- vii. Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and



- viii. All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment (EIAR) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Monday 27th July 2026 to Monday 31st August 2026 at the following locations:

- The office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30 pm Monday to Friday)
- Limerick City and County Council, Merchant's Quay Limerick V94 EH90 (between 9.00am and 5.00pm Monday to Friday)
- Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WV78 (between 9.00am and 5.00pm Monday to Friday)

The significant further information (including an Addendum to the EIAR) may also be viewed / downloaded from the following website: [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning)

Submissions or observations may be made in relation to the significant further information and Addendum to the EIAR, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 during the above mentioned period. (submissions or observations may also be made through An Coimisiún's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel>), to be received on or before 5.30 p.m. on 31st August 2026, relating to:

- I. The implications of the proposed development for proper planning and sustainable development in the area concerned, and
- II. The likely effects on the environment of the proposed development, if carried out.

An Coimisiún Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision of An Coimisiún by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No.15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Coimisiún's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 10:43
To: customer.service@dcee.gov.ie; planningnotifications@dcee.gov.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: Department of Climate, Energy, and the Environment - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | w: www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



Where data is shared with you from the Limerick Twenty Thirty IT systems, you are required to ensure that all available and appropriate IT Security protocols are applied to your account. This is critical in order to ensure that Limerick Twenty Thirty data is protected from unauthorized access. If you believe that your account has been compromised, you must notify Limerick Twenty Thirty immediately.

Limerick Twenty Thirty is compliant with the EU General Data Protection Regulation (GDPR). To learn more about how we process private information in compliance with GDPR, please view our Privacy Notice.

Department of Climate, Energy, and the Environment
Tom Johnson House,
Haddington Road,
Dublin 4,
D04 K7X4

By Email: customer.service@dcee.gov.ie
planningnotifications@dcee.gov.ie

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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

HRA Chartered Town Planning & Environment Consultants act on behalf of Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC (referred to hereon as the 'Applicant'), in respect of a planning application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated application website, [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, **on or before 31st August 2026**, relating to

- *The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
- *The likely effects on the environment of the proposed development, if carried out.*

The Statutory Notice submitted at Further Information stage is set out below:

Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC
Notice Pursuant to Section 175(5)(d) of the Planning and Development Act, 2000 (as amended)
SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-323849-25)



In accordance with Section 175(5) of the Planning and Development Act 2000, as amended, Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC give notice that they have furnished significant further information to An Coimisiún Pleanála 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'.

The site, known locally as 'Cleeves Riverside Quarter' comprises the former industrial mill complex ('Cleeves') situated on the northern side of the River Shannon, Limerick City and occupies the area between; Stonetown Terrace Road to the northeast; O'Callaghan Strand to the southeast; Condell Road (R527) to the southwest; and, Salesian Primary School and the 'Fernhill' residential estate to the northwest and west respectively - all situated in the townland of Farranshone More in Limerick City. The site is dissected by North Circular Road where it extends between Shelborne Road Lower and O'Callaghan Strand.

The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

The proposed development includes:

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- B Construction and phased delivery of:*
 - i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:*
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parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

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- *O’Callaghan Strand Zone – 1 no. building extending to 4 / 5 storeys comprising 21 no. apartments (9 no. 1 bed and 12 no. 2 bed) with an open roof structure accommodating communal open space, plant and photovoltaic panels; and 299qm of commercial ground floorspace intended to accommodate Class 1, Class 2 and / or Class 3 uses, with provision for car parking in the undercroft.*
- ii. *Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).*
- iii. *Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels*
- iv. *3 no. dedicated bat houses;*
- v. *Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.*
- vi. *Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O’Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;*

- vii. *Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and*
- viii. *All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.*

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment (EIAR) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Monday 27th July 2026 to Monday 31st August 2026 at the following locations:

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The significant further information (including an Addendum to the EIAR) may also be viewed / downloaded from the following website: [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning)

Submissions or observations may be made in relation to the significant further information and Addendum to the EIAR, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 during the above mentioned period. (submissions or observations may also be made through An Coimisiún's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel>), to be received on or before 5.30 p.m. on 31st August 2026, relating to:

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An Coimisiún Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision of An Coimisiún by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No.15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Coimisiún's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 10:45
To: secretary.general@ccs.gov.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: Department of Culture, Communications, and Sport - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



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Department of Culture, Communications and Sport, Leeson
Lane,
DUBLIN,
D02 R5Y3

By Email: secretary.general@ccs.gov.ie

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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.

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notice that they have furnished significant further information to An Coimisiún Pleanála 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'.

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B Construction and phased delivery of:

- i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:*
 - Salesians Zone – 1 no. building with 2 no. blocks extending to 6 and 7 storeys comprising 146 no. apartments (76 no. 1 bed; and 70 no. 2 bed); a creche; semi basement car and bicycle parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at*



roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

- Quarry Zone – 1 no. Purpose Built Student Accommodation (PBSA) building with 3 no. blocks extending to 6 and 7 storeys comprising 270 no. bedspaces with study rooms, shared areas, exercise room, reception area, plant rooms, refuse storage and bicycle parking all at ground floor level and screened external plant and photovoltaic panels at roof level. Provision is made for telecommunication antennae on the roof top of one block. Consent is also sought for use of the PBSA accommodation, outside of student term time, for short-term letting purposes.
- Stonetown Terrace Zone – 1 no. building extending to 4 - 5 storeys comprising 38 no. apartments (6 no. studios; 12 no. 1 beds; and 20 no. 2 beds) with plant rooms and refuse storage at ground level, ancillary infrastructure at basement level at northern end of the block, with screened external plant and photovoltaic panels at roof level; 9 no. 3 storey 3 bed townhouses with photovoltaic panels at roof level; and a dedicated secure bicycle storage facility.
- O’Callaghan Strand Zone – 1 no. building extending to 4 / 5 storeys comprising 21 no. apartments (9 no. 1 bed and 12 no. 2 bed) with an open roof structure accommodating communal open space, plant and photovoltaic panels; and 299qm of commercial ground floorspace intended to accommodate Class 1, Class 2 and / or Class 3 uses, with provision for car parking in the undercroft.
- ii. Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).
- iii. Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels
- iv. 3 no. dedicated bat houses;
- v. Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.
- vi. Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O’Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;
- vii. Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and



- viii. All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment (EIAR) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Monday 27th July 2026 to Monday 31st August 2026 at the following locations:

- The office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30 pm Monday to Friday)
- Limerick City and County Council, Merchant's Quay Limerick V94 EH90 (between 9.00am and 5.00pm Monday to Friday)
- Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WV78 (between 9.00am and 5.00pm Monday to Friday)

The significant further information (including an Addendum to the EIAR) may also be viewed / downloaded from the following website: [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning)

Submissions or observations may be made in relation to the significant further information and Addendum to the EIAR, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 during the above mentioned period. (submissions or observations may also be made through An Coimisiún's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel>), to be received on or before 5.30 p.m. on 31st August 2026, relating to:

- I. The implications of the proposed development for proper planning and sustainable development in the area concerned, and
- II. The likely effects on the environment of the proposed development, if carried out.

An Coimisiún Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision of An Coimisiún by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No.15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Coimisiún's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed



Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 10:45
To: info@enterprise.gov.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: Department of Enterprise, Tourism, and Employment - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



Where data is shared with you from the Limerick Twenty Thirty IT systems, you are required to ensure that all available and appropriate IT Security protocols are applied to your account. This is critical in order to ensure that Limerick Twenty Thirty data is protected from unauthorized access. If you believe that your account has been compromised, you must notify Limerick Twenty Thirty immediately.

Limerick Twenty Thirty is compliant with the EU General Data Protection Regulation (GDPR). To learn more about how we process private information in compliance with GDPR, please view our Privacy Notice.

Department of Enterprise, Tourism and Employment
23 Kildare Street
Dublin 2
D02 TD30

By Email: info@enterprise.gov.ie

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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

HRA Chartered Town Planning & Environment Consultants act on behalf of Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC (referred to hereon as the 'Applicant'), in respect of a planning application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated application website, [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, **on or before 31st August 2026**, relating to

- *The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
- *The likely effects on the environment of the proposed development, if carried out.*

The Statutory Notice submitted at Further Information stage is set out below:

Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC
Notice Pursuant to Section 175(5)(d) of the Planning and Development Act, 2000 (as amended)
SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-323849-25)

In accordance with Section 175(5) of the Planning and Development Act 2000, as amended, Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC give

notice that they have furnished significant further information to An Coimisiún Pleanála 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'.

The site, known locally as 'Cleeves Riverside Quarter' comprises the former industrial mill complex ('Cleeves') situated on the northern side of the River Shannon, Limerick City and occupies the area between; Stonetown Terrace Road to the northeast; O'Callaghan Strand to the southeast; Condell Road (R527) to the southwest; and, Salesian Primary School and the 'Fernhill' residential estate to the northwest and west respectively - all situated in the townland of Farranshone More in Limerick City. The site is dissected by North Circular Road where it extends between Shelborne Road Lower and O'Callaghan Strand.

The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

The proposed development includes:

- A. Demolition of a number of structures to facilitate development including (i) Salesians Secondary School and Fernbank House; (ii) 2 no. houses on North Circular Road; (iii) Residual piers from the basin of the reservoir; (iv) Upper Reservoir on Stonetown Terrace comprising 2 no. concrete water tanks, pump house and liquid storage tank; (v) 1960's lean-to building structures adjoining the Cold Store (former Weaving Mill); (vi) remaining fabric of c20th rear lean-to of the Flaxmill Building; (vii) c.1960s office building adjoining the Packing Store and Cheese Plant on North Circular Road; (viii) Cluster of buildings including altered part of the Linen Store, the former Linen Store, Storage Building, and Office/Lab building at O'Callaghan Strand / Stonetown Terrace with partial retention of existing stone wall; (ix) warehouse on the Shipyard site; and (x) partial removal of stone boundary wall defining the Cleeves site adjoining O'Callaghan Strand / Stonetown Terrace and around the Shipyard site.*
- B Construction and phased delivery of:*
 - i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:*
 - Salesians Zone – 1 no. building with 2 no. blocks extending to 6 and 7 storeys comprising 146 no. apartments (76 no. 1 bed; and 70 no. 2 bed); a creche; semi basement car and bicycle parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at*



roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

- Quarry Zone – 1 no. Purpose Built Student Accommodation (PBSA) building with 3 no. blocks extending to 6 and 7 storeys comprising 270 no. bedspaces with study rooms, shared areas, exercise room, reception area, plant rooms, refuse storage and bicycle parking all at ground floor level and screened external plant and photovoltaic panels at roof level. Provision is made for telecommunication antennae on the roof top of one block. Consent is also sought for use of the PBSA accommodation, outside of student term time, for short-term letting purposes.
- Stonetown Terrace Zone – 1 no. building extending to 4 - 5 storeys comprising 38 no. apartments (6 no. studios; 12 no. 1 beds; and 20 no. 2 beds) with plant rooms and refuse storage at ground level, ancillary infrastructure at basement level at northern end of the block, with screened external plant and photovoltaic panels at roof level; 9 no. 3 storey 3 bed townhouses with photovoltaic panels at roof level; and a dedicated secure bicycle storage facility.
- O'Callaghan Strand Zone – 1 no. building extending to 4 / 5 storeys comprising 21 no. apartments (9 no. 1 bed and 12 no. 2 bed) with an open roof structure accommodating communal open space, plant and photovoltaic panels; and 299qm of commercial ground floorspace intended to accommodate Class 1, Class 2 and / or Class 3 uses, with provision for car parking in the undercroft.
- ii. Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).
- iii. Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels
- iv. 3 no. dedicated bat houses;
- v. Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.
- vi. Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O'Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;
- vii. Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and

- viii. All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment (EIAR) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Monday 27th July 2026 to Monday 31st August 2026 at the following locations:

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- Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WV78 (between 9.00am and 5.00pm Monday to Friday)

The significant further information (including an Addendum to the EIAR) may also be viewed / downloaded from the following website: [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning)

Submissions or observations may be made in relation to the significant further information and Addendum to the EIAR, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 during the above mentioned period. (submissions or observations may also be made through An Coimisiún's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel>), to be received on or before 5.30 p.m. on 31st August 2026, relating to:

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Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 10:46
To: minister@housing.gov.ie; manager.dau@npws.gov.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: Department of Housing, Local Government and Heritage - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | w: www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



Where data is shared with you from the Limerick Twenty Thirty IT systems, you are required to ensure that all available and appropriate IT Security protocols are applied to your account. This is critical in order to ensure that Limerick Twenty Thirty data is protected from unauthorized access. If you believe that your account has been compromised, you must notify Limerick Twenty Thirty immediately.

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Department of Housing, Local Government and Heritage,
Custom House,
Dublin,
D01 W6X0

By Email: minister@housing.gov.ie
manager.dau@npws.gov.ie

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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

HRA Chartered Town Planning & Environment Consultants act on behalf of Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC (referred to hereon as the 'Applicant'), in respect of a planning application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated application website, [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, **on or before 31st August 2026**, relating to

- *The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
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In accordance with Section 175(5) of the Planning and Development Act 2000, as amended, Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC give notice that they have furnished significant further information to An Coimisiún Pleanála 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'.

The site, known locally as 'Cleeves Riverside Quarter' comprises the former industrial mill complex ('Cleeves') situated on the northern side of the River Shannon, Limerick City and occupies the area between; Stonetown Terrace Road to the northeast; O'Callaghan Strand to the southeast; Condell Road (R527) to the southwest; and, Salesian Primary School and the 'Fernhill' residential estate to the northwest and west respectively - all situated in the townland of Farranshone More in Limerick City. The site is dissected by North Circular Road where it extends between Shelborne Road Lower and O'Callaghan Strand.

The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

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- B Construction and phased delivery of:*
 - i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:*
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parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

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- *O’Callaghan Strand Zone – 1 no. building extending to 4 / 5 storeys comprising 21 no. apartments (9 no. 1 bed and 12 no. 2 bed) with an open roof structure accommodating communal open space, plant and photovoltaic panels; and 299qm of commercial ground floorspace intended to accommodate Class 1, Class 2 and / or Class 3 uses, with provision for car parking in the undercroft.*
- ii. *Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).*
- iii. *Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels*
- iv. *3 no. dedicated bat houses;*
- v. *Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.*
- vi. *Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O’Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;*



- vii. *Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and*
- viii. *All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.*

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment (EIAR) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Monday 27th July 2026 to Monday 31st August 2026 at the following locations:

- *The office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30 pm Monday to Friday)*
- *Limerick City and County Council, Merchant's Quay Limerick V94 EH90 (between 9.00am and 5.00pm Monday to Friday)*
- *Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WV78 (between 9.00am and 5.00pm Monday to Friday)*

The significant further information (including an Addendum to the EIAR) may also be viewed / downloaded from the following website: [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning)

Submissions or observations may be made in relation to the significant further information and Addendum to the EIAR, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 during the above mentioned period. (submissions or observations may also be made through An Coimisiún's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel>), to be received on or before 5.30 p.m. on 31st August 2026, relating to:

- I. *The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
- II. *The likely effects on the environment of the proposed development, if carried out.*

An Coimisiún Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision of An Coimisiún by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No.15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Coimisiún's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 10:48
To: EIAPanning@epa.ie; info@epa.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: Environmental Protection Agency - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



Where data is shared with you from the Limerick Twenty Thirty IT systems, you are required to ensure that all available and appropriate IT Security protocols are applied to your account. This is critical in order to ensure that Limerick Twenty Thirty data is protected from unauthorized access. If you believe that your account has been compromised, you must notify Limerick Twenty Thirty immediately.

Limerick Twenty Thirty is compliant with the EU General Data Protection Regulation (GDPR). To learn more about how we process private information in compliance with GDPR, please view our Privacy Notice.

Environmental Protection Agency
Johnstown Castle Estate
Co. Wexford
Y35 W821

By Email: EIAPanning@epa.ie
info@epa.ie

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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

HRA Chartered Town Planning & Environment Consultants act on behalf of Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC (referred to hereon as the 'Applicant'), in respect of a planning application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated application website, [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, **on or before 31st August 2026**, relating to

- *The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
- *The likely effects on the environment of the proposed development, if carried out.*

The Statutory Notice submitted at Further Information stage is set out below:

Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC
Notice Pursuant to Section 175(5)(d) of the Planning and Development Act, 2000 (as amended)
SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-323849-25)

In accordance with Section 175(5) of the Planning and Development Act 2000, as amended, Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC give notice that they have furnished significant further information to An Coimisiún Pleanála 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'.

The site, known locally as 'Cleeves Riverside Quarter' comprises the former industrial mill complex ('Cleeves') situated on the northern side of the River Shannon, Limerick City and occupies the area between; Stonetown Terrace Road to the northeast; O'Callaghan Strand to the southeast; Condell Road (R527) to the southwest; and, Salesian Primary School and the 'Fernhill' residential estate to the northwest and west respectively - all situated in the townland of Farranshone More in Limerick City. The site is dissected by North Circular Road where it extends between Shelborne Road Lower and O'Callaghan Strand.

The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

The proposed development includes:

- A. Demolition of a number of structures to facilitate development including (i) Salesians Secondary School and Fernbank House; (ii) 2 no. houses on North Circular Road; (iii) Residual piers from the basin of the reservoir; (iv) Upper Reservoir on Stonetown Terrace comprising 2 no. concrete water tanks, pump house and liquid storage tank; (v) 1960's lean-to building structures adjoining the Cold Store (former Weaving Mill); (vi) remaining fabric of c20th rear lean-to of the Flaxmill Building; (vii) c.1960s office building adjoining the Packing Store and Cheese Plant on North Circular Road; (viii) Cluster of buildings including altered part of the Linen Store, the former Linen Store, Storage Building, and Office/Lab building at O'Callaghan Strand / Stonetown Terrace with partial retention of existing stone wall; (ix) warehouse on the Shipyard site; and (x) partial removal of stone boundary wall defining the Cleeves site adjoining O'Callaghan Strand / Stonetown Terrace and around the Shipyard site.*
- B Construction and phased delivery of:*
 - i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:*
 - Salesians Zone – 1 no. building with 2 no. blocks extending to 6 and 7 storeys comprising 146 no. apartments (76 no. 1 bed; and 70 no. 2 bed); a creche; semi basement car and bicycle*

parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

- *Quarry Zone – 1 no. Purpose Built Student Accommodation (PBSA) building with 3 no. blocks extending to 6 and 7 storeys comprising 270 no. bedspaces with study rooms, shared areas, exercise room, reception area, plant rooms, refuse storage and bicycle parking all at ground floor level and screened external plant and photovoltaic panels at roof level. Provision is made for telecommunication antennae on the roof top of one block. Consent is also sought for use of the PBSA accommodation, outside of student term time, for short-term letting purposes.*
- *Stonetown Terrace Zone – 1 no. building extending to 4 - 5 storeys comprising 38 no. apartments (6 no. studios; 12 no. 1 beds; and 20 no. 2 beds) with plant rooms and refuse storage at ground level, ancillary infrastructure at basement level at northern end of the block, with screened external plant and photovoltaic panels at roof level; 9 no. 3 storey 3 bed townhouses with photovoltaic panels at roof level; and a dedicated secure bicycle storage facility.*
- *O’Callaghan Strand Zone – 1 no. building extending to 4 / 5 storeys comprising 21 no. apartments (9 no. 1 bed and 12 no. 2 bed) with an open roof structure accommodating communal open space, plant and photovoltaic panels; and 299qm of commercial ground floorspace intended to accommodate Class 1, Class 2 and / or Class 3 uses, with provision for car parking in the undercroft.*
- ii. *Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).*
- iii. *Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels*
- iv. *3 no. dedicated bat houses;*
- v. *Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.*
- vi. *Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O’Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;*

- vii. *Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and*
- viii. *All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.*

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment (EIAR) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Monday 27th July 2026 to Monday 31st August 2026 at the following locations:

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Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 10:50
To: planning.applications@failteireland.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: Failte Ireland - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



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Fáilte Ireland
88 - 95 Amiens Street
Dublin 1
D01 WR86

By Email: planning.applications@failteireland.ie

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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

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notice that they have furnished significant further information to An Coimisiún Pleanála 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'.

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The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

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B Construction and phased delivery of:

- i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:*
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roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

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- iii. Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels
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Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed



Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 10:52
To: GSIPlanning@GSI.ie; PlanningNotifications@decc.gov.ie;
PlanningAdvisory@decc.gov.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 –
Significant Further Information Notice
Attachments: Geological Survey of Ireland - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



Where data is shared with you from the Limerick Twenty Thirty IT systems, you are required to ensure that all available and appropriate IT Security protocols are applied to your account. This is critical in order to ensure that Limerick Twenty Thirty data is protected from unauthorized access. If you believe that your account has been compromised, you must notify Limerick Twenty Thirty immediately.

Limerick Twenty Thirty is compliant with the EU General Data Protection Regulation (GDPR). To learn more about how we process private information in compliance with GDPR, please view our Privacy Notice.

Geological Survey Ireland
Dept. of the Environment, Climate and Communications
Block 1
Booterstown Hall
Booterstown
Blackrock
Co Dublin
A94 N2R6

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

By Email: GSIPlanning@GSI.ie
PlanningNotifications@decc.gov.ie
PlanningAdvisory@decc.gov.ie

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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

HRA Chartered Town Planning & Environment Consultants act on behalf of Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC (referred to hereon as the 'Applicant'), in respect of a planning application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated application website, [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, **on or before 31st August 2026**, relating to

- *The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
- *The likely effects on the environment of the proposed development, if carried out.*

The Statutory Notice submitted at Further Information stage is set out below:

Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC
Notice Pursuant to Section 175(5)(d) of the Planning and Development Act, 2000 (as amended)

**SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN
COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-323849-25)**

In accordance with Section 175(5) of the Planning and Development Act 2000, as amended, Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC give notice that they have furnished significant further information to An Coimisiún Pleanála 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'.

The site, known locally as 'Cleeves Riverside Quarter' comprises the former industrial mill complex ('Cleeves') situated on the northern side of the River Shannon, Limerick City and occupies the area between; Stonetown Terrace Road to the northeast; O'Callaghan Strand to the southeast; Condell Road (R527) to the southwest; and, Salesian Primary School and the 'Fernhill' residential estate to the northwest and west respectively - all situated in the townland of Farranshone More in Limerick City. The site is dissected by North Circular Road where it extends between Shelborne Road Lower and O'Callaghan Strand.

The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

The proposed development includes:

- A. Demolition of a number of structures to facilitate development including (i) Salesians Secondary School and Fernbank House; (ii) 2 no. houses on North Circular Road; (iii) Residual piers from the basin of the reservoir; (iv) Upper Reservoir on Stonetown Terrace comprising 2 no. concrete water tanks, pump house and liquid storage tank; (v) 1960's lean-to building structures adjoining the Cold Store (former Weaving Mill); (vi) remaining fabric of c20th rear lean-to of the Flaxmill Building; (vii) c.1960s office building adjoining the Packing Store and Cheese Plant on North Circular Road; (viii) Cluster of buildings including altered part of the Linen Store, the former Linen Store, Storage Building, and Office/Lab building at O'Callaghan Strand / Stonetown Terrace with partial retention of existing stone wall; (ix) warehouse on the Shipyard site; and (x) partial removal of stone boundary wall defining the Cleeves site adjoining O'Callaghan Strand / Stonetown Terrace and around the Shipyard site.*
- B Construction and phased delivery of:*
 - i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of*



commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:

- *Salesians Zone – 1 no. building with 2 no. blocks extending to 6 and 7 storeys comprising 146 no. apartments (76 no. 1 bed; and 70 no. 2 bed); a creche; semi basement car and bicycle parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.*
- *Quarry Zone – 1 no. Purpose Built Student Accommodation (PBSA) building with 3 no. blocks extending to 6 and 7 storeys comprising 270 no. bedspaces with study rooms, shared areas, exercise room, reception area, plant rooms, refuse storage and bicycle parking all at ground floor level and screened external plant and photovoltaic panels at roof level. Provision is made for telecommunication antennae on the roof top of one block. Consent is also sought for use of the PBSA accommodation, outside of student term time, for short-term letting purposes.*
- *Stonetown Terrace Zone – 1 no. building extending to 4 - 5 storeys comprising 38 no. apartments (6 no. studios; 12 no. 1 beds; and 20 no. 2 beds) with plant rooms and refuse storage at ground level, ancillary infrastructure at basement level at northern end of the block, with screened external plant and photovoltaic panels at roof level; 9 no. 3 storey 3 bed townhouses with photovoltaic panels at roof level; and a dedicated secure bicycle storage facility.*
- *O’Callaghan Strand Zone – 1 no. building extending to 4 / 5 storeys comprising 21 no. apartments (9 no. 1 bed and 12 no. 2 bed) with an open roof structure accommodating communal open space, plant and photovoltaic panels; and 299qm of commercial ground floorspace intended to accommodate Class 1, Class 2 and / or Class 3 uses, with provision for car parking in the undercroft.*
- ii. *Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).*
- iii. *Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels*
- iv. *3 no. dedicated bat houses;*
- v. *Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.*
- vi. *Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O’Callaghan Strand;*

- (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;
- vii. Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and
- viii. All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment (EIAR) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Monday 27th July 2026 to Monday 31st August 2026 at the following locations:

- The office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30 pm Monday to Friday)
- Limerick City and County Council, Merchant's Quay Limerick V94 EH90 (between 9.00am and 5.00pm Monday to Friday)
- Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WV78 (between 9.00am and 5.00pm Monday to Friday)

The significant further information (including an Addendum to the EIAR) may also be viewed / downloaded from the following website: [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning)

Submissions or observations may be made in relation to the significant further information and Addendum to the EIAR, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 during the above mentioned period. (submissions or observations may also be made through An Coimisiún's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel>), to be received on or before 5.30 p.m. on 31st August 2026, relating to:

- I. The implications of the proposed development for proper planning and sustainable development in the area concerned, and
- II. The likely effects on the environment of the proposed development, if carried out.

An Coimisiún Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision of An Coimisiún by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No.15 of 1986, as amended), in accordance with Section 50 of the Planning and

Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Coimisiún's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed



Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 10:57
To: nd.capitalestates@hse.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: Health Service Executive - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



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HSE Capital and Estates
Sir Patrick Dun's Hospital
Lower Grand Canal Street
Dublin 2
DO2 P667

By Email: nd.capitalestates@hse.ie

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

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- vi. *Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O’Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;*



- vii. *Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and*
- viii. *All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.*

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Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 10:58
To: skelleher@heritagecouncil.ie; planning@heritagecouncil.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: The Heritage Council - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

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Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



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The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny
R95 X264

By Email: skelleher@heritagecouncil.ie
planning@heritagecouncil.ie

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

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Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC
Notice Pursuant to Section 175(5)(d) of the Planning and Development Act, 2000 (as amended)
SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-323849-25)

In accordance with Section 175(5) of the Planning and Development Act 2000, as amended, Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC give notice that they have furnished significant further information to An Coimisiún Pleanála 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'.

The site, known locally as 'Cleeves Riverside Quarter' comprises the former industrial mill complex ('Cleeves') situated on the northern side of the River Shannon, Limerick City and occupies the area between; Stonetown Terrace Road to the northeast; O'Callaghan Strand to the southeast; Condell Road (R527) to the southwest; and, Salesian Primary School and the 'Fernhill' residential estate to the northwest and west respectively - all situated in the townland of Farranshone More in Limerick City. The site is dissected by North Circular Road where it extends between Shelborne Road Lower and O'Callaghan Strand.

The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

The proposed development includes:

- A. Demolition of a number of structures to facilitate development including (i) Salesians Secondary School and Fernbank House; (ii) 2 no. houses on North Circular Road; (iii) Residual piers from the basin of the reservoir; (iv) Upper Reservoir on Stonetown Terrace comprising 2 no. concrete water tanks, pump house and liquid storage tank; (v) 1960's lean-to building structures adjoining the Cold Store (former Weaving Mill); (vi) remaining fabric of c20th rear lean-to of the Flaxmill Building; (vii) c.1960s office building adjoining the Packing Store and Cheese Plant on North Circular Road; (viii) Cluster of buildings including altered part of the Linen Store, the former Linen Store, Storage Building, and Office/Lab building at O'Callaghan Strand / Stonetown Terrace with partial retention of existing stone wall; (ix) warehouse on the Shipyard site; and (x) partial removal of stone boundary wall defining the Cleeves site adjoining O'Callaghan Strand / Stonetown Terrace and around the Shipyard site.*
- B Construction and phased delivery of:*
 - i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:*
 - Salesians Zone – 1 no. building with 2 no. blocks extending to 6 and 7 storeys comprising 146 no. apartments (76 no. 1 bed; and 70 no. 2 bed); a creche; semi basement car and bicycle*

parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

- *Quarry Zone – 1 no. Purpose Built Student Accommodation (PBSA) building with 3 no. blocks extending to 6 and 7 storeys comprising 270 no. bedspaces with study rooms, shared areas, exercise room, reception area, plant rooms, refuse storage and bicycle parking all at ground floor level and screened external plant and photovoltaic panels at roof level. Provision is made for telecommunication antennae on the roof top of one block. Consent is also sought for use of the PBSA accommodation, outside of student term time, for short-term letting purposes.*
- *Stonetown Terrace Zone – 1 no. building extending to 4 - 5 storeys comprising 38 no. apartments (6 no. studios; 12 no. 1 beds; and 20 no. 2 beds) with plant rooms and refuse storage at ground level, ancillary infrastructure at basement level at northern end of the block, with screened external plant and photovoltaic panels at roof level; 9 no. 3 storey 3 bed townhouses with photovoltaic panels at roof level; and a dedicated secure bicycle storage facility.*
- *O’Callaghan Strand Zone – 1 no. building extending to 4 / 5 storeys comprising 21 no. apartments (9 no. 1 bed and 12 no. 2 bed) with an open roof structure accommodating communal open space, plant and photovoltaic panels; and 299qm of commercial ground floorspace intended to accommodate Class 1, Class 2 and / or Class 3 uses, with provision for car parking in the undercroft.*
- ii. *Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).*
- iii. *Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels*
- iv. *3 no. dedicated bat houses;*
- v. *Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.*
- vi. *Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O’Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;*



- vii. *Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and*
- viii. *All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.*

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment (EIAR) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Monday 27th July 2026 to Monday 31st August 2026 at the following locations:

- *The office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30 pm Monday to Friday)*
- *Limerick City and County Council, Merchant's Quay Limerick V94 EH90 (between 9.00am and 5.00pm Monday to Friday)*
- *Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WV78 (between 9.00am and 5.00pm Monday to Friday)*

The significant further information (including an Addendum to the EIAR) may also be viewed / downloaded from the following website: [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning)

Submissions or observations may be made in relation to the significant further information and Addendum to the EIAR, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 during the above mentioned period. (submissions or observations may also be made through An Coimisiún's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel>), to be received on or before 5.30 p.m. on 31st August 2026, relating to:

- I. The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
- II. The likely effects on the environment of the proposed development, if carried out.*

An Coimisiún Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision of An Coimisiún by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No.15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Coimisiún's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 10:58
To: limerick@fisheriesireland.ie; info@fisheriesireland.ie;
jane.gillernan@fisheriesireland.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 –
Significant Further Information Notice
Attachments: Inland Fisheries Ireland - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



Where data is shared with you from the Limerick Twenty Thirty IT systems, you are required to ensure that all available and appropriate IT Security protocols are applied to your account. This is critical in order to ensure that Limerick Twenty Thirty data is protected from unauthorized access. If you believe that your account has been compromised, you must notify Limerick Twenty Thirty immediately.

Limerick Twenty Thirty is compliant with the EU General Data Protection Regulation (GDPR). To learn more about how we process private information in compliance with GDPR, please view our Privacy Notice.

Inland Fisheries Ireland
Ashbourne Business Park
Dock Road
Limerick
V94 NPE0.

By Email: info@fisheriesireland.ie
limerick@fisheriesireland.ie
jane.gillernan@fisheriesireland.ie

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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

HRA Chartered Town Planning & Environment Consultants act on behalf of Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC (referred to hereon as the 'Applicant'), in respect of a planning application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated application website, [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, **on or before 31st August 2026**, relating to

- *The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
- *The likely effects on the environment of the proposed development, if carried out.*

The Statutory Notice submitted at Further Information stage is set out below:

Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC
Notice Pursuant to Section 175(5)(d) of the Planning and Development Act, 2000 (as amended)
SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-323849-25)



In accordance with Section 175(5) of the Planning and Development Act 2000, as amended, Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC give notice that they have furnished significant further information to An Coimisiún Pleanála 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'.

The site, known locally as 'Cleeves Riverside Quarter' comprises the former industrial mill complex ('Cleeves') situated on the northern side of the River Shannon, Limerick City and occupies the area between; Stonetown Terrace Road to the northeast; O'Callaghan Strand to the southeast; Condell Road (R527) to the southwest; and, Salesian Primary School and the 'Fernhill' residential estate to the northwest and west respectively - all situated in the townland of Farranshone More in Limerick City. The site is dissected by North Circular Road where it extends between Shelborne Road Lower and O'Callaghan Strand.

The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

The proposed development includes:

- A. Demolition of a number of structures to facilitate development including (i) Salesians Secondary School and Fernbank House; (ii) 2 no. houses on North Circular Road; (iii) Residual piers from the basin of the reservoir; (iv) Upper Reservoir on Stonetown Terrace comprising 2 no. concrete water tanks, pump house and liquid storage tank; (v) 1960's lean-to building structures adjoining the Cold Store (former Weaving Mill); (vi) remaining fabric of c20th rear lean-to of the Flaxmill Building; (vii) c.1960s office building adjoining the Packing Store and Cheese Plant on North Circular Road; (viii) Cluster of buildings including altered part of the Linen Store, the former Linen Store, Storage Building, and Office/Lab building at O'Callaghan Strand / Stonetown Terrace with partial retention of existing stone wall; (ix) warehouse on the Shipyard site; and (x) partial removal of stone boundary wall defining the Cleeves site adjoining O'Callaghan Strand / Stonetown Terrace and around the Shipyard site.*
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parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

- *Quarry Zone – 1 no. Purpose Built Student Accommodation (PBSA) building with 3 no. blocks extending to 6 and 7 storeys comprising 270 no. bedspaces with study rooms, shared areas, exercise room, reception area, plant rooms, refuse storage and bicycle parking all at ground floor level and screened external plant and photovoltaic panels at roof level. Provision is made for telecommunication antennae on the roof top of one block. Consent is also sought for use of the PBSA accommodation, outside of student term time, for short-term letting purposes.*
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- ii. *Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).*
- iii. *Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels*
- iv. *3 no. dedicated bat houses;*
- v. *Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.*
- vi. *Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O'Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;*



- vii. *Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and*
- viii. *All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.*

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment (EIAR) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Monday 27th July 2026 to Monday 31st August 2026 at the following locations:

- *The office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30 pm Monday to Friday)*
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The significant further information (including an Addendum to the EIAR) may also be viewed / downloaded from the following website: [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning)

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- II. The likely effects on the environment of the proposed development, if carried out.*

An Coimisiún Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision of An Coimisiún by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No.15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Coimisiún's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 11:00
To: info@iaa.ie; iaainfo@iaa.ie; planning@iaa.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: Irish Aviation Authority - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



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Irish Aviation Authority
The Times Building,
11-12 D'Olier Street,
Dublin 2.
D02 T449

By Email: info@iaa.ie
iaainfo@iaa.ie
planning@iaa.ie

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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.

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The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this application.

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The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

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- B Construction and phased delivery of:*
 - i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:*
 - Salesians Zone – 1 no. building with 2 no. blocks extending to 6 and 7 storeys comprising 146 no. apartments (76 no. 1 bed; and 70 no. 2 bed); a creche; semi basement car and bicycle*

parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

- *Quarry Zone – 1 no. Purpose Built Student Accommodation (PBSA) building with 3 no. blocks extending to 6 and 7 storeys comprising 270 no. bedspaces with study rooms, shared areas, exercise room, reception area, plant rooms, refuse storage and bicycle parking all at ground floor level and screened external plant and photovoltaic panels at roof level. Provision is made for telecommunication antennae on the roof top of one block. Consent is also sought for use of the PBSA accommodation, outside of student term time, for short-term letting purposes.*
- *Stonetown Terrace Zone – 1 no. building extending to 4 - 5 storeys comprising 38 no. apartments (6 no. studios; 12 no. 1 beds; and 20 no. 2 beds) with plant rooms and refuse storage at ground level, ancillary infrastructure at basement level at northern end of the block, with screened external plant and photovoltaic panels at roof level; 9 no. 3 storey 3 bed townhouses with photovoltaic panels at roof level; and a dedicated secure bicycle storage facility.*
- *O’Callaghan Strand Zone – 1 no. building extending to 4 / 5 storeys comprising 21 no. apartments (9 no. 1 bed and 12 no. 2 bed) with an open roof structure accommodating communal open space, plant and photovoltaic panels; and 299qm of commercial ground floorspace intended to accommodate Class 1, Class 2 and / or Class 3 uses, with provision for car parking in the undercroft.*
- ii. *Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).*
- iii. *Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels*
- iv. *3 no. dedicated bat houses;*
- v. *Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.*
- vi. *Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O’Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;*

- vii. *Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and*
- viii. *All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.*

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment (EIAR) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Monday 27th July 2026 to Monday 31st August 2026 at the following locations:

- *The office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30 pm Monday to Friday)*
- *Limerick City and County Council, Merchant's Quay Limerick V94 EH90 (between 9.00am and 5.00pm Monday to Friday)*
- *Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WV78 (between 9.00am and 5.00pm Monday to Friday)*

The significant further information (including an Addendum to the EIAR) may also be viewed / downloaded from the following website: [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning)

Submissions or observations may be made in relation to the significant further information and Addendum to the EIAR, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 during the above mentioned period. (submissions or observations may also be made through An Coimisiún's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel>), to be received on or before 5.30 p.m. on 31st August 2026, relating to:

- I. The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
- II. The likely effects on the environment of the proposed development, if carried out.*

An Coimisiún Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision of An Coimisiún by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No.15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Coimisiún's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 11:00
To: minister@agriculture.gov.ie; secgen@agriculture.gov.ie; info@agriculture.gov.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: Minister for Agriculture, Food, and the Marine - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



Where data is shared with you from the Limerick Twenty Thirty IT systems, you are required to ensure that all available and appropriate IT Security protocols are applied to your account. This is critical in order to ensure that Limerick Twenty Thirty data is protected from unauthorized access. If you believe that your account has been compromised, you must notify Limerick Twenty Thirty immediately.

Limerick Twenty Thirty is compliant with the EU General Data Protection Regulation (GDPR). To learn more about how we process private information in compliance with GDPR, please view our Privacy Notice.

Minister for Agriculture, Food, and the Marine
Agriculture House,
Kildare Street,
Dublin 2
D02 WK12

By Email: minister@agriculture.gov.ie
secgen@agriculture.gov.ie
info@agriculture.gov.ie

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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

HRA Chartered Town Planning & Environment Consultants act on behalf of Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC (referred to hereon as the 'Applicant'), in respect of a planning application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated application website, [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, **on or before 31st August 2026**, relating to

- *The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
- *The likely effects on the environment of the proposed development, if carried out.*

The Statutory Notice submitted at Further Information stage is set out below:

Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC
Notice Pursuant to Section 175(5)(d) of the Planning and Development Act, 2000 (as amended)
SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-323849-25)

In accordance with Section 175(5) of the Planning and Development Act 2000, as amended, Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC give notice that they have furnished significant further information to An Coimisiún Pleanála 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'.

The site, known locally as 'Cleeves Riverside Quarter' comprises the former industrial mill complex ('Cleeves') situated on the northern side of the River Shannon, Limerick City and occupies the area between; Stonetown Terrace Road to the northeast; O'Callaghan Strand to the southeast; Condell Road (R527) to the southwest; and, Salesian Primary School and the 'Fernhill' residential estate to the northwest and west respectively - all situated in the townland of Farranshone More in Limerick City. The site is dissected by North Circular Road where it extends between Shelborne Road Lower and O'Callaghan Strand.

The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

The proposed development includes:

- A. Demolition of a number of structures to facilitate development including (i) Salesians Secondary School and Fernbank House; (ii) 2 no. houses on North Circular Road; (iii) Residual piers from the basin of the reservoir; (iv) Upper Reservoir on Stonetown Terrace comprising 2 no. concrete water tanks, pump house and liquid storage tank; (v) 1960's lean-to building structures adjoining the Cold Store (former Weaving Mill); (vi) remaining fabric of c20th rear lean-to of the Flaxmill Building; (vii) c.1960s office building adjoining the Packing Store and Cheese Plant on North Circular Road; (viii) Cluster of buildings including altered part of the Linen Store, the former Linen Store, Storage Building, and Office/Lab building at O'Callaghan Strand / Stonetown Terrace with partial retention of existing stone wall; (ix) warehouse on the Shipyard site; and (x) partial removal of stone boundary wall defining the Cleeves site adjoining O'Callaghan Strand / Stonetown Terrace and around the Shipyard site.*
- B Construction and phased delivery of:*
 - i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:*
 - Salesians Zone – 1 no. building with 2 no. blocks extending to 6 and 7 storeys comprising 146 no. apartments (76 no. 1 bed; and 70 no. 2 bed); a creche; semi basement car and bicycle*

parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

- *Quarry Zone – 1 no. Purpose Built Student Accommodation (PBSA) building with 3 no. blocks extending to 6 and 7 storeys comprising 270 no. bedspaces with study rooms, shared areas, exercise room, reception area, plant rooms, refuse storage and bicycle parking all at ground floor level and screened external plant and photovoltaic panels at roof level. Provision is made for telecommunication antennae on the roof top of one block. Consent is also sought for use of the PBSA accommodation, outside of student term time, for short-term letting purposes.*
- *Stonetown Terrace Zone – 1 no. building extending to 4 - 5 storeys comprising 38 no. apartments (6 no. studios; 12 no. 1 beds; and 20 no. 2 beds) with plant rooms and refuse storage at ground level, ancillary infrastructure at basement level at northern end of the block, with screened external plant and photovoltaic panels at roof level; 9 no. 3 storey 3 bed townhouses with photovoltaic panels at roof level; and a dedicated secure bicycle storage facility.*
- *O’Callaghan Strand Zone – 1 no. building extending to 4 / 5 storeys comprising 21 no. apartments (9 no. 1 bed and 12 no. 2 bed) with an open roof structure accommodating communal open space, plant and photovoltaic panels; and 299qm of commercial ground floorspace intended to accommodate Class 1, Class 2 and / or Class 3 uses, with provision for car parking in the undercroft.*
- ii. *Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).*
- iii. *Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels*
- iv. *3 no. dedicated bat houses;*
- v. *Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.*
- vi. *Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O’Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;*



- vii. *Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and*
- viii. *All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.*

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment (EIAR) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Monday 27th July 2026 to Monday 31st August 2026 at the following locations:

- *The office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30 pm Monday to Friday)*
- *Limerick City and County Council, Merchant's Quay Limerick V94 EH90 (between 9.00am and 5.00pm Monday to Friday)*
- *Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WV78 (between 9.00am and 5.00pm Monday to Friday)*

The significant further information (including an Addendum to the EIAR) may also be viewed / downloaded from the following website: [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning)

Submissions or observations may be made in relation to the significant further information and Addendum to the EIAR, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 during the above mentioned period. (submissions or observations may also be made through An Coimisiún's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel>), to be received on or before 5.30 p.m. on 31st August 2026, relating to:

- I. *The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
- II. *The likely effects on the environment of the proposed development, if carried out.*

An Coimisiún Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision of An Coimisiún by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No.15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Coimisiún's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 11:01
To: info@nationaltransport.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: National Transport Authority - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



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National Transport Authority
Haymarket House
Smithfield
Dublin 7
D07 CF98

By Email: info@nationaltransport.ie

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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

HRA Chartered Town Planning & Environment Consultants act on behalf of Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC (referred to hereon as the 'Applicant'), in respect of a planning application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated application website, [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, **on or before 31st August 2026**, relating to

- *The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
- *The likely effects on the environment of the proposed development, if carried out.*

The Statutory Notice submitted at Further Information stage is set out below:

Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC

Notice Pursuant to Section 175(5)(d) of the Planning and Development Act, 2000 (as amended)

SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-323849-25

In accordance with Section 175(5) of the Planning and Development Act 2000, as amended, Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC give

notice that they have furnished significant further information to An Coimisiún Pleanála 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'.

The site, known locally as 'Cleeves Riverside Quarter' comprises the former industrial mill complex ('Cleeves') situated on the northern side of the River Shannon, Limerick City and occupies the area between; Stonetown Terrace Road to the northeast; O'Callaghan Strand to the southeast; Condell Road (R527) to the southwest; and, Salesian Primary School and the 'Fernhill' residential estate to the northwest and west respectively - all situated in the townland of Farranshone More in Limerick City. The site is dissected by North Circular Road where it extends between Shelborne Road Lower and O'Callaghan Strand.

The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

The proposed development includes:

- A. Demolition of a number of structures to facilitate development including (i) Salesians Secondary School and Fernbank House; (ii) 2 no. houses on North Circular Road; (iii) Residual piers from the basin of the reservoir; (iv) Upper Reservoir on Stonetown Terrace comprising 2 no. concrete water tanks, pump house and liquid storage tank; (v) 1960's lean-to building structures adjoining the Cold Store (former Weaving Mill); (vi) remaining fabric of c20th rear lean-to of the Flaxmill Building; (vii) c.1960s office building adjoining the Packing Store and Cheese Plant on North Circular Road; (viii) Cluster of buildings including altered part of the Linen Store, the former Linen Store, Storage Building, and Office/Lab building at O'Callaghan Strand / Stonetown Terrace with partial retention of existing stone wall; (ix) warehouse on the Shipyard site; and (x) partial removal of stone boundary wall defining the Cleeves site adjoining O'Callaghan Strand / Stonetown Terrace and around the Shipyard site.*
- B Construction and phased delivery of:*
 - i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:*
 - Salesians Zone – 1 no. building with 2 no. blocks extending to 6 and 7 storeys comprising 146 no. apartments (76 no. 1 bed; and 70 no. 2 bed); a creche; semi basement car and bicycle parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at*



roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

- Quarry Zone – 1 no. Purpose Built Student Accommodation (PBSA) building with 3 no. blocks extending to 6 and 7 storeys comprising 270 no. bedspaces with study rooms, shared areas, exercise room, reception area, plant rooms, refuse storage and bicycle parking all at ground floor level and screened external plant and photovoltaic panels at roof level. Provision is made for telecommunication antennae on the roof top of one block. Consent is also sought for use of the PBSA accommodation, outside of student term time, for short-term letting purposes.
- Stonetown Terrace Zone – 1 no. building extending to 4 - 5 storeys comprising 38 no. apartments (6 no. studios; 12 no. 1 beds; and 20 no. 2 beds) with plant rooms and refuse storage at ground level, ancillary infrastructure at basement level at northern end of the block, with screened external plant and photovoltaic panels at roof level; 9 no. 3 storey 3 bed townhouses with photovoltaic panels at roof level; and a dedicated secure bicycle storage facility.
- O’Callaghan Strand Zone – 1 no. building extending to 4 / 5 storeys comprising 21 no. apartments (9 no. 1 bed and 12 no. 2 bed) with an open roof structure accommodating communal open space, plant and photovoltaic panels; and 299qm of commercial ground floorspace intended to accommodate Class 1, Class 2 and / or Class 3 uses, with provision for car parking in the undercroft.
- ii. Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).
- iii. Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels
- iv. 3 no. dedicated bat houses;
- v. Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.
- vi. Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O’Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;
- vii. Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and



- viii. All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment (EIAR) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Monday 27th July 2026 to Monday 31st August 2026 at the following locations:

- The office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30 pm Monday to Friday)
- Limerick City and County Council, Merchant's Quay Limerick V94 EH90 (between 9.00am and 5.00pm Monday to Friday)
- Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WV78 (between 9.00am and 5.00pm Monday to Friday)

The significant further information (including an Addendum to the EIAR) may also be viewed / downloaded from the following website: [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning)

Submissions or observations may be made in relation to the significant further information and Addendum to the EIAR, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 during the above mentioned period. (submissions or observations may also be made through An Coimisiún's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel>), to be received on or before 5.30 p.m. on 31st August 2026, relating to:

- I. The implications of the proposed development for proper planning and sustainable development in the area concerned, and
- II. The likely effects on the environment of the proposed development, if carried out.

An Coimisiún Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision of An Coimisiún by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No.15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Coimisiún's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 11:02
To: info@opw.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: Office for Public Works - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



Where data is shared with you from the Limerick Twenty Thirty IT systems, you are required to ensure that all available and appropriate IT Security protocols are applied to your account. This is critical in order to ensure that Limerick Twenty Thirty data is protected from unauthorized access. If you believe that your account has been compromised, you must notify Limerick Twenty Thirty immediately.

Limerick Twenty Thirty is compliant with the EU General Data Protection Regulation (GDPR). To learn more about how we process private information in compliance with GDPR, please view our Privacy Notice.

Office of Public Works,
Jonathan Swift Street,
Trim,
Co Meath,
C15 NX36

By Email: info@opw.ie

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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

HRA Chartered Town Planning & Environment Consultants act on behalf of Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC (referred to hereon as the 'Applicant'), in respect of a planning application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated application website, [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, **on or before 31st August 2026**, relating to

- *The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
- *The likely effects on the environment of the proposed development, if carried out.*

The Statutory Notice submitted at Further Information stage is set out below:

Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC

Notice Pursuant to Section 175(5)(d) of the Planning and Development Act, 2000 (as amended)

SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-323849-25

In accordance with Section 175(5) of the Planning and Development Act 2000, as amended, Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC give

notice that they have furnished significant further information to An Coimisiún Pleanála 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'.

The site, known locally as 'Cleeves Riverside Quarter' comprises the former industrial mill complex ('Cleeves') situated on the northern side of the River Shannon, Limerick City and occupies the area between; Stonetown Terrace Road to the northeast; O'Callaghan Strand to the southeast; Condell Road (R527) to the southwest; and, Salesian Primary School and the 'Fernhill' residential estate to the northwest and west respectively - all situated in the townland of Farranshone More in Limerick City. The site is dissected by North Circular Road where it extends between Shelborne Road Lower and O'Callaghan Strand.

The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

The proposed development includes:

- A. Demolition of a number of structures to facilitate development including (i) Salesians Secondary School and Fernbank House; (ii) 2 no. houses on North Circular Road; (iii) Residual piers from the basin of the reservoir; (iv) Upper Reservoir on Stonetown Terrace comprising 2 no. concrete water tanks, pump house and liquid storage tank; (v) 1960's lean-to building structures adjoining the Cold Store (former Weaving Mill); (vi) remaining fabric of c20th rear lean-to of the Flaxmill Building; (vii) c.1960s office building adjoining the Packing Store and Cheese Plant on North Circular Road; (viii) Cluster of buildings including altered part of the Linen Store, the former Linen Store, Storage Building, and Office/Lab building at O'Callaghan Strand / Stonetown Terrace with partial retention of existing stone wall; (ix) warehouse on the Shipyard site; and (x) partial removal of stone boundary wall defining the Cleeves site adjoining O'Callaghan Strand / Stonetown Terrace and around the Shipyard site.*
- B Construction and phased delivery of:*
 - i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:*
 - Salesians Zone – 1 no. building with 2 no. blocks extending to 6 and 7 storeys comprising 146 no. apartments (76 no. 1 bed; and 70 no. 2 bed); a creche; semi basement car and bicycle parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at*



roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

- Quarry Zone – 1 no. Purpose Built Student Accommodation (PBSA) building with 3 no. blocks extending to 6 and 7 storeys comprising 270 no. bedspaces with study rooms, shared areas, exercise room, reception area, plant rooms, refuse storage and bicycle parking all at ground floor level and screened external plant and photovoltaic panels at roof level. Provision is made for telecommunication antennae on the roof top of one block. Consent is also sought for use of the PBSA accommodation, outside of student term time, for short-term letting purposes.
- Stonetown Terrace Zone – 1 no. building extending to 4 - 5 storeys comprising 38 no. apartments (6 no. studios; 12 no. 1 beds; and 20 no. 2 beds) with plant rooms and refuse storage at ground level, ancillary infrastructure at basement level at northern end of the block, with screened external plant and photovoltaic panels at roof level; 9 no. 3 storey 3 bed townhouses with photovoltaic panels at roof level; and a dedicated secure bicycle storage facility.
- O’Callaghan Strand Zone – 1 no. building extending to 4 / 5 storeys comprising 21 no. apartments (9 no. 1 bed and 12 no. 2 bed) with an open roof structure accommodating communal open space, plant and photovoltaic panels; and 299qm of commercial ground floorspace intended to accommodate Class 1, Class 2 and / or Class 3 uses, with provision for car parking in the undercroft.
- ii. Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).
- iii. Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels
- iv. 3 no. dedicated bat houses;
- v. Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.
- vi. Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O’Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;
- vii. Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and



- viii. All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment (EIAR) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Monday 27th July 2026 to Monday 31st August 2026 at the following locations:

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The significant further information (including an Addendum to the EIAR) may also be viewed / downloaded from the following website: [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning)

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Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 11:02
To: Colm.Reynolds@irishrail.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: Railway Procurement Agency - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



Where data is shared with you from the Limerick Twenty Thirty IT systems, you are required to ensure that all available and appropriate IT Security protocols are applied to your account. This is critical in order to ensure that Limerick Twenty Thirty data is protected from unauthorized access. If you believe that your account has been compromised, you must notify Limerick Twenty Thirty immediately.

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Railway Procurement Agency
Transport Infrastructure Ireland
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

By Email: Colm.Reynolds@irishrail.ie

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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

HRA Chartered Town Planning & Environment Consultants act on behalf of Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC (referred to hereon as the 'Applicant'), in respect of a planning application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this application.

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The site, known locally as 'Cleeves Riverside Quarter' comprises the former industrial mill complex ('Cleeves') situated on the northern side of the River Shannon, Limerick City and occupies the area between; Stonetown Terrace Road to the northeast; O'Callaghan Strand to the southeast; Condell Road (R527) to the southwest; and, Salesian Primary School and the 'Fernhill' residential estate to the northwest and west respectively - all situated in the townland of Farranshone More in Limerick City. The site is dissected by North Circular Road where it extends between Shelborne Road Lower and O'Callaghan Strand.

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Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

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- B Construction and phased delivery of:*
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parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

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- iii. *Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels*
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- vii. *Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and*
- viii. *All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.*

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- I. The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
- II. The likely effects on the environment of the proposed development, if carried out.*

An Coimisiún Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision of An Coimisiún by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No.15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Coimisiún's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 11:03
To: info@southernassembly.ie; cbreen@southernassembly.i
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: Southern Regional Assembly - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



Where data is shared with you from the Limerick Twenty Thirty IT systems, you are required to ensure that all available and appropriate IT Security protocols are applied to your account. This is critical in order to ensure that Limerick Twenty Thirty data is protected from unauthorized access. If you believe that your account has been compromised, you must notify Limerick Twenty Thirty immediately.

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Southern Regional Assembly,
Assembly House,
O' Connell Street,
Waterford, Ireland.
X91 F8PC

By Email: info@southernassembly.ie
cbreen@southernassembly.ie

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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

HRA Chartered Town Planning & Environment Consultants act on behalf of Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC (referred to hereon as the 'Applicant'), in respect of a planning application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated application website, [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, **on or before 31st August 2026**, relating to

- *The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
- *The likely effects on the environment of the proposed development, if carried out.*

The Statutory Notice submitted at Further Information stage is set out below:

Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC

Notice Pursuant to Section 175(5)(d) of the Planning and Development Act, 2000 (as amended)

SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-323849-25



In accordance with Section 175(5) of the Planning and Development Act 2000, as amended, Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC give notice that they have furnished significant further information to An Coimisiún Pleanála 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'.

The site, known locally as 'Cleeves Riverside Quarter' comprises the former industrial mill complex ('Cleeves') situated on the northern side of the River Shannon, Limerick City and occupies the area between; Stonetown Terrace Road to the northeast; O'Callaghan Strand to the southeast; Condell Road (R527) to the southwest; and, Salesian Primary School and the 'Fernhill' residential estate to the northwest and west respectively - all situated in the townland of Farranshone More in Limerick City. The site is dissected by North Circular Road where it extends between Shelborne Road Lower and O'Callaghan Strand.

The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

The proposed development includes:

- A. Demolition of a number of structures to facilitate development including (i) Salesians Secondary School and Fernbank House; (ii) 2 no. houses on North Circular Road; (iii) Residual piers from the basin of the reservoir; (iv) Upper Reservoir on Stonetown Terrace comprising 2 no. concrete water tanks, pump house and liquid storage tank; (v) 1960's lean-to building structures adjoining the Cold Store (former Weaving Mill); (vi) remaining fabric of c20th rear lean-to of the Flaxmill Building; (vii) c.1960s office building adjoining the Packing Store and Cheese Plant on North Circular Road; (viii) Cluster of buildings including altered part of the Linen Store, the former Linen Store, Storage Building, and Office/Lab building at O'Callaghan Strand / Stonetown Terrace with partial retention of existing stone wall; (ix) warehouse on the Shipyard site; and (x) partial removal of stone boundary wall defining the Cleeves site adjoining O'Callaghan Strand / Stonetown Terrace and around the Shipyard site.*
- B Construction and phased delivery of:*
 - i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:*
 - Salesians Zone – 1 no. building with 2 no. blocks extending to 6 and 7 storeys comprising 146 no. apartments (76 no. 1 bed; and 70 no. 2 bed); a creche; semi basement car and bicycle*



parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

- *Quarry Zone – 1 no. Purpose Built Student Accommodation (PBSA) building with 3 no. blocks extending to 6 and 7 storeys comprising 270 no. bedspaces with study rooms, shared areas, exercise room, reception area, plant rooms, refuse storage and bicycle parking all at ground floor level and screened external plant and photovoltaic panels at roof level. Provision is made for telecommunication antennae on the roof top of one block. Consent is also sought for use of the PBSA accommodation, outside of student term time, for short-term letting purposes.*
- *Stonetown Terrace Zone – 1 no. building extending to 4 - 5 storeys comprising 38 no. apartments (6 no. studios; 12 no. 1 beds; and 20 no. 2 beds) with plant rooms and refuse storage at ground level, ancillary infrastructure at basement level at northern end of the block, with screened external plant and photovoltaic panels at roof level; 9 no. 3 storey 3 bed townhouses with photovoltaic panels at roof level; and a dedicated secure bicycle storage facility.*
- *O'Callaghan Strand Zone – 1 no. building extending to 4 / 5 storeys comprising 21 no. apartments (9 no. 1 bed and 12 no. 2 bed) with an open roof structure accommodating communal open space, plant and photovoltaic panels; and 299qm of commercial ground floorspace intended to accommodate Class 1, Class 2 and / or Class 3 uses, with provision for car parking in the undercroft.*
- ii. *Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).*
- iii. *Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels*
- iv. *3 no. dedicated bat houses;*
- v. *Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.*
- vi. *Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O'Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;*



- vii. *Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and*
- viii. *All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.*

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment (EIAR) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Monday 27th July 2026 to Monday 31st August 2026 at the following locations:

- *The office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30 pm Monday to Friday)*
- *Limerick City and County Council, Merchant's Quay Limerick V94 EH90 (between 9.00am and 5.00pm Monday to Friday)*
- *Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WV78 (between 9.00am and 5.00pm Monday to Friday)*

The significant further information (including an Addendum to the EIAR) may also be viewed / downloaded from the following website: [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning)

Submissions or observations may be made in relation to the significant further information and Addendum to the EIAR, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 during the above mentioned period. (submissions or observations may also be made through An Coimisiún's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel>), to be received on or before 5.30 p.m. on 31st August 2026, relating to:

- I. The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
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Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 11:04
To: info@srrwmo.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: Southern Regional Waste Management Office - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



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Southern Regional Waste Management Office,
Lissanalta House,
Dooradoyle Road,
Limerick,
V94 K6PO

By Email: info@srwmo.ie

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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

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The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

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B Construction and phased delivery of:

- i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:*
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roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

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- Stonetown Terrace Zone – 1 no. building extending to 4 - 5 storeys comprising 38 no. apartments (6 no. studios; 12 no. 1 beds; and 20 no. 2 beds) with plant rooms and refuse storage at ground level, ancillary infrastructure at basement level at northern end of the block, with screened external plant and photovoltaic panels at roof level; 9 no. 3 storey 3 bed townhouses with photovoltaic panels at roof level; and a dedicated secure bicycle storage facility.
- O’Callaghan Strand Zone – 1 no. building extending to 4 / 5 storeys comprising 21 no. apartments (9 no. 1 bed and 12 no. 2 bed) with an open roof structure accommodating communal open space, plant and photovoltaic panels; and 299qm of commercial ground floorspace intended to accommodate Class 1, Class 2 and / or Class 3 uses, with provision for car parking in the undercroft.
- ii. Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).
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- viii. All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.

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Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed



Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 11:04
To: infoPUBS@tii.ie; info@tii.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: Transport Infrastructure Ireland - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



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Transport Infrastructure Ireland
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10

By Email: infoPUBS@tii.ie
info@tii.ie

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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

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The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated application website, [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, **on or before 31st August 2026**, relating to

- *The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
- *The likely effects on the environment of the proposed development, if carried out.*

The Statutory Notice submitted at Further Information stage is set out below:

Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC

Notice Pursuant to Section 175(5)(d) of the Planning and Development Act, 2000 (as amended)

SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-323849-25

In accordance with Section 175(5) of the Planning and Development Act 2000, as amended, Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC give notice that they have furnished significant further information to An Coimisiún Pleanála 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'.

The site, known locally as 'Cleeves Riverside Quarter' comprises the former industrial mill complex ('Cleeves') situated on the northern side of the River Shannon, Limerick City and occupies the area between; Stonetown Terrace Road to the northeast; O'Callaghan Strand to the southeast; Condell Road (R527) to the southwest; and, Salesian Primary School and the 'Fernhill' residential estate to the northwest and west respectively - all situated in the townland of Farranshone More in Limerick City. The site is dissected by North Circular Road where it extends between Shelborne Road Lower and O'Callaghan Strand.

The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

The proposed development includes:

- A. Demolition of a number of structures to facilitate development including (i) Salesians Secondary School and Fernbank House; (ii) 2 no. houses on North Circular Road; (iii) Residual piers from the basin of the reservoir; (iv) Upper Reservoir on Stonetown Terrace comprising 2 no. concrete water tanks, pump house and liquid storage tank; (v) 1960's lean-to building structures adjoining the Cold Store (former Weaving Mill); (vi) remaining fabric of c20th rear lean-to of the Flaxmill Building; (vii) c.1960s office building adjoining the Packing Store and Cheese Plant on North Circular Road; (viii) Cluster of buildings including altered part of the Linen Store, the former Linen Store, Storage Building, and Office/Lab building at O'Callaghan Strand / Stonetown Terrace with partial retention of existing stone wall; (ix) warehouse on the Shipyard site; and (x) partial removal of stone boundary wall defining the Cleeves site adjoining O'Callaghan Strand / Stonetown Terrace and around the Shipyard site.*
- B Construction and phased delivery of:*
 - i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:*
 - Salesians Zone – 1 no. building with 2 no. blocks extending to 6 and 7 storeys comprising 146 no. apartments (76 no. 1 bed; and 70 no. 2 bed); a creche; semi basement car and bicycle*



parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

- *Quarry Zone – 1 no. Purpose Built Student Accommodation (PBSA) building with 3 no. blocks extending to 6 and 7 storeys comprising 270 no. bedspaces with study rooms, shared areas, exercise room, reception area, plant rooms, refuse storage and bicycle parking all at ground floor level and screened external plant and photovoltaic panels at roof level. Provision is made for telecommunication antennae on the roof top of one block. Consent is also sought for use of the PBSA accommodation, outside of student term time, for short-term letting purposes.*
- *Stonetown Terrace Zone – 1 no. building extending to 4 - 5 storeys comprising 38 no. apartments (6 no. studios; 12 no. 1 beds; and 20 no. 2 beds) with plant rooms and refuse storage at ground level, ancillary infrastructure at basement level at northern end of the block, with screened external plant and photovoltaic panels at roof level; 9 no. 3 storey 3 bed townhouses with photovoltaic panels at roof level; and a dedicated secure bicycle storage facility.*
- *O’Callaghan Strand Zone – 1 no. building extending to 4 / 5 storeys comprising 21 no. apartments (9 no. 1 bed and 12 no. 2 bed) with an open roof structure accommodating communal open space, plant and photovoltaic panels; and 299qm of commercial ground floorspace intended to accommodate Class 1, Class 2 and / or Class 3 uses, with provision for car parking in the undercroft.*
- ii. *Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).*
- iii. *Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels*
- iv. *3 no. dedicated bat houses;*
- v. *Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.*
- vi. *Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O’Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;*



- vii. *Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and*
- viii. *All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.*

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment (EIAR) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Monday 27th July 2026 to Monday 31st August 2026 at the following locations:

- *The office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30 pm Monday to Friday)*
- *Limerick City and County Council, Merchant's Quay Limerick V94 EH90 (between 9.00am and 5.00pm Monday to Friday)*
- *Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WV78 (between 9.00am and 5.00pm Monday to Friday)*

The significant further information (including an Addendum to the EIAR) may also be viewed / downloaded from the following website: [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning)

Submissions or observations may be made in relation to the significant further information and Addendum to the EIAR, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 during the above mentioned period. (submissions or observations may also be made through An Coimisiún's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel>), to be received on or before 5.30 p.m. on 31st August 2026, relating to:

- I. The implications of the proposed development for proper planning and sustainable development in the area concerned, and*
- II. The likely effects on the environment of the proposed development, if carried out.*

An Coimisiún Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision of An Coimisiún by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No.15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Coimisiún's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 11:05
To: planning@water.ie; spatialplanning@water.ie
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: Uisce Eireann - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



Where data is shared with you from the Limerick Twenty Thirty IT systems, you are required to ensure that all available and appropriate IT Security protocols are applied to your account. This is critical in order to ensure that Limerick Twenty Thirty data is protected from unauthorized access. If you believe that your account has been compromised, you must notify Limerick Twenty Thirty immediately.

Limerick Twenty Thirty is compliant with the EU General Data Protection Regulation (GDPR). To learn more about how we process private information in compliance with GDPR, please view our Privacy Notice.

Uisce Éireann
Colvill House
24 – 26 Talbot Street
Dublin 1
D01 NP86

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

By Email: planning@water.ie spatialplanning@water.ie

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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

HRA Chartered Town Planning & Environment Consultants act on behalf of Limerick City & County Council in partnership with Limerick Twenty Thirty Strategic Development DAC (referred to hereon as the 'Applicant'), in respect of a planning application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated application website, [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, **on or before 31st August 2026**, relating to

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notice that they have furnished significant further information to An Coimisiún Pleanála 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'.

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The proposed development comprises Phase II, of an overall Masterplan with four phases of development proposed. Phase II will commence subsequent to ongoing emergency stabilisation and repair of the Flaxmill protected structure (Phase I). Phase III is intended to comprise an educational campus, inclusive of the adaptive reuse of the Flaxmill Building as part of that development and will be subject to a future separate application. Phase IV comprising the Shipyard site will be the final phase of development.

Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

The proposed development includes:

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roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

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- ii. Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).
- iii. Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels
- iv. 3 no. dedicated bat houses;
- v. Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.
- vi. Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O’Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;
- vii. Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and



- viii. All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

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The significant further information (including an Addendum to the EIAR) may also be viewed / downloaded from the following website: [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning)

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Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC

Daniel Grace

From: Limerick Twenty Thirty Info
Sent: Tuesday 21 July 2026 11:06
To: info@waterwaysireland.org
Subject: Cleeves Riverside Quarter - An Coimisiún Pleanála Reference No. ACP-323849-25 – Significant Further Information Notice
Attachments: Waterways Ireland - Significant FI - Notice to Bodies.pdf

Dear Sir / Madam,

Limerick City & County Council, in partnership with Limerick Twenty Thirty Strategic Development DAC, has furnished Significant Further Information to An Coimisiún Pleanála in respect of the planning application for the proposed mixed use development at Cleeves Riverside Quarter, Limerick City.

Please find attached correspondence regarding An Coimisiún Pleanála Reference No. ACP-323849-25 in relation to the submission of the Significant Further Information.

Kind regards,



Limerick Twenty Thirty Info

e: info@limerick2030.ie | **w:** www.limerick2030.ie

a: Gardens International, Henry Street, Limerick, V94 4D83



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Waterways Ireland.
2 Sligo Road, Enniskillen
Fermanagh
BT74 7JY

By Email: info@waterwaysireland.org

The Mercantile,
Gardens International,
Henry Street,
Limerick,
V94 4D83
E: info@limerick2030.ie
T: 061 517430

24th July 2026

Re: An Coimisiún Pleanála Reference No.ACP-323849-25
Significant Further Information Notices in respect of 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

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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'.

The site, known locally as 'Cleeves Riverside Quarter' comprises the former industrial mill complex ('Cleeves') situated on the northern side of the River Shannon, Limerick City and occupies the area between; Stonetown Terrace Road to the northeast; O'Callaghan Strand to the southeast; Condell Road (R527) to the southwest; and, Salesian Primary School and the 'Fernhill' residential estate to the northwest and west respectively - all situated in the townland of Farranshone More in Limerick City. The site is dissected by North Circular Road where it extends between Shelborne Road Lower and O'Callaghan Strand.

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Two structures within the site are designated protected structures; the Flaxmill Building (PS Ref no.264 & NIAH No. 21512053) and the octagonal brick chimney (PS Ref no.265 & NIAH No. 21512059), which are to be retained. The proposed development will consist of the carrying out of works to the Flaxmill Building; specifically, the demolition of remaining fabric of c20th rear lean-to of the Flaxmill Building

The proposed development includes:

- A. Demolition of a number of structures to facilitate development including (i) Salesians Secondary School and Fernbank House; (ii) 2 no. houses on North Circular Road; (iii) Residual piers from the basin of the reservoir; (iv) Upper Reservoir on Stonetown Terrace comprising 2 no. concrete water tanks, pump house and liquid storage tank; (v) 1960's lean-to building structures adjoining the Cold Store (former Weaving Mill); (vi) remaining fabric of c20th rear lean-to of the Flaxmill Building; (vii) c.1960s office building adjoining the Packing Store and Cheese Plant on North Circular Road; (viii) Cluster of buildings including altered part of the Linen Store, the former Linen Store, Storage Building, and Office/Lab building at O'Callaghan Strand / Stonetown Terrace with partial retention of existing stone wall; (ix) warehouse on the Shipyard site; and (x) partial removal of stone boundary wall defining the Cleeves site adjoining O'Callaghan Strand / Stonetown Terrace and around the Shipyard site.
- B Construction and phased delivery of:
 - i. Residential Development in 4 development 'zones' within the site ranging in height from 3 – 7 storeys (with screened service plant at roof level) comprising; (a) 234 no. residential units; (b) 270 no. student bedspaces with ancillary resident services at ground floor level; (c) 299sqm of commercial floorspace; and (d) a creche. The specific development details of each proposed development zone comprise the following:
 - Salesians Zone – 1 no. building with 2 no. blocks extending to 6 and 7 storeys comprising 146 no. apartments (76 no. 1 bed; and 70 no. 2 bed); a creche; semi basement car and bicycle parking; reception area, plant rooms, and refuse storage, with screened external plant and photovoltaic panels at roof level; 20 no. 3 storey 3 bed triplex units with photovoltaic panels at



roof level; and 30 no. car parking spaces for the dedicated use of the adjoining Salesians Primary School.

- Quarry Zone – 1 no. Purpose Built Student Accommodation (PBSA) building with 3 no. blocks extending to 6 and 7 storeys comprising 270 no. bedspaces with study rooms, shared areas, exercise room, reception area, plant rooms, refuse storage and bicycle parking all at ground floor level and screened external plant and photovoltaic panels at roof level. Provision is made for telecommunication antennae on the roof top of one block. Consent is also sought for use of the PBSA accommodation, outside of student term time, for short-term letting purposes.
- Stonetown Terrace Zone – 1 no. building extending to 4 - 5 storeys comprising 38 no. apartments (6 no. studios; 12 no. 1 beds; and 20 no. 2 beds) with plant rooms and refuse storage at ground level, ancillary infrastructure at basement level at northern end of the block, with screened external plant and photovoltaic panels at roof level; 9 no. 3 storey 3 bed townhouses with photovoltaic panels at roof level; and a dedicated secure bicycle storage facility.
- O’Callaghan Strand Zone – 1 no. building extending to 4 / 5 storeys comprising 21 no. apartments (9 no. 1 bed and 12 no. 2 bed) with an open roof structure accommodating communal open space, plant and photovoltaic panels; and 299qm of commercial ground floorspace intended to accommodate Class 1, Class 2 and / or Class 3 uses, with provision for car parking in the undercroft.
- ii. Dedicated mobility hub with canopy and photovoltaic panels including double stacker bicycle parking; and EV Charging spaces, within the Shipyard Zone. A dedicated pedestrian/cycle link connects North Circular Road with Condell Road. The remaining area of the zone shall accommodate temporary car parking and a temporary external event space to be used on a periodic basis as the need arises, pending future redevelopment proposals as detailed in the Masterplan (Stage IV).
- iii. Extensive provision of Public Realm including creation of the Reservoir/Quarry Park, the Flaxmill Square and the Riverside Corridor. Significant areas of civic and green spaces are provided, incorporating formal and informal play space; nature based SuDs, permeability and access; and a riverside canopy with photovoltaic panels functioning as an outdoor event space and incorporating heritage interpretative panels
- iv. 3 no. dedicated bat houses;
- v. Telecommunication antennae on roof of Block 2A of the PBSA, including (a) 9 no. Support poles to support 2 no. antennae each; (b) 6 no. microwave dishes affixed to the plant screen; and (c) associated telecommunications equipment and cabinets (effectively screened). To facilitate technologically acceptable locations at the time of delivery, a micro-siting allowance of 3m is proposed on the roof top of Block 2A of the PBSA for the infrastructure.
- vi. Provision of vehicular access/egress points including (a) utilisation of existing access points to the Salesians Zone, to the Flaxmill and Quarry Zones and to the Mobility Hub on the Shipyard Site Zone; (ii) reopening an existing (currently blocked) access point off O’Callaghan Strand; (iii) new access points to the proposed undercroft carparking at Salesians from the North Circular Road and at the end of Stonetown Terrace road which provides access to the Stonetown Terrace Zone; and (iv) emergency access only from Stonetown Terrace to the Flaxmill Zone;
- vii. Provision of 30 no. dedicated car parking spaces to serve the Salesians Primary School; and

- viii. All ancillary site development works including (a) water services, foul and surface water drainage and associated connections across the site and serving each development zone; (b) attenuation proposals; (c) raising the level of North Circular Road between Fernhill and O'Callaghan Strand; (d) refuse collection store (e) car and bicycle parking to serve the development; (f) public lighting; (g) all landscaping works.; and (h) temporary construction measures including (i) construction access to the Quarry site including provision of a temporary access across the reservoir; and (ii) temporary use of onsite mobile crusher.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment (EIAR) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Monday 27th July 2026 to Monday 31st August 2026 at the following locations:

- The office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30 pm Monday to Friday)
- Limerick City and County Council, Merchant's Quay Limerick V94 EH90 (between 9.00am and 5.00pm Monday to Friday)
- Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WV78 (between 9.00am and 5.00pm Monday to Friday)

The significant further information (including an Addendum to the EIAR) may also be viewed / downloaded from the following website: [https:// www.limerick.ie/cleeves-planning](https://www.limerick.ie/cleeves-planning)

Submissions or observations may be made in relation to the significant further information and Addendum to the EIAR, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 during the above mentioned period. (submissions or observations may also be made through An Coimisiún's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel>), to be received on or before 5.30 p.m. on 31st August 2026, relating to:

- I. The implications of the proposed development for proper planning and sustainable development in the area concerned, and
- II. The likely effects on the environment of the proposed development, if carried out.

An Coimisiún Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision of An Coimisiún by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No.15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Coimisiún's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely
Is mise, le meas

Signed  _____

Pat Nash
CEO
On behalf of Limerick Twenty Thirty Strategic Development DAC