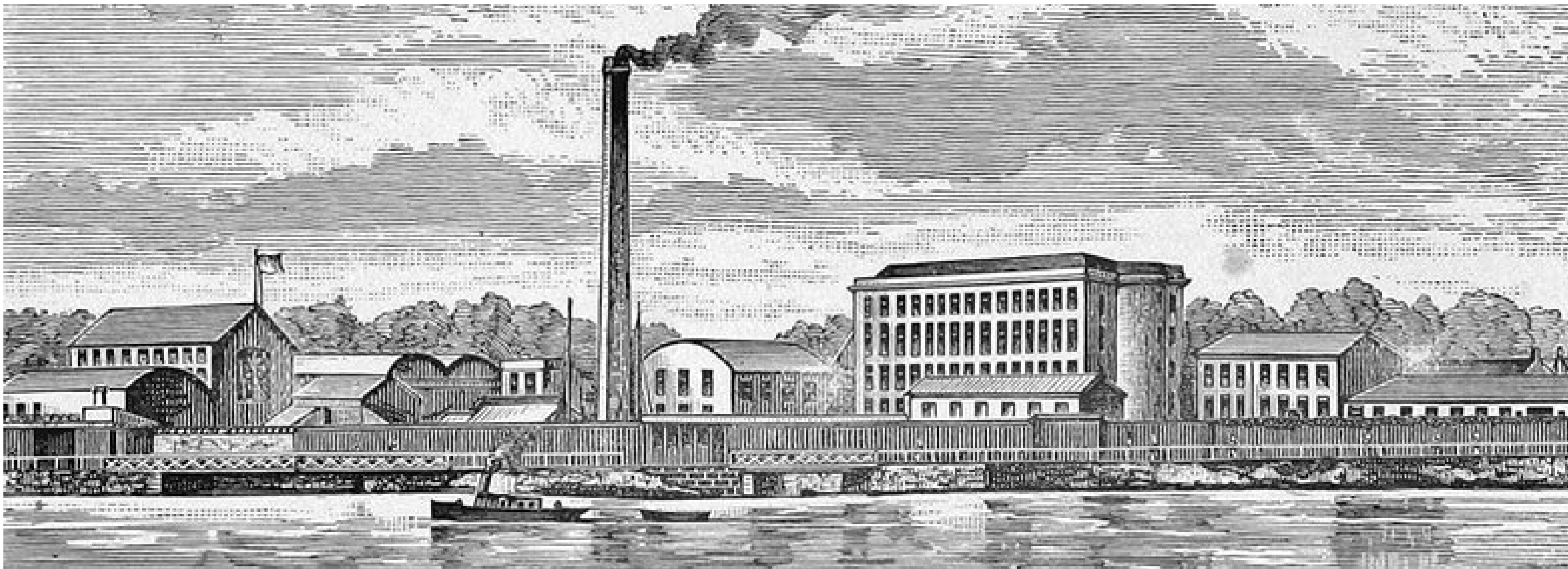
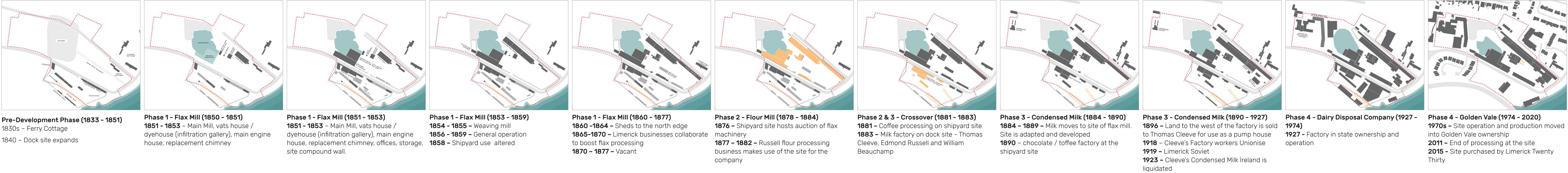


Limerick Twenty Thirty has appointed an expert team to develop the vision for the Cleeves Riverside Quarter site. Over the coming months this vision will emerge across a number of core principles:

- **Principle 1** Enhancing engagement with the city and celebrating the majestic River Shannon
- **Principle 2** Harnessing the value of the unique site heritage, which gives it a specific identity
- **Principle 3** Creating a strong public realm around accessible urban spaces: there is potential to enhance 'character area' open spaces and connect the public realm of the individual character areas
- **Principle 4** Connecting to the city: supporting a sustainable 'movement infrastructure' and enhancing pedestrian and cycle connectivity
- **Principle 5** Offering permeability and enhancing urban connectivity
- **Principle 6** Optimising compact development whilst embracing the historic context
- **Principle 7** Integrating a diverse and complementary mix of uses to create a vibrant quarter, offering flexible venues for public use, which will enhance and engage the public realm.
- **Principle 8** Connecting with natural eco-systems and enhancing bio-diversity
- **Principle 9** Providing a resilient response to the environmental and climate setting, harnessing naturally available energies within a framework of exemplar sustainability targets
- **Principle 10** Supporting sustainable, integrated development





Etching of the Site c.1890



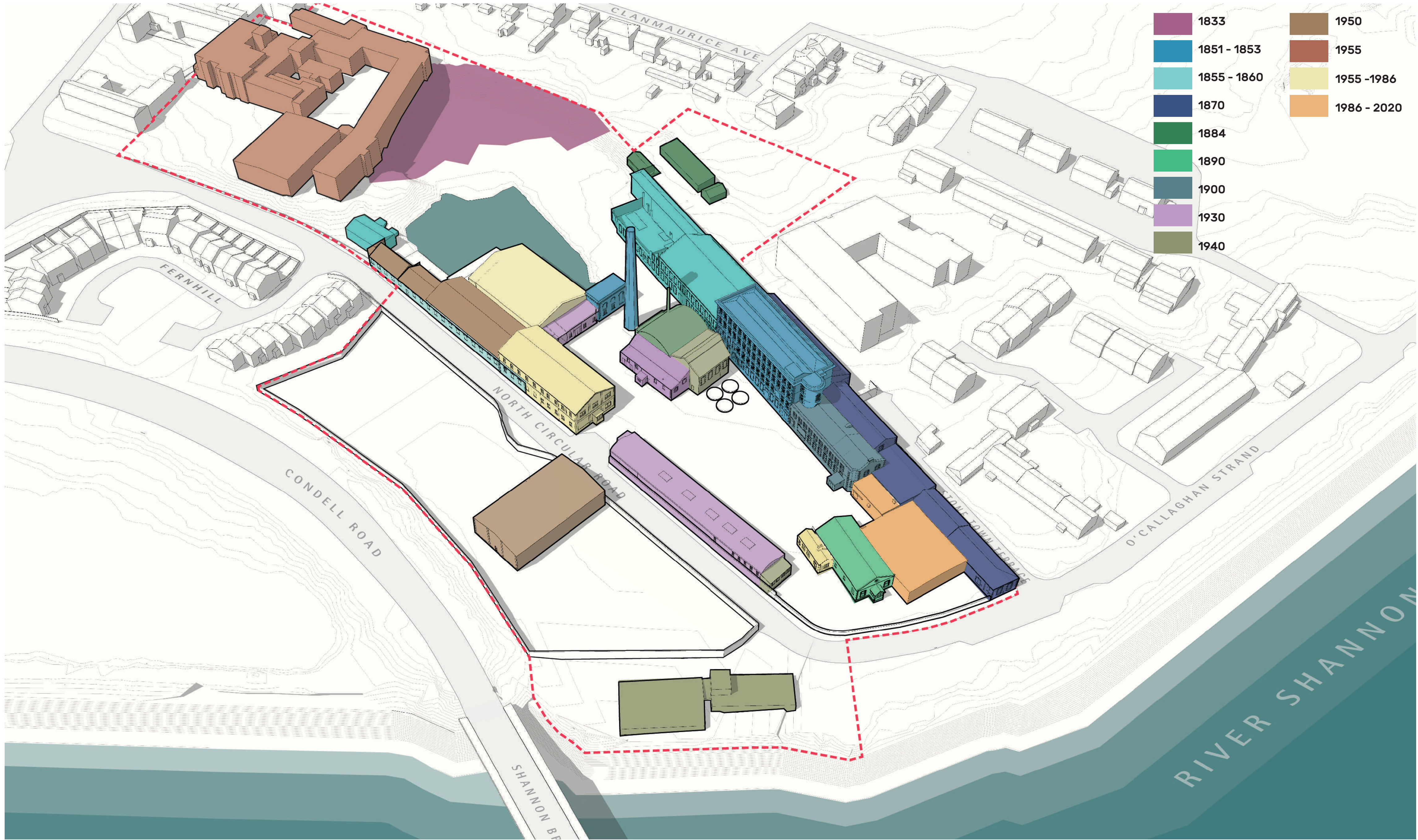
Butter Packing Room, Condensed Milk Factory c.1900



Cleaves Site c.1900



Condensed Milk Factory c.1906

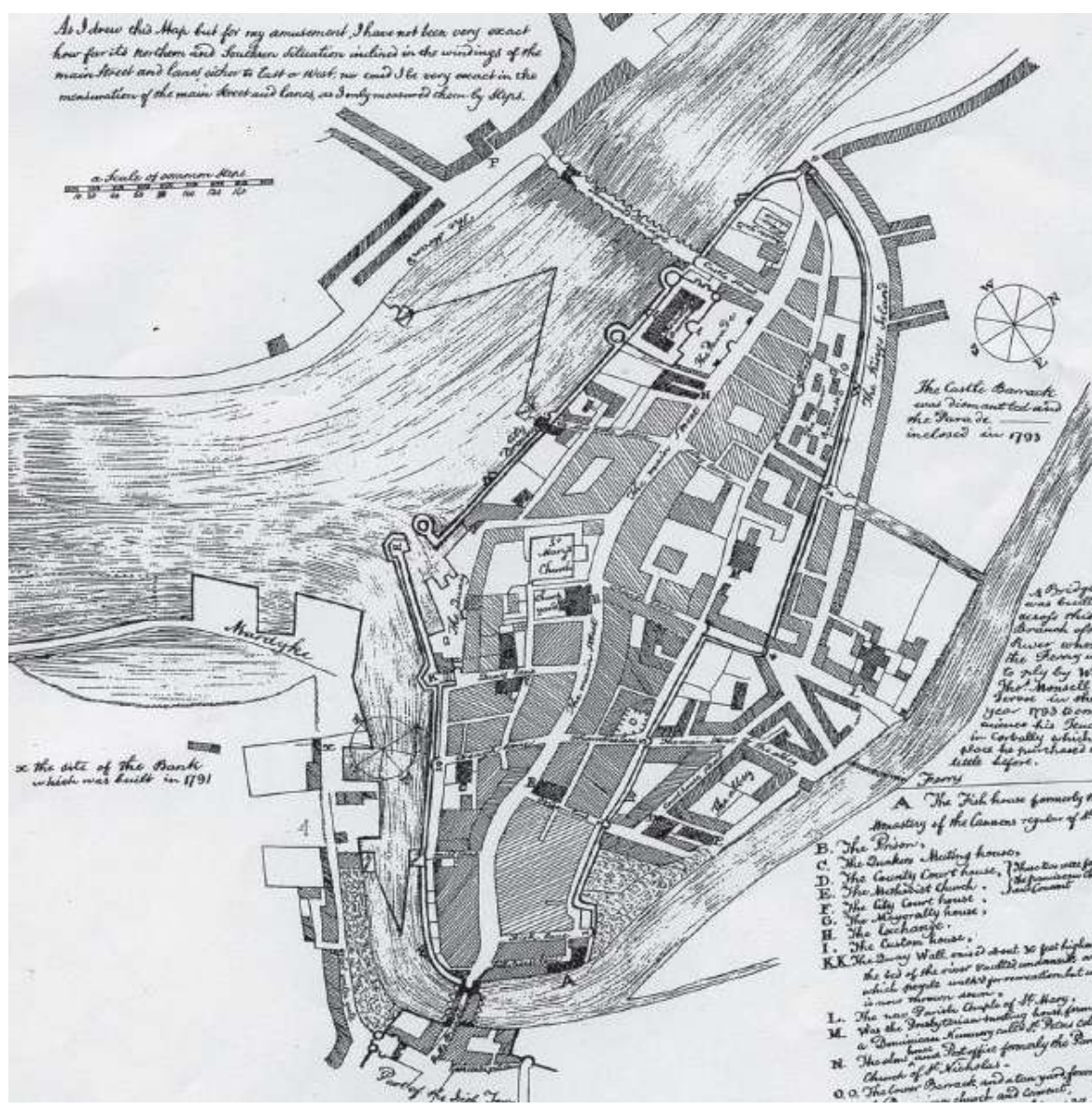


Building Ages Diagram

Site History

The lands to the west of Limerick remained sparsely populated until the 1700s. Two kilometres from Thomond bridge, to the west of the site, sits St Munchin's Church (National Monument No.366), which is thought to be the oldest building in Limerick dating from the eleventh century.

With the exception of Curragower Mill, there is little detail of the occupation of the west bank of the Shannon before the 1700s. By 1760 housing was present on the west side centred around the approach to the city across Thomond bridge.



Map of Limerick, 1760, by James White

The city map of 1827 illustrates the creation of the Strand Road and the North Strand as additions to the older medieval routes. A 'House of Industry' is noted on the North Strand, possibly representing the newest additions to the emerging western suburb. The Wellesley Bridge (1835) (later renamed Sarsfield Bridge) was built to designs by the engineer Alexander Nimmo and based on the Pont Neully bridge near Paris. Texts of the time make it clear that the opening up of the western approaches was considered a critical part of the future economic expansion of the city.



Map of Limerick, 1827, by George McKern

The Lansdowne Quarry was opened in 1833, recorded as a limestone quarry in the 1840 OS, un-named on the map of 1870 and as a reservoir by 1900. The disused quarry was exploited in the processing of Flax and is likely to have been the source of stone for the Wellesley Bridge and properties along the North Strand.

By 1840 the development of the west bank had progressed with new housing typically toward Thomond Bridge and industry along the North Strand. A series of houses labelled 'Ferry Cottage' occupies the site on maps of this period. These remain in the initial phase of the Flax Mill. To the west, a slipway is illustrated on the site of a small dock. This was the site of the Limerick Shipping Company, owned by John Norris Russell. This represents the extent of development along the western water's edge.

By 1850 the site had been identified for development as a Flax Factory. J.N. Russell (1774-1859) was a significant business owner whose company J.N. Russell & Sons was the biggest miller of maize in Ireland by the end of the 19th Century. In 1810, Russell had built Newtown Pery Mills, the largest flour mill in Ireland, and between 1835 and 1857 had purchased five other flour mills in the vicinity of Limerick. The addition of the Flax Mill will have added breadth to the Russell business and allowed them to better exploit supply chains that formed part of their existing business activities.

At the time of J.N. Russell's death in 1859, the family company ran the largest shipping business in the port of Limerick. From then the company was run by three of his sons, with J.A. Russell taking control of the Flax Mill at Lansdowne. (Fig.32) At this time, the running of the mill was assessed by James Campbell. In 1864 Peter Tait, owner of the local Limerick Clothing Factory, purchased shares in the company.

By 1870 a fall in demand for flax caused the mill to close and the site remained vacant for six years until it was reopened as a flour mill. This work continued on the site until 1884 when the flax mill was bought by the Condensed Milk Company of Ireland. The rest of Russell's milling concerns were taken over by Goodbodies in 1898.



Sir Thomas Cleeve & The Cleeves Factory

Sir Thomas Cleeve was a Canadian of English extraction and first came to Ireland as a teenager to work for J.P.Evans & Co, a Limerick based supplier of agricultural machinery. Cleeve identified the potential to process milk and manufacture dairy products for home consumption and export.

Sir Thomas Cleeve acquired the site in 1884 to set up the factory to produce condensed milk and butter, establishing Cleeve Brothers Condensed Milk Company of Ireland. This required a £100,000 overhaul of the site, converting the premises for condensed milk manufacture. This was the primary function of the site for many years, although only small areas of the original flax mill were adapted for this use and principally used for storage.

Purpose built structures were required to meet the power requirements for this change of use. This saw the construction of



The Engine House, Boiler House and Stack. Water for processing

was now acquired from a tidal reservoir and a series of infiltration galleries were constructed to accommodate this.

By the end of the century, 60,000 tins of condensed milk were being produced daily at the Limerick headquarters, requiring milk from over 10,000 cows. As the business expanded Thomas Cleeve was joined by his four younger brothers who moved from Canada to help manage the company. Smaller creameries and factories were set up throughout Munster and branches were even established in London and Liverpool to facilitate the British market. The Condensed Milk Company had some 2,000 employees on its payroll and sourced its raw material from 3,000 farmers across Ireland. Its exports reached every corner of the British Empire and amongst its expanding brands, a separate factory in Limerick was set up for the manufacture of Cleeves Toffee. Sir Thomas Cleeve died in 1908 and his brother Frederic became managing director. Business grew significantly following the outbreak of World War I, employee



numbers rose to 3,000 as the Condensed Milk Company became a major supplier to British forces fighting across Europe. It was believed company profits reached £1m+ during this period.

The Limerick Soviet was a self-declared Irish Soviet that existed from 15th - 27th April 1919 in Limerick. It was an organised a general strike of Limerick Trades and Labour Council at the start of the Irish War of Independence as a protest against the British Army's declaration of Limerick as a Special Military Area. The short-lived Limerick Soviet brought the company's headquarters to a standstill. Although normal business did resume, Cleeve's company would never fully recover from the industrial action taking by the employees in 1919.

Following the end of WWI the price of milk dropped dramatically, affecting company profits. The Irish War of Independence (1919-1921) saw many attacks on the Factories and Creameries owned by Cleeves and considerable damage was done to the business by

these actions. Damage was caused by Crown forces, despite the Cleeves being Unionists, and Irish Nationalist attacked facilities as they saw the Condensed Milk Company as a symbol of British rule. In 1923 Directors announced the company was going into liquidation. Frederick Cleeve had already stepped down and was succeeded by Sir Thomas Cleeve's son, Francis. The company was taken over by local businessmen Lovell & Christmas.

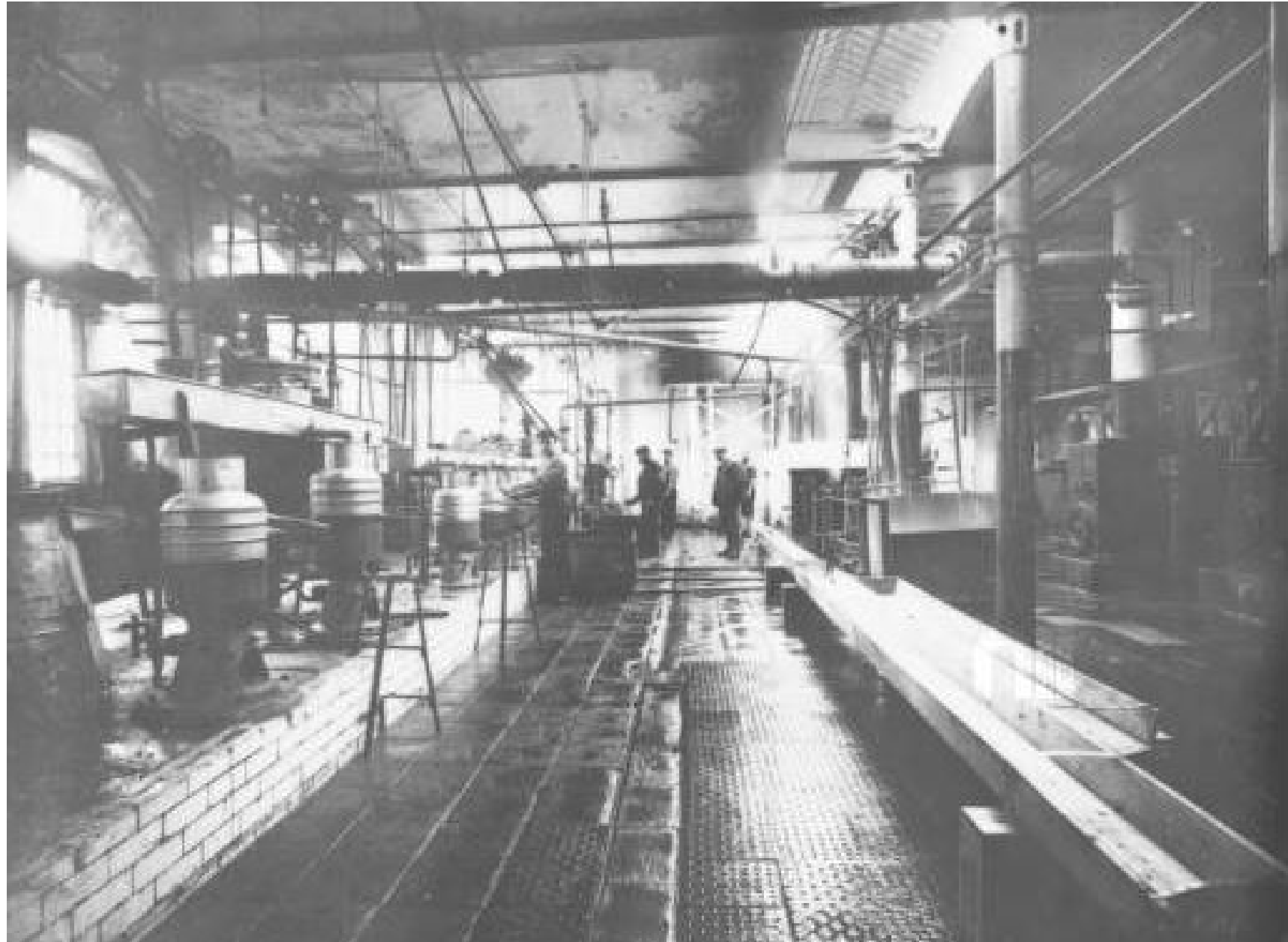
In 1927 The Free State Government established a new semi-state body, the Dairy Disposal Company, to regulate and rationalise the industry. The new governmental body took control of the Condensed Milk Company, with the Cleeves name maintained only through the continued operation of the sweet factory built adjacent to the main milk processing factory.

The company operated under State control until the early 1970s when the Government decided to break up the Dairy Disposal Company and transferred ownership of creameries to a number of local farmer cooperatives. By 1974 the Condensed Milk Company was sold to one of these, Golden Vale, a subsidiary of the Kerry Group.

The final remnant of the original family business, Cleeve's Toffee, continued until 1965 when the company, which had purchased the brand, was liquidated. The product was exported all over the world and is fondly remembered as being an integral part of Ireland's confectionery industry for most of the 20th century. In 2011 Milk processing stopped on the site.

The site remained vacant until it was acquired by Limerick City and County Council and added to the portfolio of Limerick Twenty Thirty, which is a dynamic property development company established as a special purpose vehicle of Limerick City and County Council. Limerick Twenty Thirty is tasked with planning and developing key strategic sites in Limerick that will act as anchors for enterprise and investment development across Limerick and the Midwest Region.

Phase 1 - Flax (1850 - 1870)



Cleeves Separating Room



The Flax Mill chimney visible from the Cathedral, c.1870

Phase 2 - Flour (1877 - 1884)



View from the floating docks towards the site c.1875

Phase 3 - Milk (1881 - 2011)

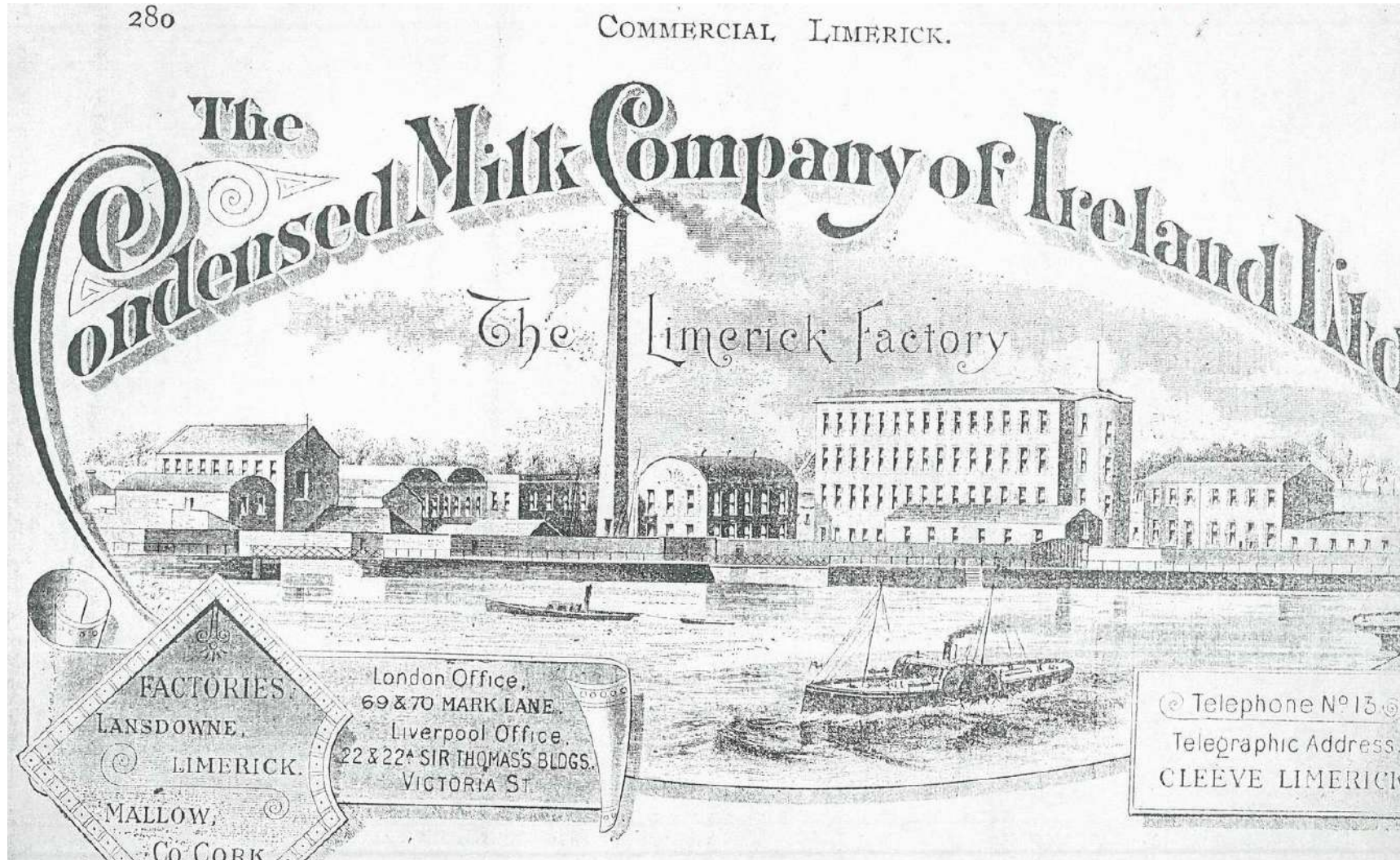
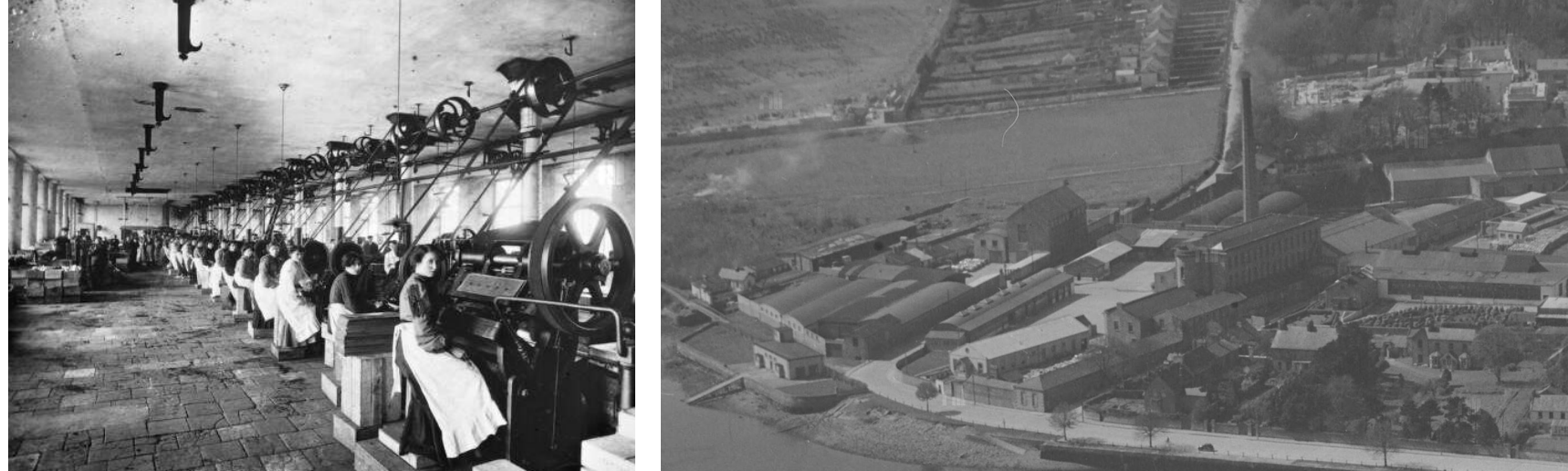


Photo of Cleeve's fleet of steam motors, 1908



The Can Making Room c.1900



Aerial photo of Site, 1955

Existing Flaxmill Condition

Date of Completion - 1853
Record of Protected Structure

The Flax Mill Factory Building is one of the finest surviving examples of early industrial construction in Ireland and is of national significance in Ireland's industrial heritage and integral to Limerick's visual identity.

One of the finest Flax Mills in Northern Europe, it is a fifteen bay, four-storey, cut and dressed limestone factory building. It features high profile stone cornice and double valley hipped roof with cast iron valley drain surrounded by a raised parapet wall. The building also features architectural wrought and cast ironwork, structural cast pillars, brick jack-vaulted ceilings and 60 pane windows. The building is in good condition structurally and the roof structure retains original features and is in a fair condition.

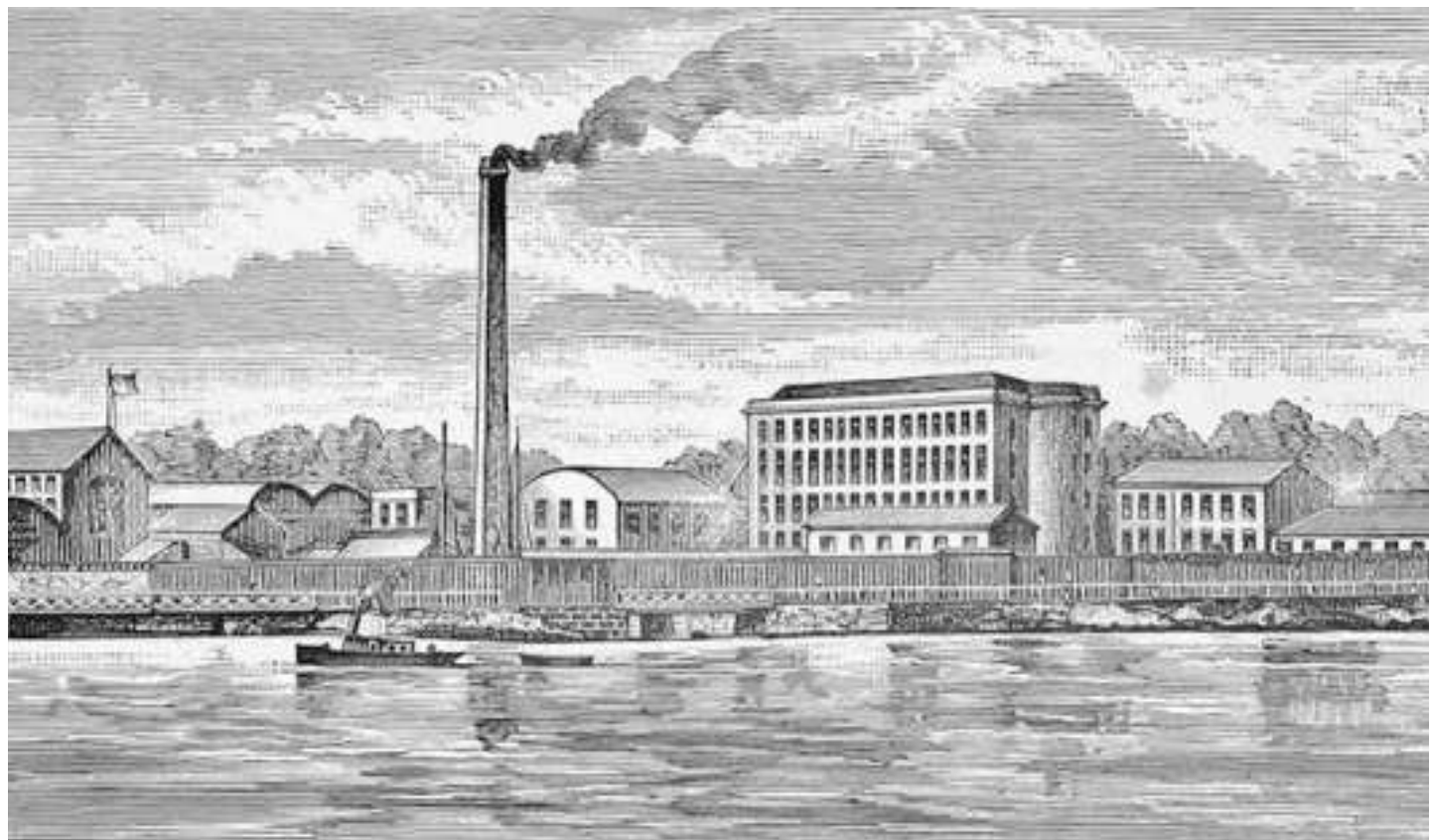
The overall existing building condition is poor, however. Repair works are required to prevent further water ingress and deterioration to stop irreparable damage happening.



Future of the Flaxmill



The facade of the Flaxmill is a Civic Facade, presented to the city. It can become the facade of a new public space for Limerick



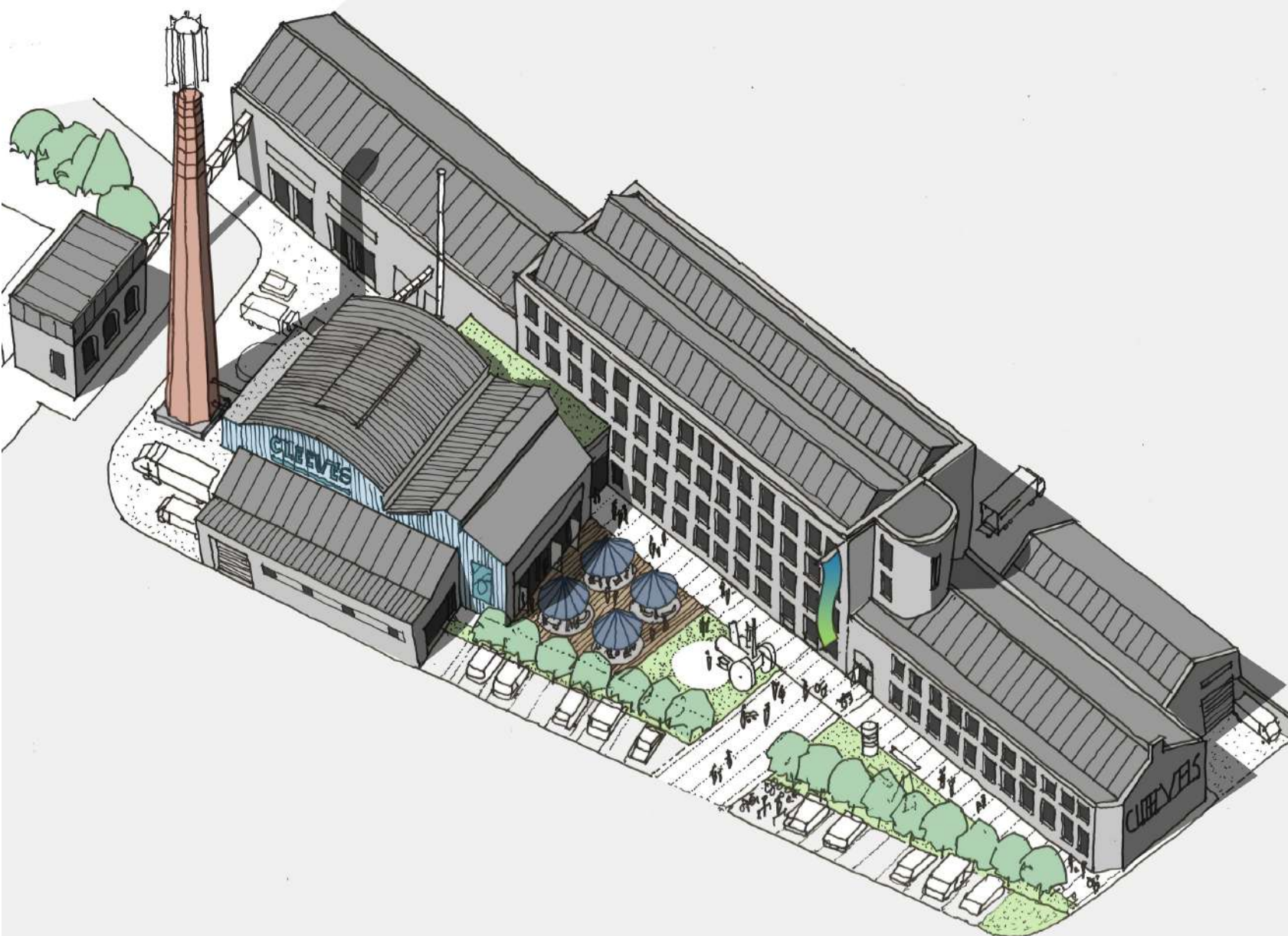
The chimney, a symbol of industry, is transformed into a powerful symbol of contemporary industry and sustainability

Conservation of the historic buildings is the key design challenge at the heart of this project. Conservation is often referred to as a process of 'managing change'. In the case of the Main Mill/Factory building, however, we recognise the need for the approach to be focussed on delivery of a sustainable solution and to safeguard the historic fabric as early as possible in the process. The solution for the building has the potential to combine exemplary conservative repair with dynamic new opportunities for the future lives of the buildings.

The Limerick Cleeves site gives us the opportunity to preserve one of the most significant Flax Mills in Northern Europe and creating a new working life within and around it. Although very few of the buildings have any statutory protection our view is that they have considerable value as a composite range of buildings and would lose that value if too much of the built environment was removed or in any way 'sanitised'.

The Cleeves factory should remain as the iconic face of Limerick City – especially when viewed from the City Centre on the South bank of the Shannon. A new public space can be established on the footprint of the raised platform overlooking the river. The space could still be partially enclosed by the dress stone walls forming the curtilage of the grouping of heritage buildings or opened out to a new shared surface public realm space crossing O'Callaghan Strand and connecting to the river edge.

The Cleeves factory buildings provide an industrial 'axis' that would also support a new transformative programme of cultural, education, commercial and residential buildings linking the river with the quarry reservoir site beyond. Water would be the central trace of this axis, with a series of water features, rills, pools and fountains tracing the linear industrial and ecological axis down towards the Shannon.



Heritage Fabric as a Catalyst for Re-Use

The Flax Mill presents a key opportunity to revitalise an outstanding and historically significant building and to kick-start the wider development of the Cleeves site.

The Cleeves project is an opportunity to combine conservation and regeneration solutions of international importance with exemplary design standards. The Flax Mill building and Chimney are landmarks in themselves, although they have been inaccessible and separated from the life of the community for many years. LTT's vision is to help secure the preservation of buildings of national significance and to assist the enjoyment and interpretation of the site by everyone, in a safe and secure environment which encourages new social activities.

LTT recognise the clear need for a conservation philosophy and a design 'vision' for the whole of the site. We are excited by the challenge to meet these needs with a visionary, deliverable and sustainable urban design solution and will sensitively design a new use for the historic buildings that will respect their historical significance yet turn them to a dynamic future.

The approach needs to deliver on a number of levels, and most importantly:

1. Act as an exemplar for conservation-led regeneration scheme of national and international significance.
2. Form part of an economic kick-start to the local economy, offering much wider benefits and opportunities.
3. Promote the development of a happy, sustainable community integrated within the broader social life of Limerick.

The Flax Mill has survived the past two centuries through bold vision, a confidence in the value of the buildings and its adaptation to suit the new purpose. We believe that enabling the next 100 years of life is now our responsibility and one we will take on with excitement, purpose and commitment.



City Connectivity

Enhancing engagement with the city and celebrating the river's edge

Heritage

Harness the value of the unique heritage fabric offering a site specific identity

Public Realm

Create a strong public realm around accessible urban spaces with the potential to connect to the city centre

Movement

Connecting to the City, supporting sustainable movement infrastructure and enhancing pedestrian and cycle connectivity

Site Access & Use

Offering permeability and access to the wider public and enhancing urban connectivity

Future Development

Optimising compact development whilst respecting the historic context

Diversity

Integrating a diverse & complementary mix of uses to create a vibrant quarter, offering flexible venues for public uses to activate the public realm

Green Infrastructure

Connecting with natural eco-systems and enhancing bio-diversity

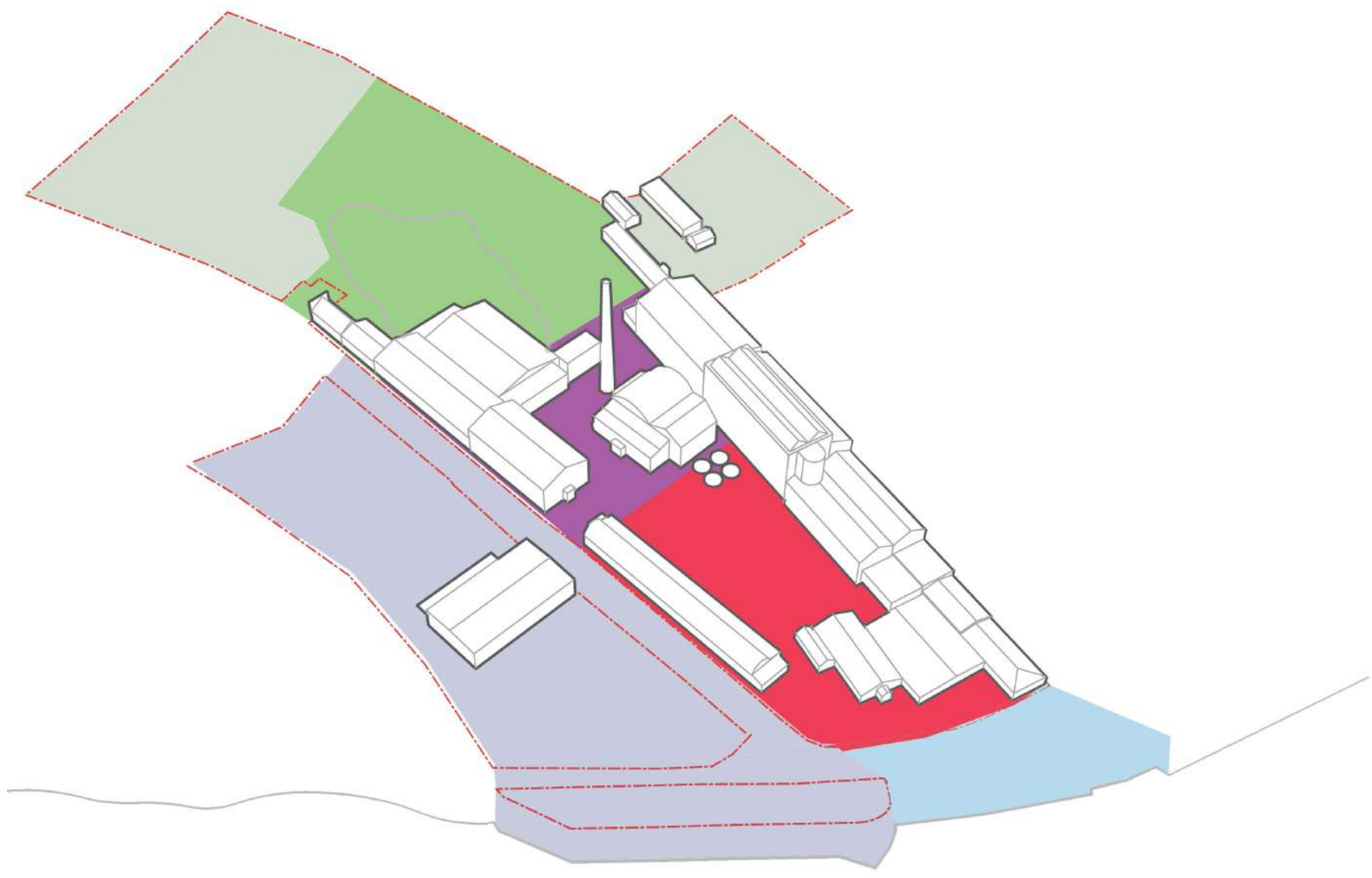
Environmental

Providing a resilient response to the environmental & climate setting, using naturally available energies within a framework of exemplar sustainability targets

Future Phasing

Supporting sustainable, integrated development

Character Areas



Zone 1 Flaxmill

Comprising of the Flax Mill, Dairy buildings, partial perimeter walls and O'Callaghan Strand Offices. One of the most significant industrial sites in the country

Zone 2 Chimney / Engine House / Water Tank / Infiltration Galleries

Chimney / Engine House / Water Tank / Infiltration Galleries – Comprising of the Chimney, Water Tank Building, Engine House, Infiltration Galleries and partial perimeter walls to also significantly contribute to one of the most important industrial sites in the country

Zone 3 Quarry / Cliff Reservoir

Biosphere area of natural restoration / new ecology / urban ecological zone / human / plant / animal habitat / water / limestone / sheltered micro-climate / recreation / living community within landscape

Zone 4 Shipyard / Rowing Club

Gently sloping towards the River, part of the tidal flood plane

Zone 5 Salesians + Stonetown Terrace

Village of Connected Spaces reminiscent of an Italian Hill town, buildings and public space work in concert to create an urban character of human scale and proportion

Zone 6 Riverside

An important connection the river, where the city kneels to meet the Shannon. It is also an important gateway to nature and the Special Area of Conservation



	Health and happiness	Encouraging active, social, meaningful lives to promote good health and wellbeing
	Equity and local economy	Creating safe, equitable places to live and work which support local prosperity and international fair trade
	Culture and community	Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living
	Land and nature	Protecting and restoring land for the benefit of people and wildlife
	Sustainable water	Using water efficiently, protecting local water resources and reducing flooding and drought
	Local and sustainable food	Promoting sustainable humane farming and healthy diets high in local, seasonal, organic food and vegetable protein
	Travel and transport	Reducing the need to travel, encouraging walking, cycling and low carbon transport
	Materials and products	Using materials from sustainable sources and promoting products which help people reduce consumption
	Zero waste	Reducing consumption, re-using and recycling to achieve zero waste and zero pollution
	Zero carbon energy	Making buildings and manufacturing energy efficient and supplying all energy with renewables

Sustainable Living and Working Environments

A sustainable development starts with the community, creating a neighbourhood that encourages and enables a low-impact lifestyle. Using the 10 One Planet Living principles from the outset of the project, we continually assess the broader impact of our designs, ensuring every aspect of sustainability is captured.

Buildings typically account for only one third of a person's global impact, the rest arising from their lifestyle choices. Simple design measures can have far reaching impacts: including a herb garden not only avoids buying herbs, but also encourages cooking and an increased connection to the food they eat, often buying more local, organic produce. This can significantly reduce their carbon footprint, while bolstering a healthy lifestyle.

In the current climate emergency, it is imperative that the development is as efficient as possible. The buildings themselves should lead by example, with each home to be built to achieve beyond nZEB levels of energy performance in-use. Starting with clear fabric-first principles of well-insulated & air-tight construction, sensitive orientation, and appropriate glazing, the buildings will not need to rely on complex technology. Instead, the buildings will be inherently low-power, with any systems introduced enhancing the baseline performance.

The impact of the materials themselves is becoming an increasing significant source of carbon emissions as we move towards lower carbon energy. To minimise these emissions we focus on using natural, low embodied carbon materials where possible (such as CLT), and reduce the quantity of the higher carbon materials when we have to use them (such as hollowcore planks). Materials are also chosen for longevity and durability, ensuring that they will last as long as the building.

The proposal will directly respond to the increased importance of the embodied carbon through using low carbon materials and retaining a larger proportion of the heritage buildings.

Reusing other buildings than just those protected, gives the buildings a new life, reduces the amount of materials needed and any associated emissions. Where we are creating new buildings, we are using materials such as CLT where possible, which lock in atmospheric CO2, and will in effect offset the carbon used elsewhere in the scheme. Using our in-house carbon modelling tool, we estimate that combined these will reduce the embodied carbon footprint by over 60%, the equivalent of 6 years of operational emissions.

Flood Risk

Measures to be put in place to combat the site's potential risk of flooding from the River Shannon, ground water from adjacent sites or from the Reservoir itself

Biodiversity

Initiatives will be required to offset the risk of biodiversity loss from the heavily planted reservoir area and development close to the cliff faces

Ground Condition

Unknown ground conditions and below ground link between the Site and River Shannon will need to be examined

Proximity to Water

Health & Safety risks of developing a site containing a reservoir will need to be combated

Connectivity

Poor quality pedestrian and cyclist connectivity from both the city centre to the north side of the River across busy vehicular bridges will need to be addressed

Existing Buildings Condition

Poor condition of existing buildings due to water ingress and neglect over the years will need to be addressed

Protected Structures

Project must observe registered structures – the original Flaxmill Factory building and free standing brick chimney stack

Servicing

Existing utilities and services on the site will need to be enhanced and integrated into the site masterplan

Ecology

Ecology report has identified the presence of Japanese Knotweed at a localised area by the Reservoir which will require eradication

Topography

Development will need to work with variance in existing site levels, ranging from +13.00 A.O.D at the top of the Salesians and Stonetown Terrace Sites, down to +3.80 A.O.D at the Riverside

The development of a complex site close to the river and the city centre, encompassing areas of ecological and heritage significance, brings with it both risks and challenges, as well as considerable and significant opportunities



Salesians Primary School site



Existing Quarry Wall condition (below residential gardens)



Existing Quarry Wall condition (below Stonetown Terrace site)



Infiltration Gallery Arches



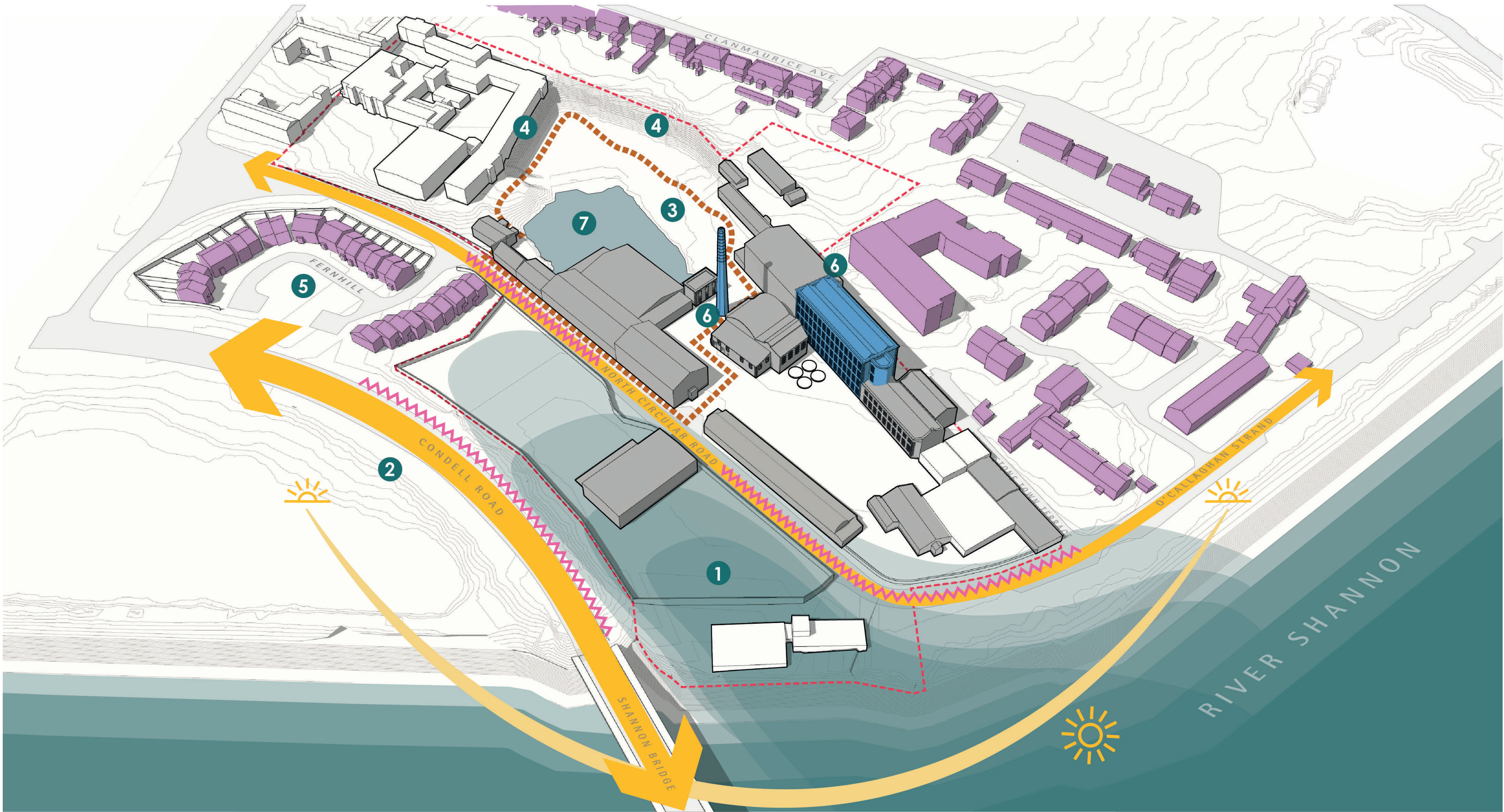
Infiltration Gallery Reservoir and Level Change



Stonetown Terrace site



Rivers Edge and Flood Risk area



- 1. Flood Risk Area
 - 2. Intense Traffic
 - 3. Compromised Access
 - 4. Steep Level Changes
 - 5. Established Residential Communities
 - 6. Protected Structures
 - 7. Established Water Source (extent and connection to River Shannon unknown)
- Protected Structures
- Historic Structures

Industrial Heritage

The site will be focused around one of the most significant industrial sites in the country, reconnecting with its industrial heritage

Riverside Landmark

Opportunity to create a new riverside landmark and open the site up to the local communities

Connectivity

Opportunities to connect into and enhance the wider area through waterways, cycleways, footpaths and the existing road network

Sustainability

Opportunity to become a precedent development, addressing the twin global crises of the climate emergency and biodiversity loss

Public Realm

Natural features of the quarry, reservoir, river edge and existing buildings provide the setting for a series of new public spaces unique to the city

Protected Structures

To be restored and re-purposed within the wider masterplan for public access and enjoyment

Shipyard Site

This corner of the site frames a key gateway into Limerick city and provides the opportunity to celebrate arrival

Views

Masterplan to maximise and enhance views both to and from the city centre

Ecology

Opportunity to improve the ecological impact of the site and improve biodiversity

Regeneration

The site can act as a catalyst for wider regeneration of the area, providing economic opportunities and increased housing provision

The site is unique with the significance of its historical heritage and iconic location on the River Shannon. This offers significant opportunities for the design team to develop a proposal which is fully embedded in the culture of the area and within Limerick itself



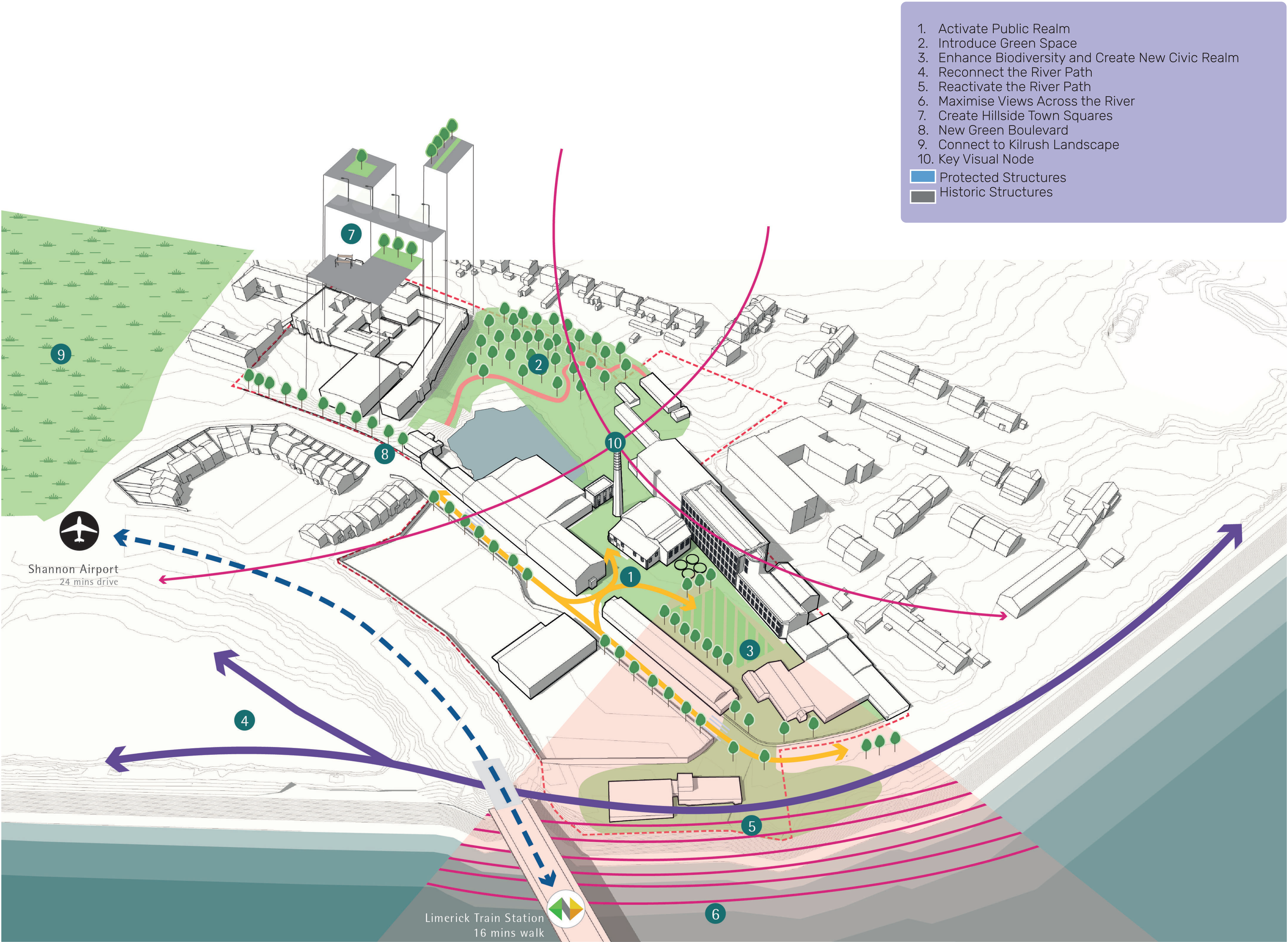
Aerial view looking from the City Centre towards the site



Aerial view looking towards the City Centre



Aerial view looking North from the site



Strategies to Promote Accessibility and Connectivity with the City

Optimising the Strategic Position on the bank of the Shannon

The Cleeves site in Limerick has a rich history that includes stimulating new industry, social movement and civic pride. In the creation of Cleeves, the iconic nature of the Flax Mill and the powerful mix of buildings and chimney, the civic south facing facade stands impervious to time and change. This act of resistance and restraint has been for Limerick a source of inspiration and a catalyst for transformation in the past and will now again.

Highlighting where City Meets Water

The Cleeves Site is the point on the river where the city closes in on the Shannon before it journeys on to the sea. Our strategy is to celebrate this unique relationship. The use of the river at Cleeves for a wide range of activities over time represents a great opportunity within the Public Urban Realm of the city: it is the joining of the public realm and the river into a unique opportunity for sustainable development of the site into the future. Within this opportunity as a great enabler of change, we place the Flaxmill prominently at the centre of our masterplan strategy.

Nature as Public Realm

One of the Cleeves site's strongest characteristics and biggest urban opportunities is the form of nature within the city: the broad access to the River Shannon, direct access to the Special Area of Conservation along the Estuary, the change in levels across that site from the Quarry and the Reservoir up to the Salesian site, bring enhanced texture of biodiversity, topography, and intertwined natural systems together within the City Centre.

Promoting River Based Recreation opportunities

Exploring options to improve public accessibility for a range of activities and events.

Supporting Connections to the River Shannon & Larger context

The view from and of the river, the visual and physical access to the river, invites thoughts of relaxation, recreation and splendour in the heart of one of the Wild Atlantic Way's 'Gateway Cities'. The mix of river force and calming rhythm of the tides and the beautiful estuary landscape is the stunning canvas on which the future of the Cleeves Riverside Quarter will be designed.

Reinforcing the Setting on the River Shannon and links to the Special Area of Conservation

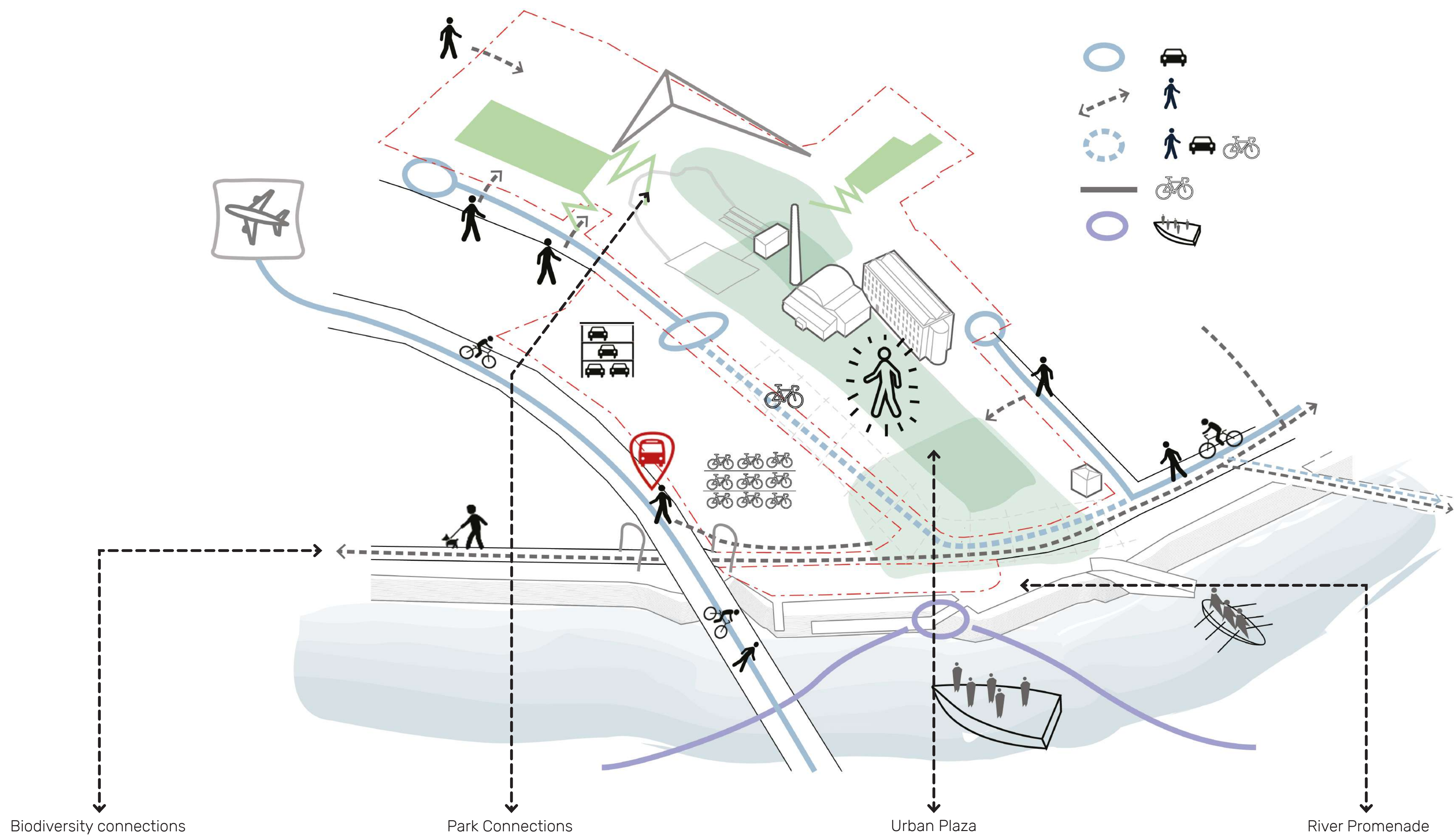
The S.A.C. to the southwest of the Cleeves site forms a formidable approach to Limerick along the Shannon and, in addition to the motorway via the tunnel, is the main approach from Shannon Airport into the city centre. As the river and part of the quay is designated as a S.A.C., the design strategies consider the sensitivities of this designation while reviewing options to deliver a vibrant publicly accessible riverfront, as well as exploring the amenity potential characterised by both wetlands to the west and quays to the east.

Supporting Enhancing the Relationship to the Marshlands and Victorian Estates

The Garden residential area that extends to include Kilrush and connects with the Estuary at Barrington's Pier form a coherent 'Garden Estate' plan that Cleeves forms one terminus of. The North Circular road glides along the edge of the estuary landscape, the historical Kilrush church located at the western edge of St. Munchin's and Fernbank House, now the Salesian's Home.

- 1 Cleeves Riverside Quarter
- 2 Georgian Innovation District + Positive City Exchange
- 3 St. John's Castle
- 4 Colbert Station
- 5 LIT / LSAD
- 6 Thomond Park

- 7 Hunt Museum
- 8 John's Square
- 9 St. Mary's Cathedral
- 10 Kilrush
- 11 Docklands
- 12 People's Park



Biodiversity connections



Park Connections



Urban Plaza



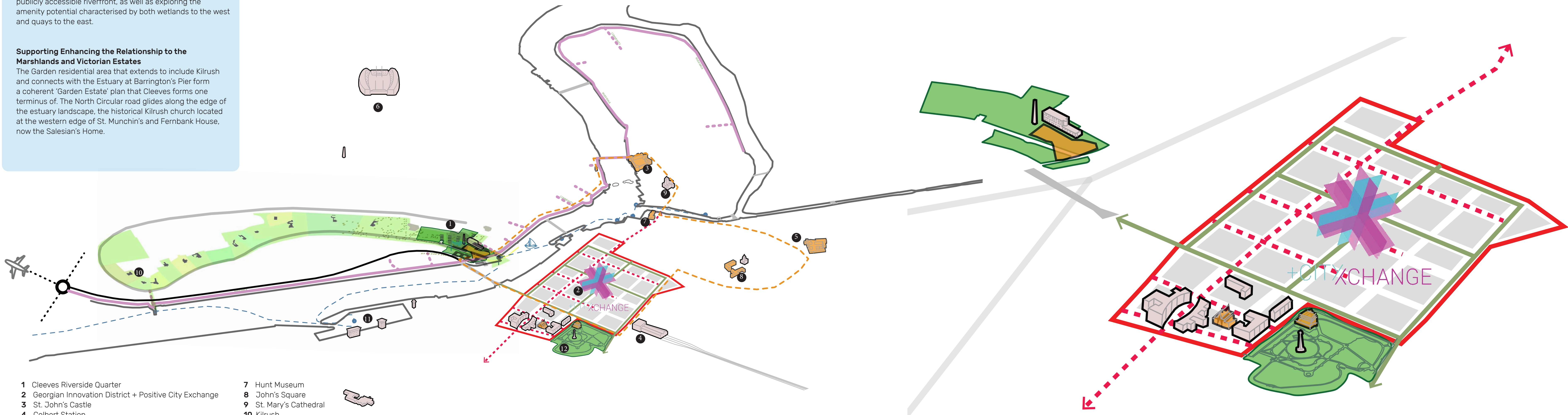
River Promenade



St. Patrick's Day



Flaxmill Public Realm



Potential links to new public transport systems

Cleeves is strongly connected within the region via the Condell Road, with connections to Shannon, the M7 and the M18 and is a key arrival point entry into Limerick City. It is connected to Limerick city along O'Callaghan Strand, the North Circular Road and the pedestrian and cycle network that connects to Limerick Smarter Travel. Cleeves is a potentially strong point of mobility mode transfer from car / public transport, to bicycle / pedestrian urban systems.

Reinforcing Links to the Georgian Grid


The connection of the Cleeves site to the Georgian City is visually strong. From the east, Cleeves appears as an anchor/lighthouse site that points west. The connection of Cleeves to the urban fabric of Limerick city's heart would be strengthened through the construction of the proposed pedestrian bridge and, in doing so, adopting the subtle urbanism of the Crescent and, in the process, matching the density of the Georgian city.

Sustainability & Energy Strategy

This pivotal site has the potential to connect with Limerick city through the many opportunities that have come about within the framework of the +CityXChange Horizon 2020 research project and within the vision for Limerick Twenty Thirty as a digital city of the future. The site will be the embodiment also of the '20 minute city' - the global move towards creating accessible, safe and attractive local areas where people can access most of their everyday needs within a 20-minute walk, cycle or local public transport trip. The design will also embrace long-term viability and evolution of energy systems, including energy mix, building flexibility (shape and form), adaptability, pollution and other environmental agenda items including mobility, climate, health. Consideration will also be included for potential integration of water in the site energy strategy, benefiting from the unique environmental site conditions.

Cleeves Riverside Quarter
Capacity: 10 acre site
Zoned: City Centre (Commercial)
Potential use: Mixed-uses – commercial, residential and public realm
Stage: Master plan
Site essentials: The site is divided into two sections which straddle both sides of the North Circular Road/O’Callaghan Strand





Limerick Twenty Thirty will provide further updates and information on the Cleeves Riverside Quarter development as part of a public awareness for the site.

For further updates on this, please go to our website limerick2030.ie

SCAN ME