

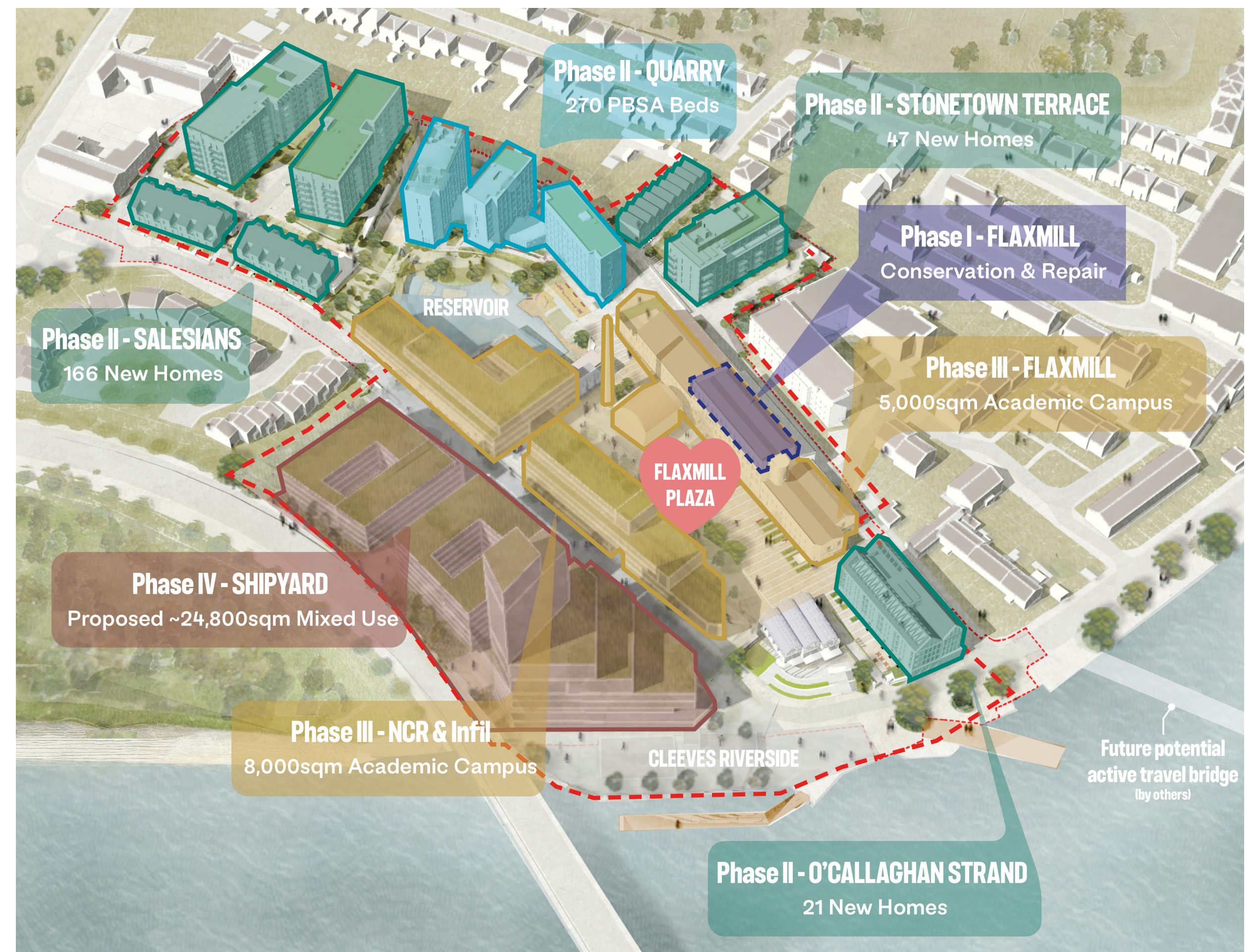
PHASE II - CLEEVES RIVERSIDE QUARTER - RESIDENTIAL & PUBLIC REALM

The site, known locally as 'Cleaves Riverside Quarter' comprises the former industrial mill complex ('Cleaves') situated on the northern side of the River Shannon. The Masterplan currently comprises four phases, this planning application and public information event concerns proposals for Phase II.

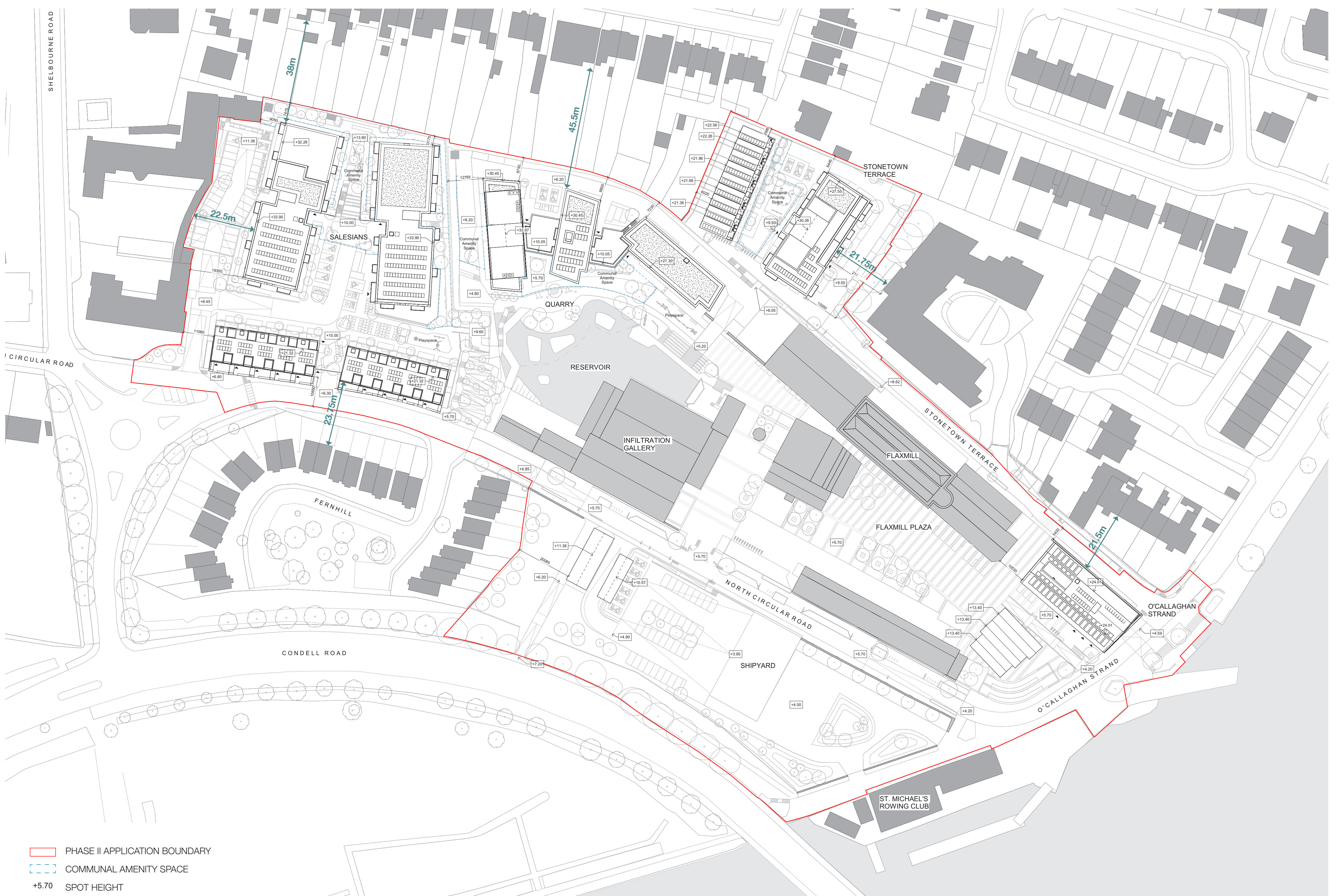
SITE LOCATION:



PROJECT PHASING SUMMARY:

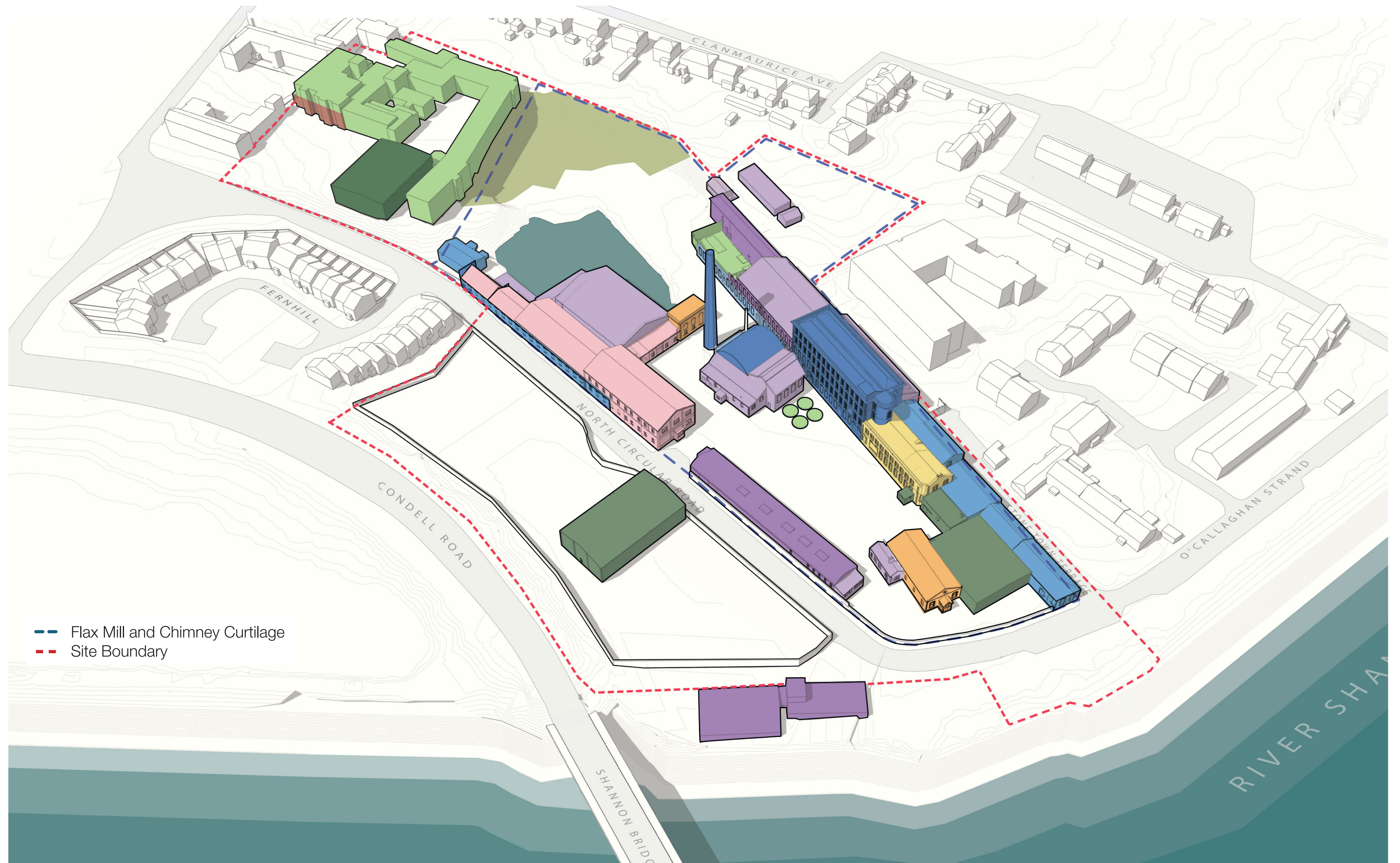


PHASE II - PROPOSED SITE LAYOUT:



SITE HISTORY

The site is historically significant as one of Ireland's largest industrial sites in the 19th century. The Cleeves factory buildings provide an industrial 'axis' that will support a new transformative programme of mixed uses and public realm linking the riverside with the reservoir.



HISTORIC PHASES:

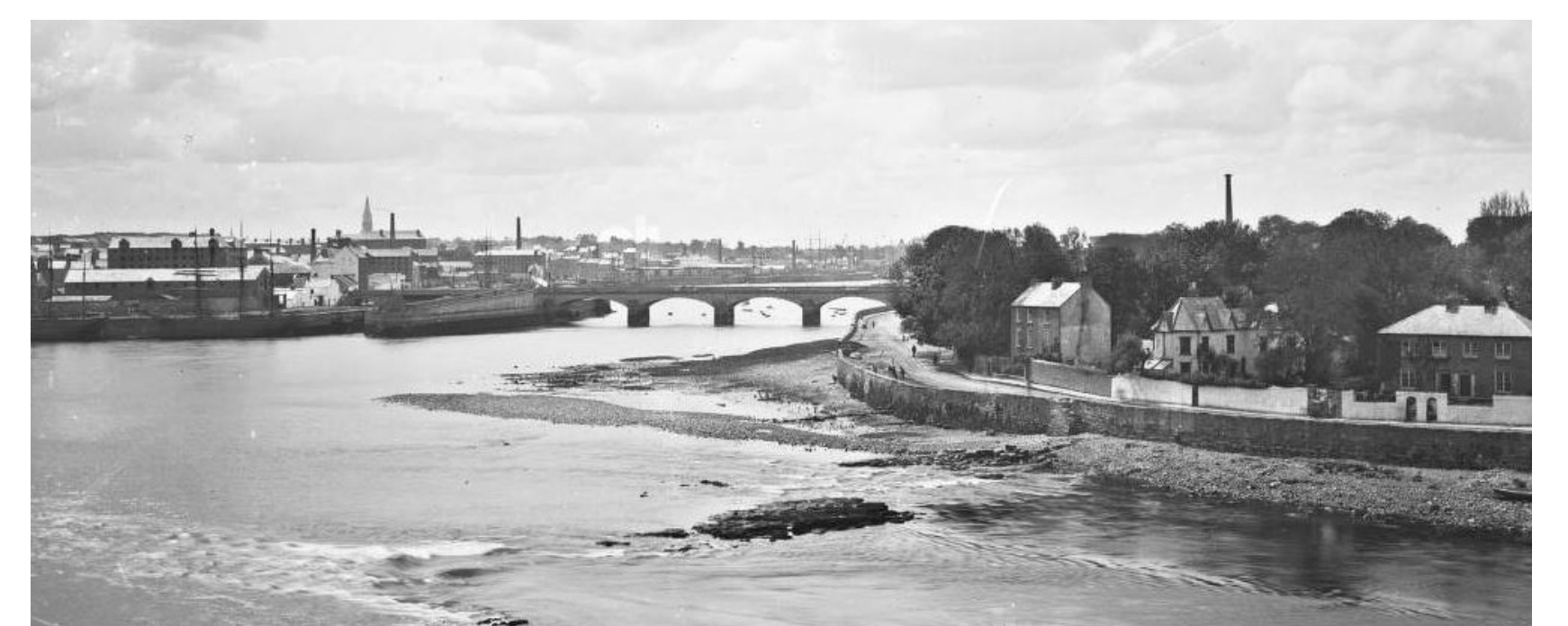
Pre Flax - Quarrying Before industrial development, the site was used for quarrying and shipbuilding along the River Shannon.	1833
Phase 1 - Flax Flaxmill built by J.N. Russell & Sons, representing a significant step in Limerick's early industrial growth before the flax trade declined.	1851 - 1853 1854 - 1864 1865 - 1876
Phase 2 - Flour The vacant flax mill was briefly adapted for flour storage, whilst Thomas Cleeve began operating nearby.	1877 - 1884
Phase 3 - Condensed Milk Thomas Cleeve converted the former mill into a large-scale condensed milk factory, expanding rapidly before labour unrest and economic turmoil ended operations in the 1920s.	1881 - 1884 1884 - 1889 1900 - 1927
Phase 4 - Dairy Disposal The State-run Dairy Disposal Company took over, modernising and extending the complex while production steadily declined toward the 1970s.	1927 - 1950 1951 - 1960 1961 - 1974
Phase 5 - Golden Vale Under Golden Vale ownership, most historic structures were cleared, operations ceased in 2011, but the surviving mill and chimney became protected symbols of Limerick's industrial heritage.	1975 - 1986 Post 1986

HISTORIC SUMMARY:

The centre of the main site at present is the former Flax Spinning Mill, constructed between 1851-53 by flour milling magnate J.N Russell. The Flaxmill is a fifteen-bay four-storey stone building constructed from cut and dressed limestone mined from the quarry on site. Production began in 1853 and in 1855 a weaving complex was built to the West of the Spinning Mill to create a fully integrated Spinning and Weaving Mill, one of the largest industrial buildings in the country at the time. The iconic chimney was added in 1860 and shortened by 30ft in 1960.

Studies conducted have identified 5 key phases of development and use throughout the 170-year history of the site. These can be broadly seen through the historical dating on the surviving structures on the site and in the diagram above.

As of 2011, the milk processing stopped on the site, and aside from temporary uses, the site remains vacant.



HERITAGE STRATEGY:

Capturing and revealing the memory of the site as an important site of production within Limerick City

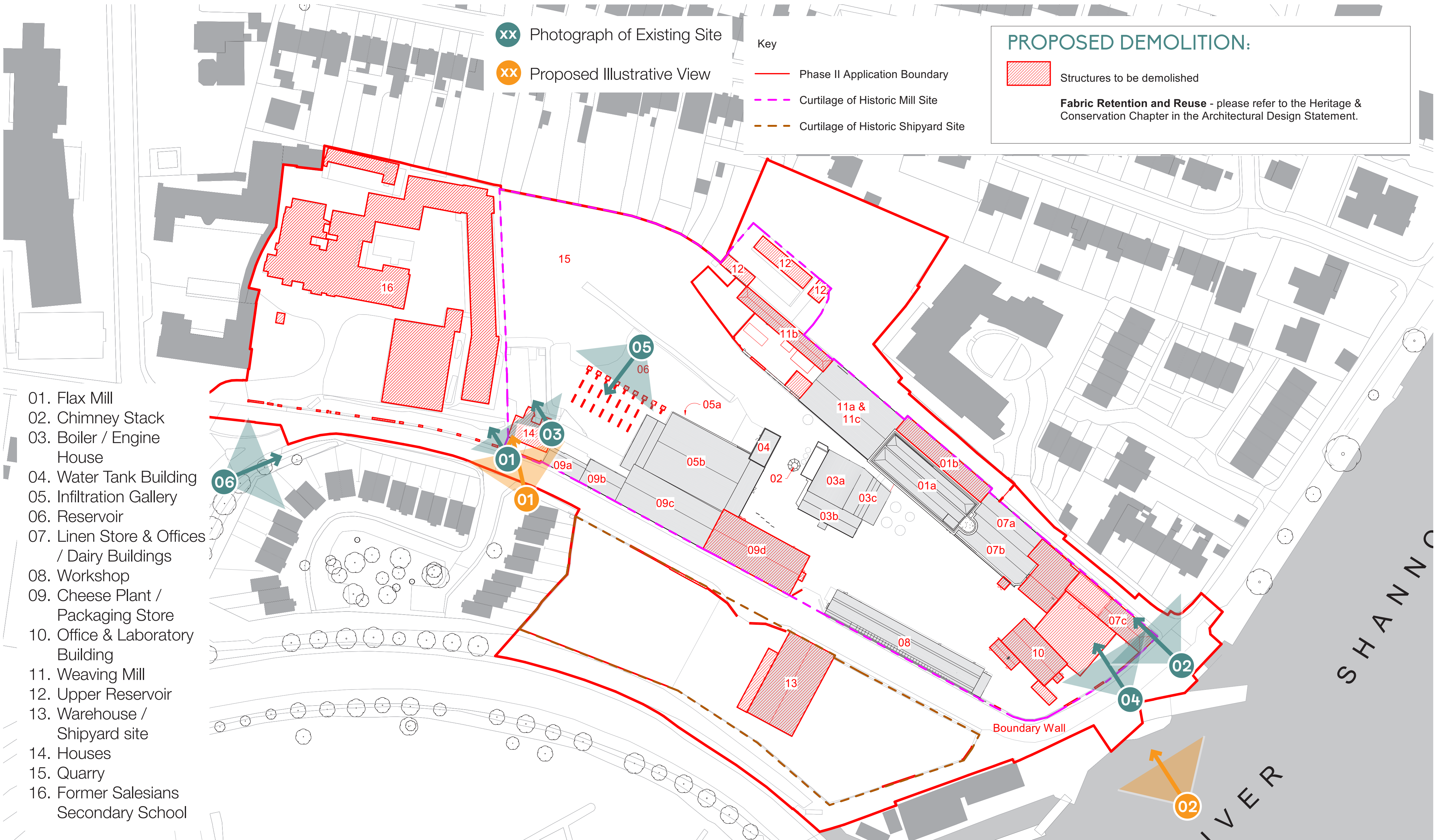
Bringing a unique meaning to the public and community environments in the interfaces between new and old

Combining an industrial 'axis' with a new transformative programme of mixed uses linking the river with the quarry site beyond

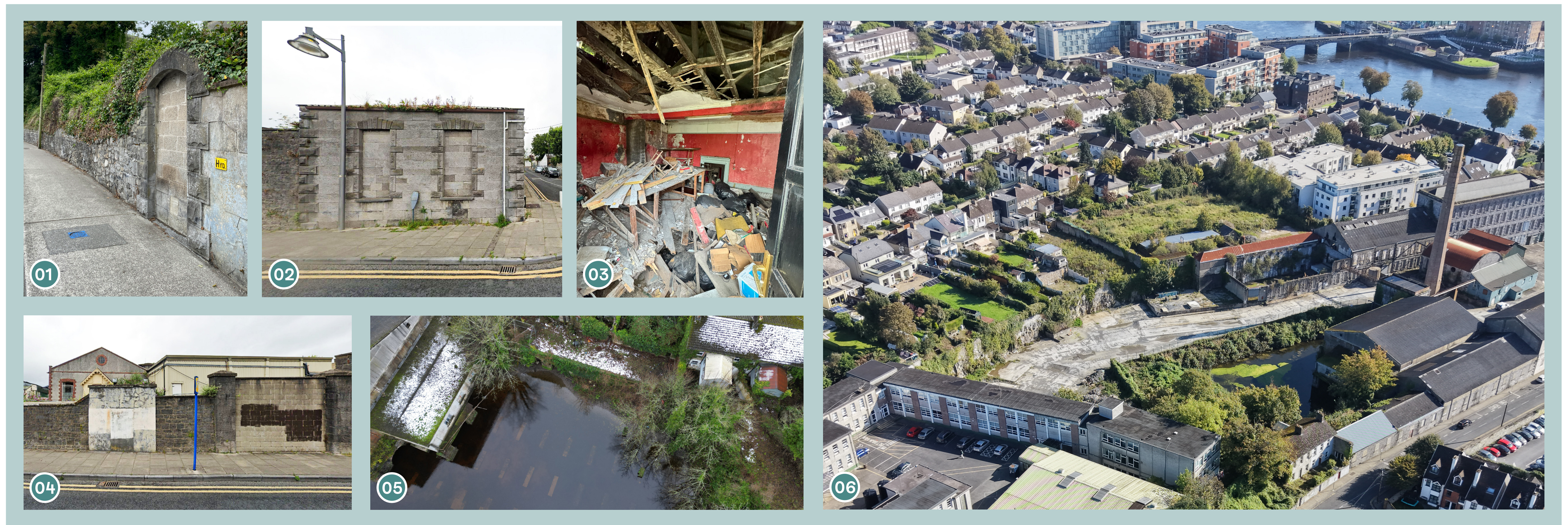
Promoting opportunities for activation of both the existing building environment as well as the new public realm

PREPARATION OF THE SITE - DEMOLITION/ENABLING WORKS

Reflecting the scale of ambition for the reuse of the Mill complex, each building has been appraised individually and by reference to the sites special interest. Opportunities have been identified and new proposals and interventions seek to open up the Cleeves site to the public.



EXISTING SITE CONDITION:



PROPOSED OPENING UP OF THE SITE TO THE PUBLIC:



PHASE II APPLICATION SUMMARY

Phase II of an integrated mixed-use Masterplan which will deliver a diverse range of residential accommodation and connected by a transformational Public Realm that supports the future of working, living and learning.

RESIDENTIAL	234 HOMES	PURPOSE-BUILT STUDENT ACCOMMODATION	270 BEDS
Salesians Site - 166 Homes 76 x 1beds 70 x 2beds 20 x 3beds		Quarry (Inc. 18 studios)	
Stonetown Terrace - 47 Homes 6 x Studios 12 x 1beds 20 x 2beds 9 x 3beds		COMMERCIAL (OCS)	299 SQM
O'Callaghan Strand (OCS) - 21 Homes 9 x 1beds 12 x 2beds		CRECHE (Salesians)	382 SQM
		PUBLIC OPEN SPACE	7,800 SQM



01. View from The Bishop's Quay



02. Illustrative Aerial View

MATERIAL & ELEVATION STRATEGY

The proposed materials have been selected by analysing the various palette of materials on the existing Cleeves site as well as making reference to the rich historical and contemporary examples within Limerick, so that the proposals feel part of the city.

LOCAL EXAMPLES & REFERENCES

LIMERICK





CLEEVES





KEY DESIGN CONCEPTS

1. RHYTHMIC FACADES



2. DISTINCTIVE GABLES



3. ARTICULATED BASES



PROPOSED BUILDING MATERIALS

01. Apartment Block - Stonetown Terrace

02. Townhouses - Stonetown Terrace

03. Side Elevation - O'Callaghan Strand

04. Front Elevation - O'Callaghan Strand

05. Reservoir Elevation - PBSA/Quarry

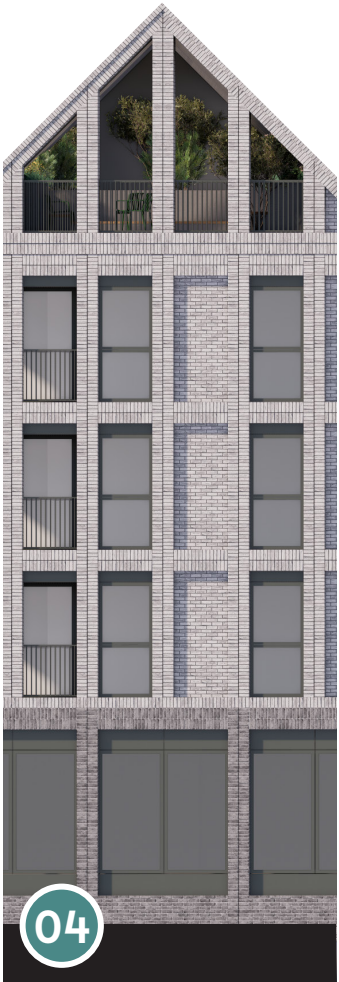
06. Quarry Elevation - PBSA/Quarry

07. Apartment Block - Salesians

08. Apartment Block - Salesians

09. Triplexes - Salesians

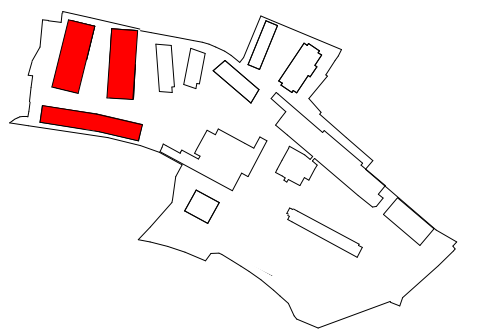






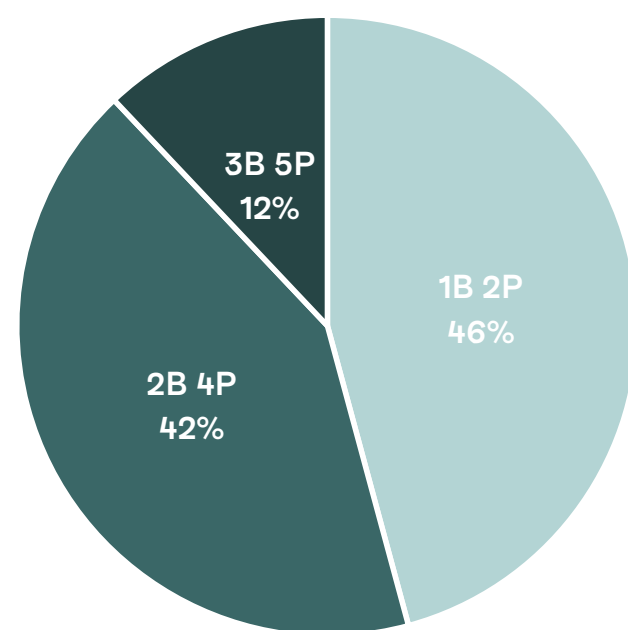


SALESIANS



A new residential neighbourhood centred around a creche, overlooking the reservoir with views back to the Flaxmill and the city centre. A mix of apartment and townhouse living, with a carefully designed public realm that is safe and accessible

166
NEW HOMES



Creche
Space for 34 children provided at the heart of the proposals with dedicated open space and drop-off facilities.



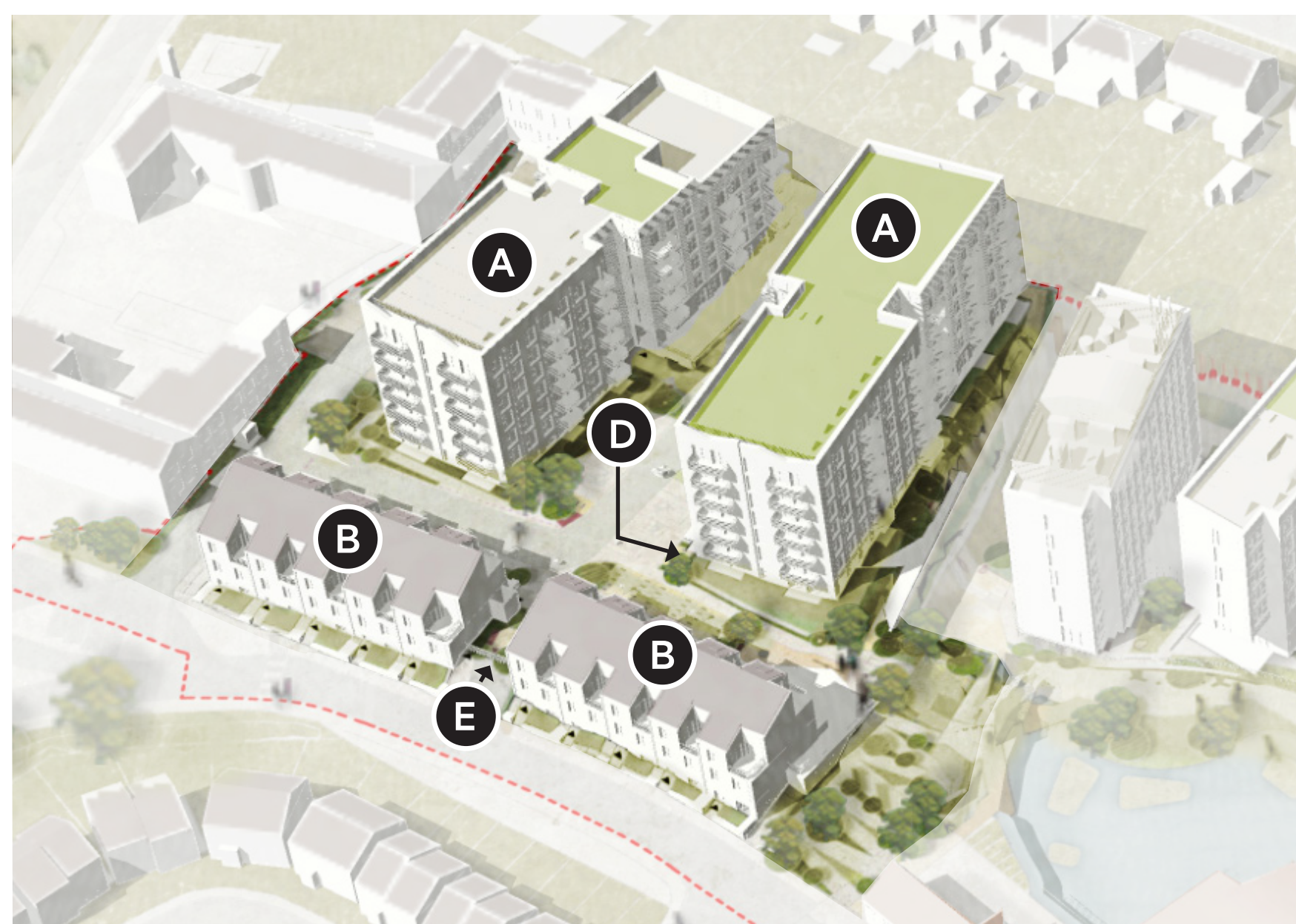
02. Illustrative Elevation in Context



03. Illustrative Section in Context

Key

- A** 6/7 Storey Apartment Blocks
- B** 3 Storey 'back-to-back' triplex homes
- C** Communal Amenity Space
- D** Creche
- E** Residents undercroft Car Parking
- F** Salesians Staff Car Parking



01. Aerial View (Zoom in of Salesians)



04. Illustrative Plan

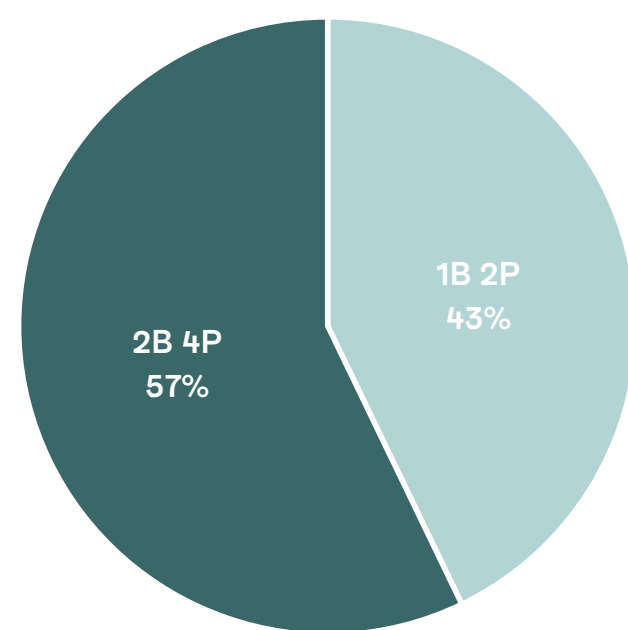


05. Illustrative View from Salesians

O'CALLAGHAN STRAND

Activating the Flaxmill Plaza with food and beverage offers alongside high-quality riverside living. Surrounded by heritage with views across the River Shannon to the city and the expansive landscape beyond

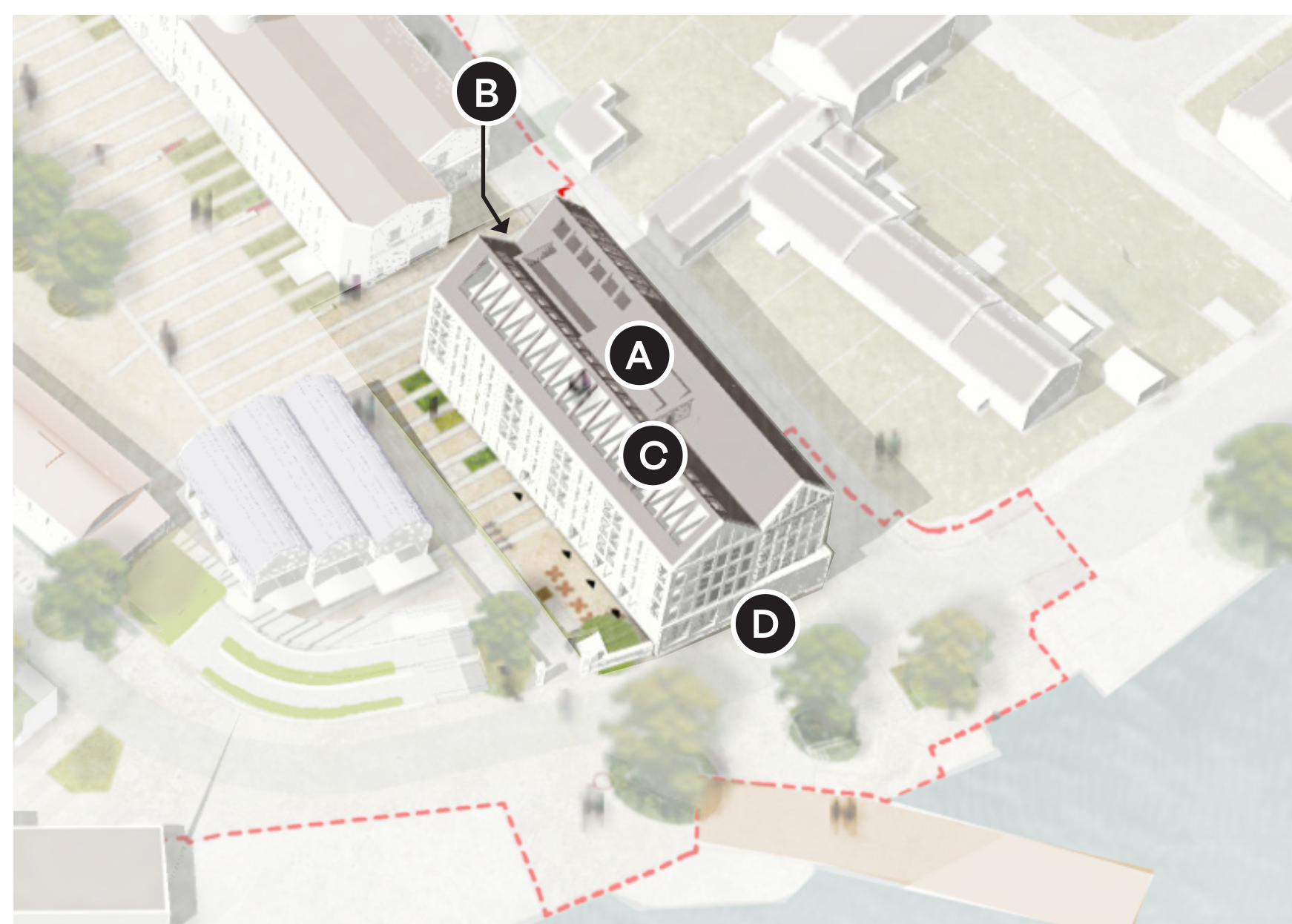
21
NEW HOMES

Commercial Space
299sqm commercial space will front onto the River Shannon and the Flaxmill Plaza providing active ground floor uses.

Key

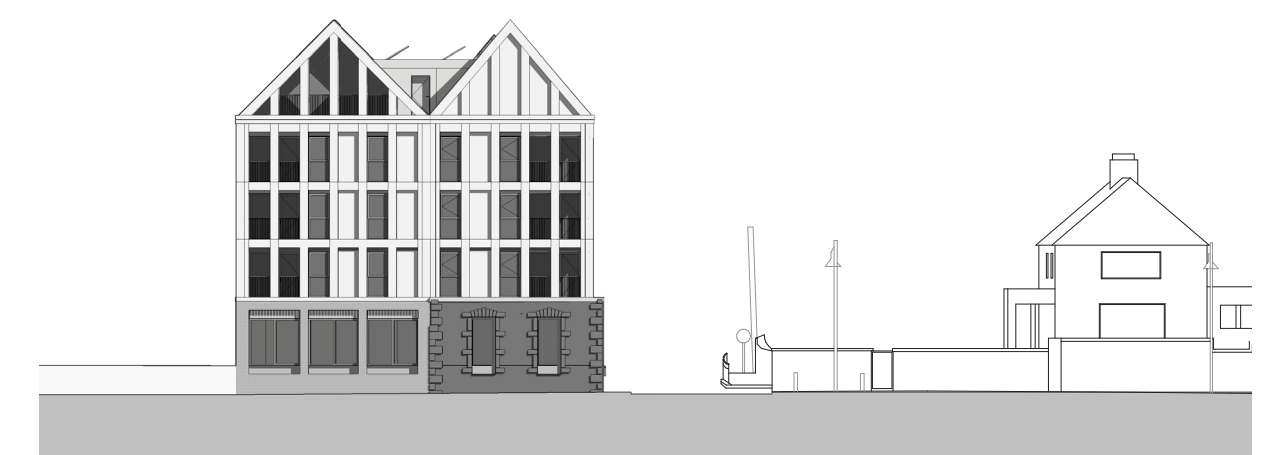
- A** 4/5 Storey Apartment Block
- B** Secure undercroft parking for residents
- C** Communal Amenity Space for residents at roof level
- D** Commercial space proposed at ground floor



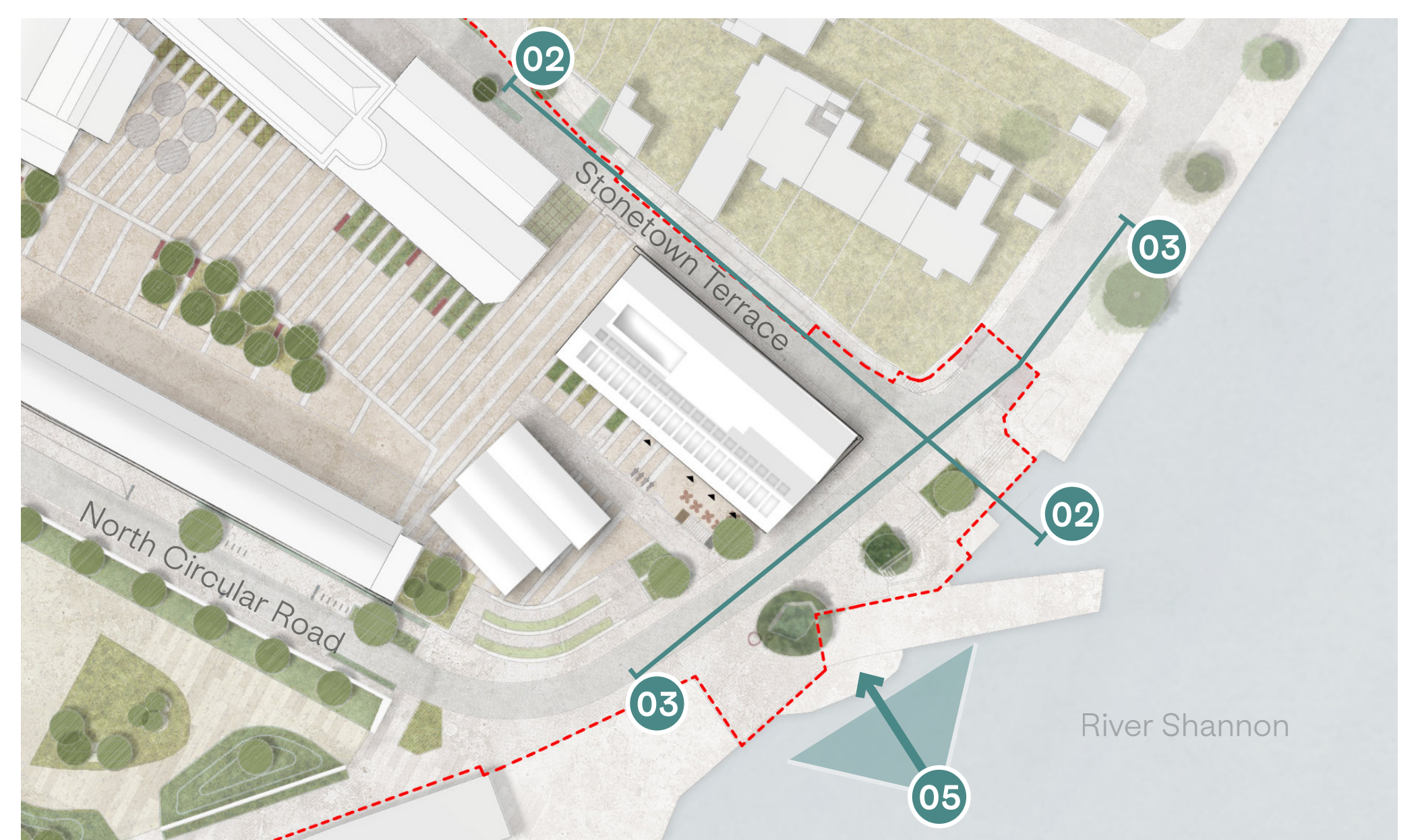
01. Aerial View (Zoom in of O'Callaghan Strand)



02. Illustrative Elevation in Context



03. Illustrative Elevation in Context



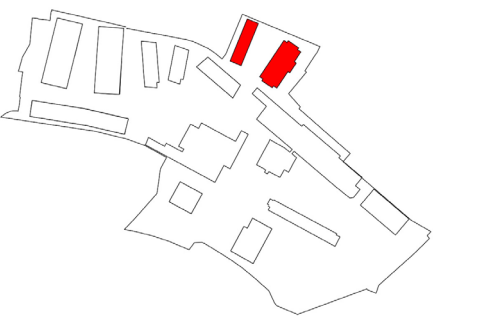
04. Illustrative Plan



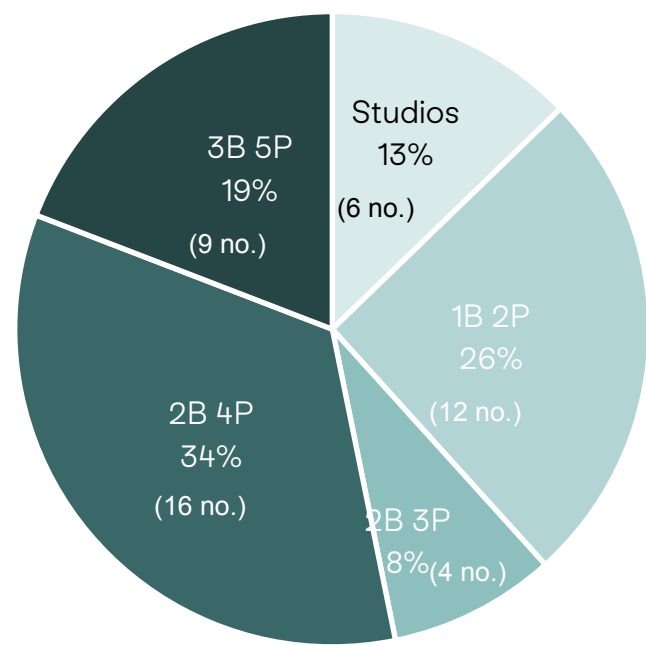
05. Illustrative View of O'Callaghan Strand from the River Shannon

STONETOWN TERRACE RESIDENTIAL

A diverse mix of high quality homes within a 5 storey apartment block and 3 storey townhouses overlooking the Flaxmill precinct chimney, with a garden focused communal amenity space for the residents.



47
NEW HOMES



Amenity:
Private balconies and terraces to each home.
Communal amenity in central garden.



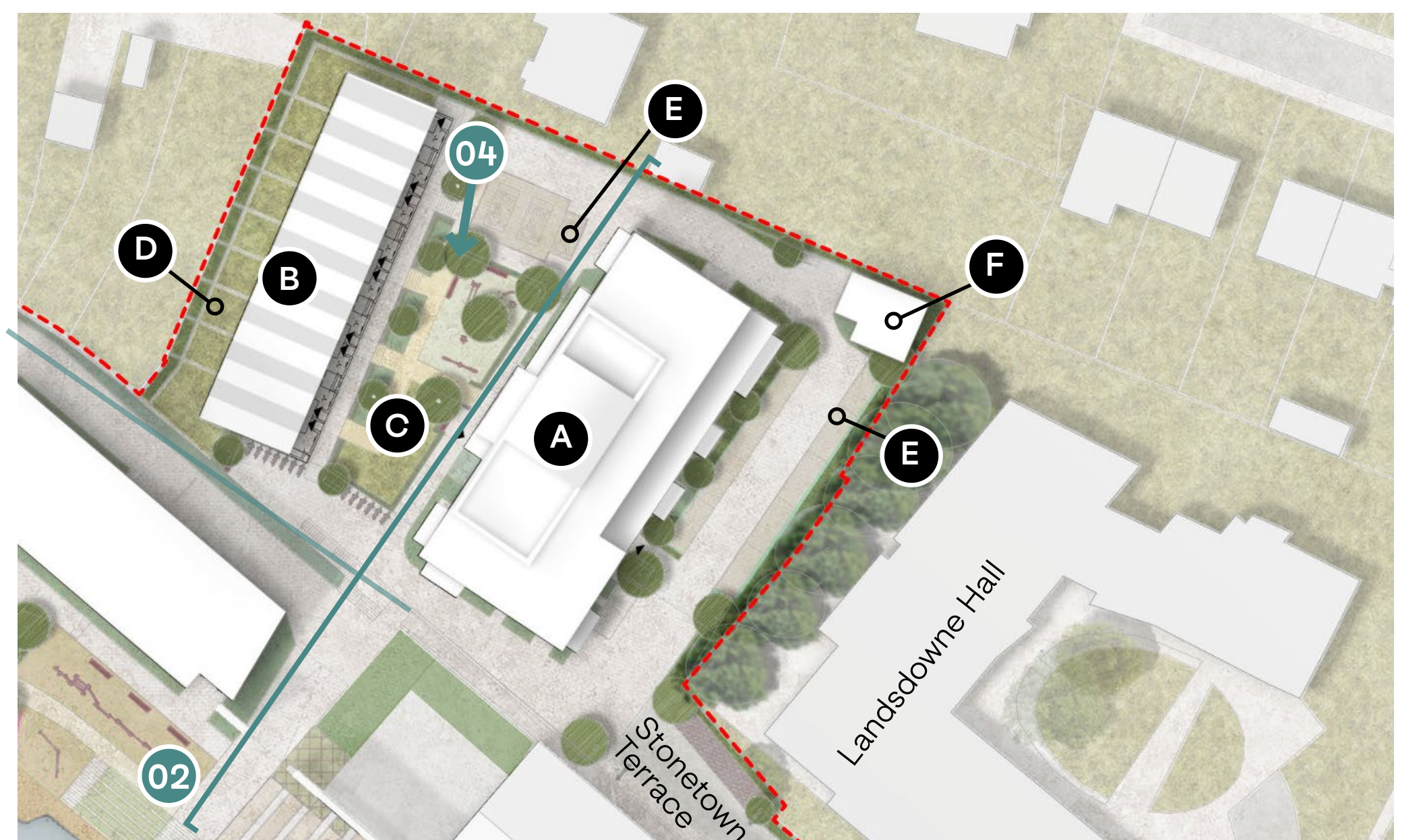
02. Illustrative Elevation in Context, to apartment block

Key

- A** 5 Storey Apartment block
- B** 3 Storey Townhouses
- C** Communal Amenity Space for residents with play space
- D** Private Gardens for Townhouses
- E** Car Parking for Residents
- F** Secure Bicycle Parking for Residents



01. Aerial View (Zoom in of Stonetown Terrace)



03. Illustrative Plan

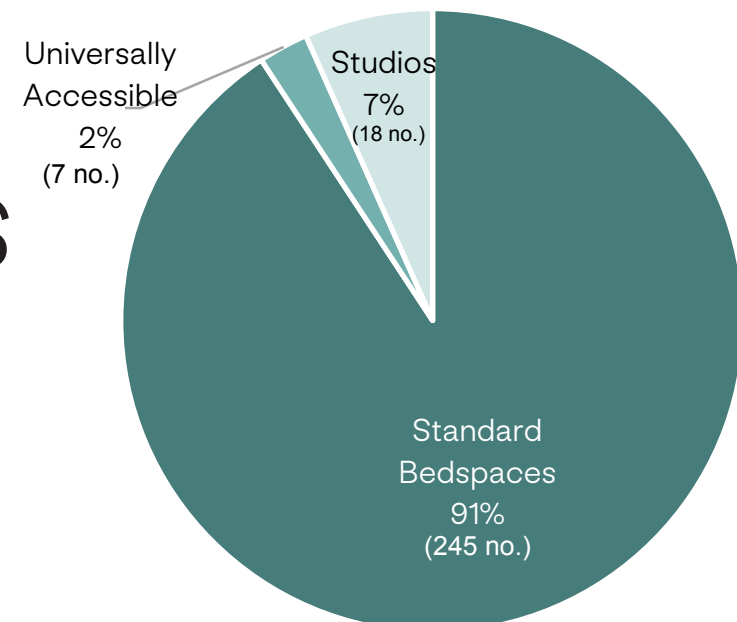


04. Illustrative View of Stonetown Terrace

PURPOSE BUILT STUDENT ACCOMMODATION

Student housing configured in three wings, connected by a linking ground level accommodating communal spaces and shared facilities. It is situated in the quarry adjacent to the reservoir, a unique setting and key location within the Quarter.

270
NEW BEDSPACES



Amenity:

Provided internally at ground & first floor level.

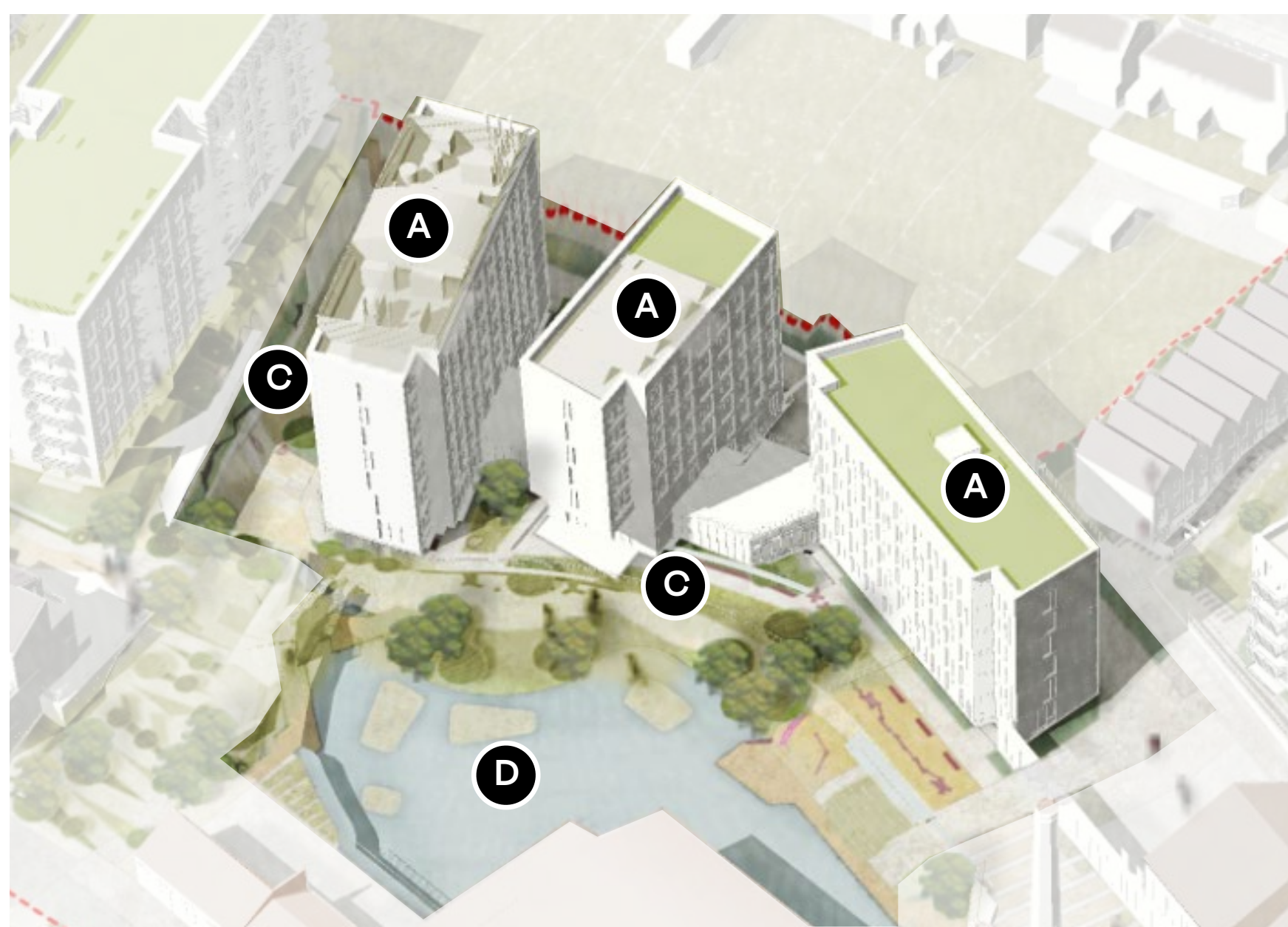
Provided externally at ground floor and first floor roof terrace overlooking the reservoir.



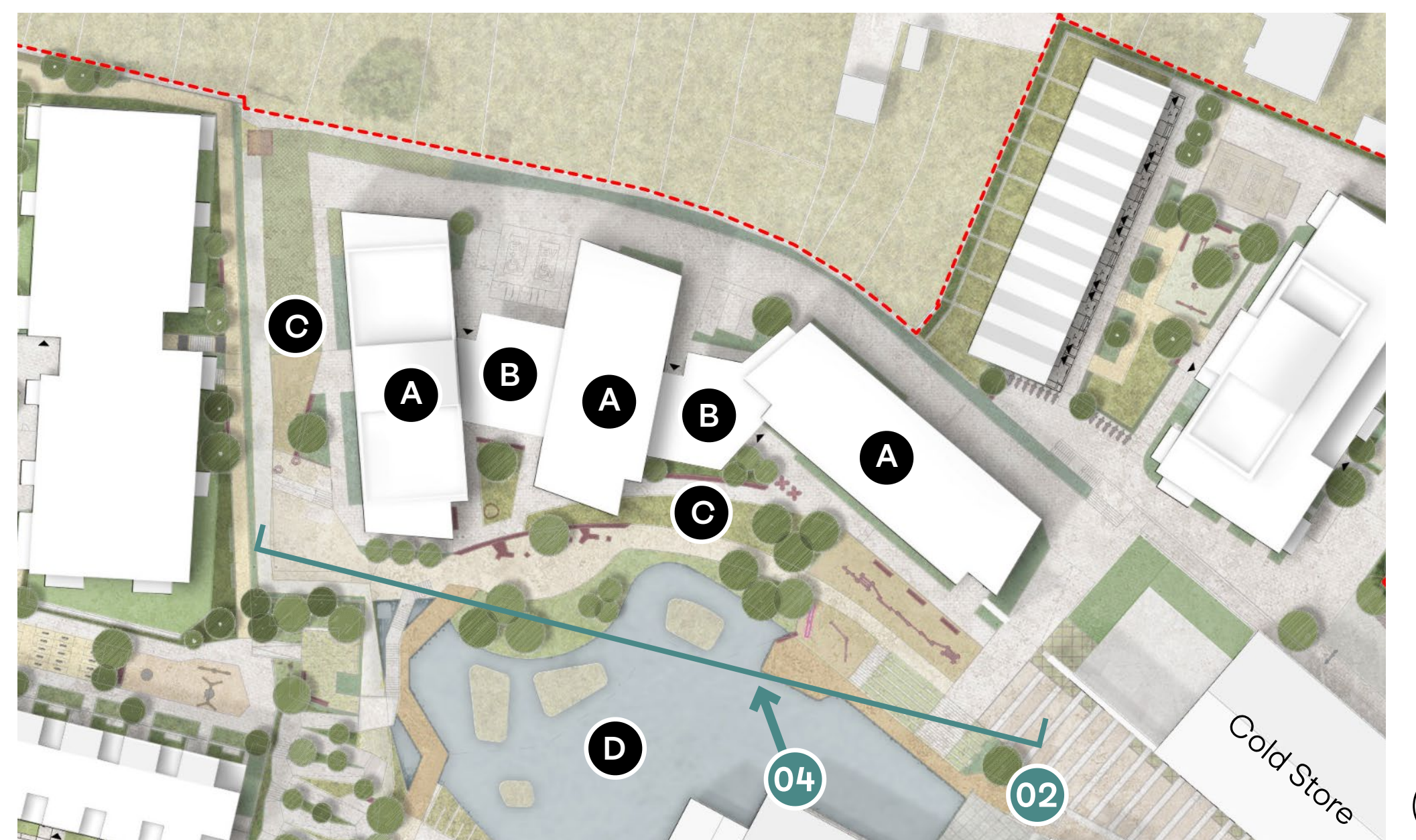
02. Illustrative Elevation in Context, South elevation

Key

- A** Student Residential accommodation,
West Wing 2A: 7 storey + plant
Central Wing 2B: 7 storey
East Wing 2C: 6 storey
- B** Linking single storey communal spaces
- C** External Communal Amenity Space for Students
- D** Reservoir



01. Aerial View (Zoom in of Quarry PBSA)



03. Illustrative Plan



04. Illustrative View from Reservoir

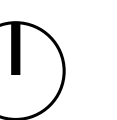
NEW PUBLIC SPACES FOR LIMERICK CITY

- Creating an attractive and active public realm in this new quarter, focussed on celebrating the riverside setting and the unique industrial heritage of Cleeves
- Celebrating the Rivers edge by opening up the Flaxmill site to the river, offering a new riverside vantage point, and providing active spaces to engage with the riverfront and promenade
- Enhancing connectivity to the city and neighbourhood by linking to pedestrian and cycle routes along O'Callaghan Strand Promenade, Condell Rd and North Circular Rd
- Offering neighbourhood permeability by creating universally accessible connections from O'Callaghan Strand Promenade and North Circular Rd

- Forming public open spaces with distinctive characteristics, reinforcing a sense of place from the riverside, through the civic scaled Flaxmill space, to the iconic chimney with remnants of Cleeves industrial past.
- The design of the Flaxmill public realm incorporates industrial heritage references along with climate resilient circular design strategies, such as potential for use of recycled / salvaged materials as part of paving.



Partial Landscape Plan: Flaxmill and Riverside Public Realm Area



Key

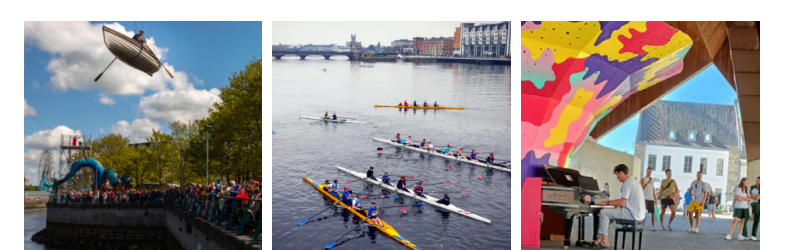
- 1 Environmental canopy between the riverside and Flaxmill public space, harnessing solar energy, offers a sheltered location for informal gatherings, pop-up uses, viewing venue for events
- 2 Viewing Terraces overlooking the River, with seating edge formed on remnants of the Cleeves boundary wall
- 3 Cafe Terrace seating area adjacent to riverside promenade
- 4 Greening and Shared Surface on Raised North Circular Road, offers a universally accessible shared surface for pedestrians, cyclists and vehicles with new landscaping, along with additional flood protection
- 5 Flaxmill Plaza, civic space for flexible uses (with some temporary elements in this phase)
- 6 New temporary public garden offering amenity space and flood resilience prior to development of the Shipyard site, with new access points from riverside promenade
- 7 Potential for temporary meanwhile uses in location of former shed on the Shipyard site
- 8 Re-opening of old openings in the existing walls behind St Michaels Rowing Club offers improved permeability and connectivity towards the riverside and O'Callaghan Strand
- 9 Enhanced shared surface for pedestrians, cyclists and vehicles along the O'Callaghan Strand promenade and Stonetown Terrace



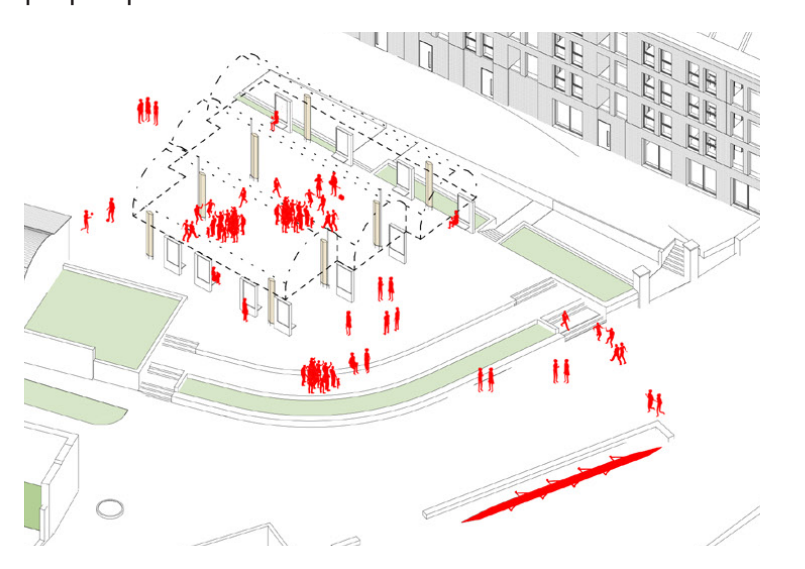
Partial Aerial Rendering: Flaxmill and Riverside Public Realm Area



A Gateway to the Quarter, Supporting Riverside Activity: Canopy & O'Callaghan Strand Cafe Area



Public space with potential to support community uses, exhibitions, festivals and pop-up and scheduled events



Canopy offers weather protected viewing point between the River and the Flaxmill civic plaza. Vertical elements offer additional shelter from wind, incorporating seating and interpretive signage referencing the history of the site

NEW PUBLIC SPACES FOR LIMERICK CITY

- Creating an active public realm celebrating natural features and setting including the reservoir and quarry
- Offering neighborhood permeability by creating connections within the new quarter between the upper residential sites and the public realm of the lower sites around the reservoir
- Providing spaces for recreation, health and well-being in new amenity spaces for all ages, capturing the amenity value of the reservoir / quarry area and supporting active lifestyles in the community, along the quarry face and potentially within the reservoir
- Nature based solutions for surface water drainage are prioritised, closely allied with the existing presence of water in the reservoir, wetlands and river Shannon

Key

- 1 Play area in public realm for older children
- 2 Public path along planted reservoir edge with seating, separated from student amenity space by level change
- 3 Potential for access to reservoir edge for recreational / amenity uses, including water sports such as kayaking, paddleboarding etc.
- 4 Reservoir, integrated with nature based surface water attenuation strategy, potential to include biodiversity features to improve water quality
- 5 Potential for rock climbing amenity at existing Quarry face
- 6 Connectivity between the public realm and public space on the promontary at the upper level, with access to the new Salesians residential development
- 7 Connectivity between Quarry public realm and the new Stonetown Terrace residential development at the upper level
- 8 Pedestrian Connectivity between Quarry Public realm and North Circular Road
- 9 Integration of surface water drainage features from upper sites to the reservoir at the lower Quarry site, as part of the sustainable on site water storage strategy
- 10 Supporting site ecology: Bat house integrated along quarry face / steps

Examples of Nature Based Sustainable Drainage solutions integrated within the public realm design

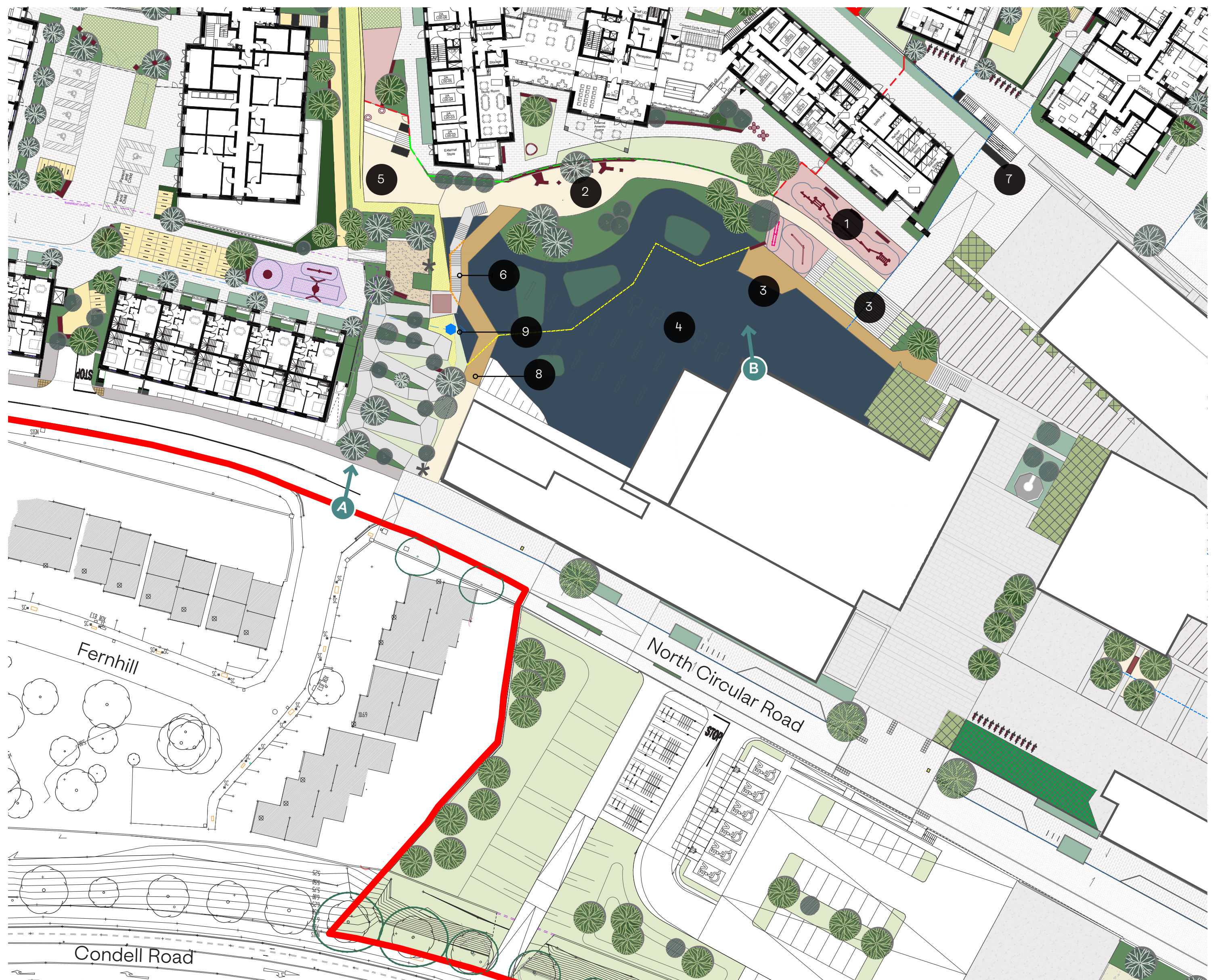


Potential Amenity Uses within the Quarry / Reservoir Area



5 Rock climbing

3 Recreational water activities



Partial Landscape Plan: Quarry / Reservoir Public Realm Area with connectivity to upper sites



Partial Aerial Rendering: Quarry / Reservoir Public Realm Area with connectivity to upper sites



View A, Public Realm Connectivity, to/from NCR

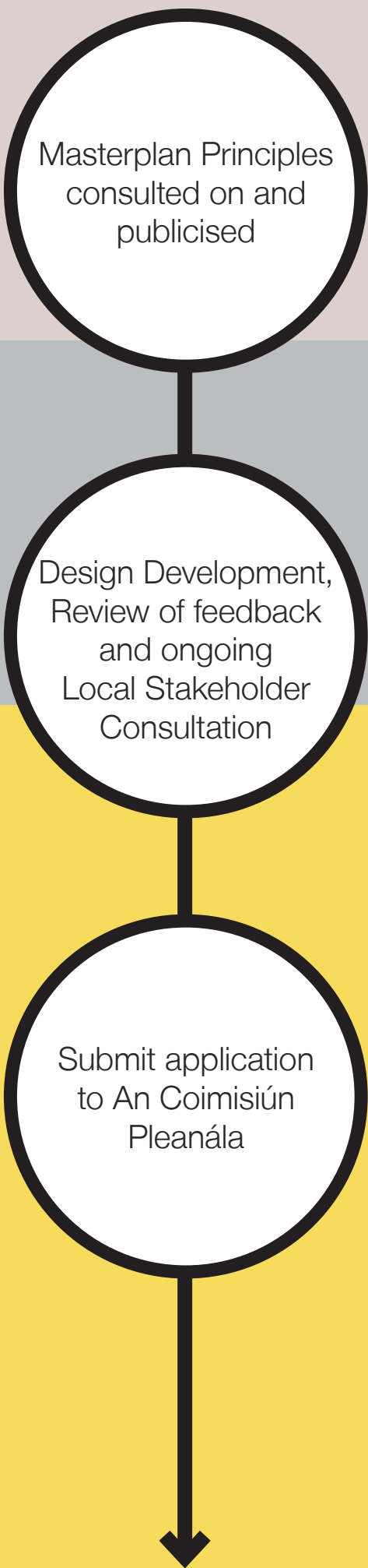


View B, Quarry / Reservoir Public Realm Area, amenity uses with connectivity to upper sites

TIMELINE & NEXT STEPS

The Phase II application will be submitted shortly in October 2025.

PHASE II APPLICATION:



KICK-OFF & MASTERPLAN

2021 - 2023
The project team was selected and began developing options appraisal for the site alongside stakeholder engagement. A vision for the Cleaves site was developed by 2023 following the established masterplan principles. This is an integrated mixed-use Masterplan focused around a transformational Public Realm that supports the future of working, living and learning. The integrated masterplan is underpinned by a resilient and phased design approach and at the end of this period the masterplan was publicised and consulted on.

DESIGN DEVELOPMENT

2024-2025
Since the Masterplan has been developed, the design team have been progressing with designs for the Phase II Application which aim to expedite the delivery of the residential plots and the open the site up to the local community with a new public realm. A number of stakeholders have been consulted including a number of internal departments within Limerick City & County Council and during the wider Public Consultation events held in June 2025.

NEXT STEPS & PLANNING CONSENT PROCESS

OCTOBER 2025
This planning application is made under Part X and XAB Section 175(3) and Section 177AE(3) of the Planning and Development Act, 2000 (as amended). The application is being made by LCCC in partnership with Limerick Twenty Thirty (LTT).
A copy of the plans and particulars of the proposed development, the Environmental Impact Assessment (EIAR) and the Natura Impact Statement (NIS) will be available for inspection at the following locations:

The office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902
Limerick City and County Council, Merchant's Quay Limerick V94 EH90
Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WW78

The application plans and particulars, the EIAR and NIS may also be viewed or downloaded online.
Submissions or observations on the proposed development may be made in writing only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902.
Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of Coimisiún Pleanála, (Telephone No. 01 8588100).

PROPOSED CONSTRUCTION STAGES TIMELINE:

PHASE II WORK STAGES	2027				2028				2029				2030			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1. CONSTRUCTION OF BAT HOUSES																
2. DEMOLITION/ENABLING WORKS																
3. FLOOD DEFENCE WORKS																
4. SALESIANS																
5. STONETOWN TERRACE																
6. O'CALLAGHAN STRAND																
7. QUARRY																
8. FLAXMILL PLAZA																
9. MOBILITY HUB (SHIPYARD)																

ADDITIONAL PHASES:

Phase I: Flaxmill Building Repair & Stabilisation Works

Stabilisation, consolidation and repair of the upper storey and roof of the main mill building with an anticipated start at the end of 2025.



Phase III: Technological University of Shannon Campus

Proposals are being developed to provide student facilities and college lecture spaces on the Flaxmill, Infiltration Gallery and North Circular Road plots.



Phase IV: The Shipyard Site

The full development of Shipyard as set out in the Cleaves Masterplan Vision will form part of a future phase and is subject to further design development.



APPROACH TO SUSTAINABLE MOBILITY, TRAFFIC & TRANSPORTATION

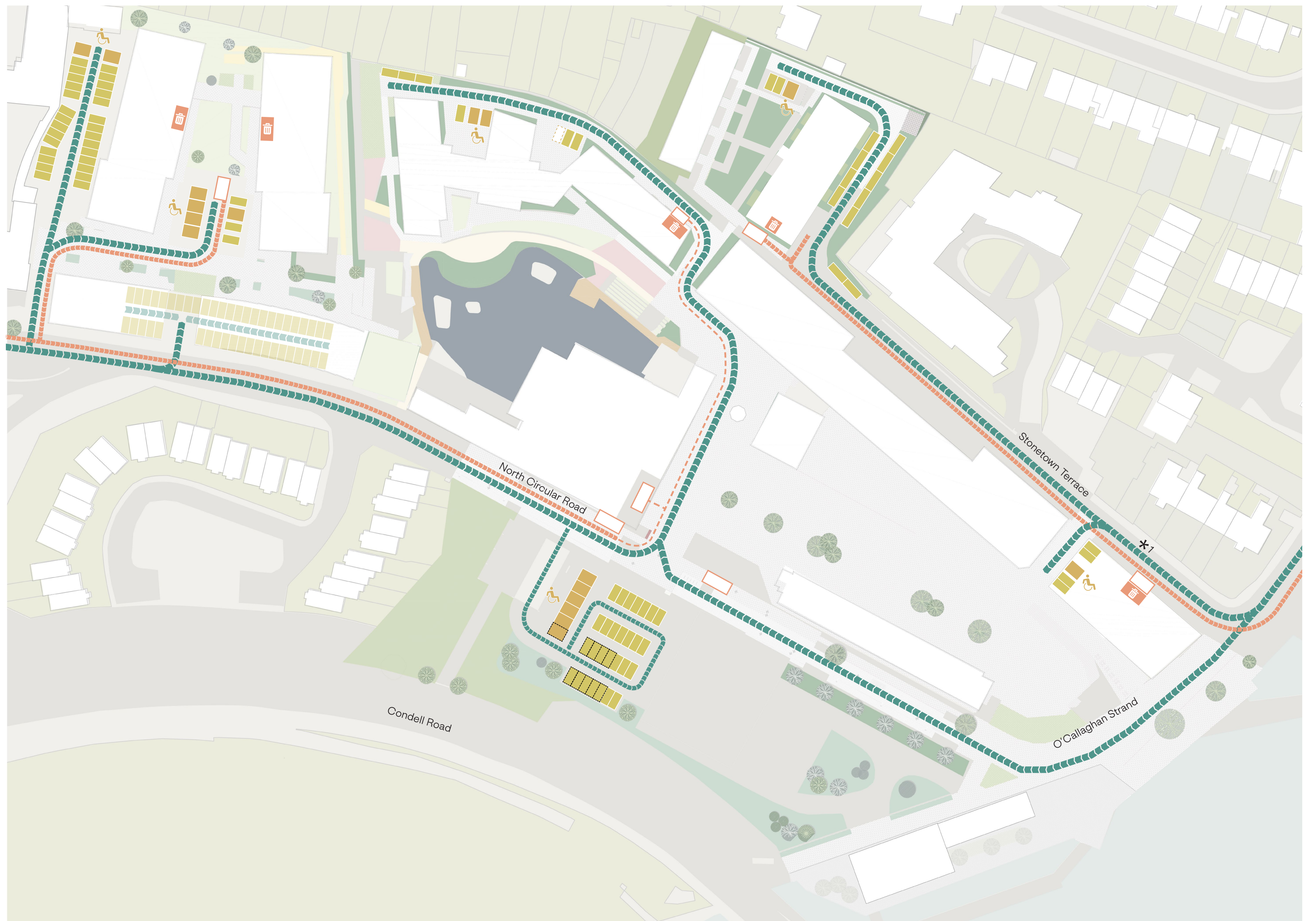
- Minimising vehicular access within the main public spaces
- Supporting shared vehicular mobility options including a residential car club on the Shipyard site
- Provision for set-down spaces, for deliveries and servicing

Car Parking Summary

Residential / PBSA spaces:	69 no.
Residential Car Club spaces: (on the Shipyard site)	10 no.
Creche Drop-off / UA Spaces:	4no.
Public / Visitor spaces:	26no.
Salesians School Spaces:	30no.

Key

- Servicing Route
- Vehicular Route
- Standard Car Parking Space
- Accessible Car Parking Space



01. Site Vehicular and Servicing Strategy Diagram

- Providing a pedestrian-prioritised site movement strategy to support a cohesive and vibrant quarter
- Promoting East/West links across North Circular Road
- Supporting connectivity between upper residential sites and lower sites

Cycle Parking Summary

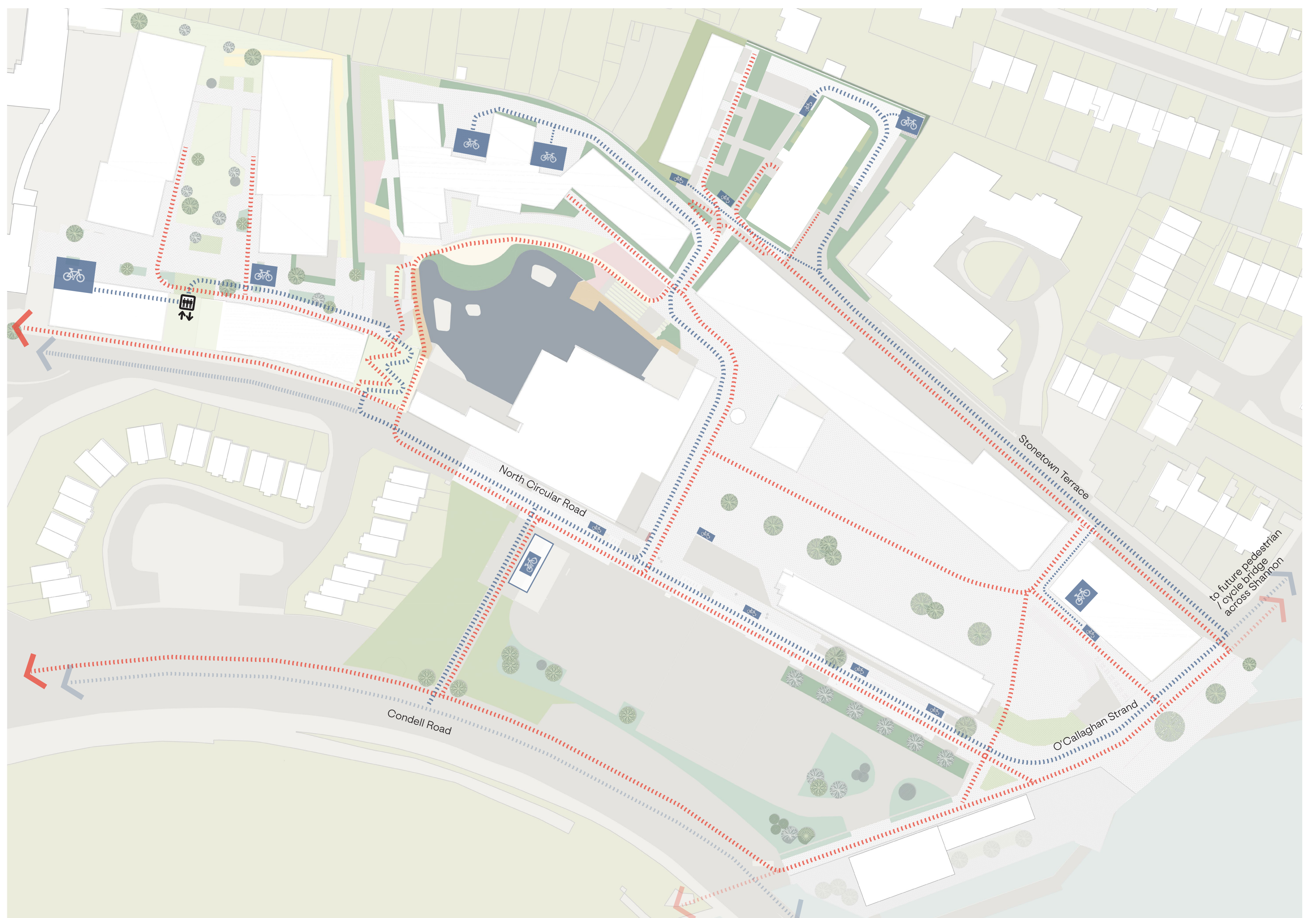
including secure, strategically located cycle parking infrastructure

Resident spaces:	466 no.
Residential Visitor spaces:	110 no.
Creche spaces:	3 no.
Public / Mixed Use spaces: (Mobility Hub & Public Realm)	120 no.

Key

- Mobility Hub Cycle Parking
- Residential Cycle Store
- Cycle Route
- Pedestrian Route
- Public Lift

*1 Existing carparking spaces on Stonetown Terrace retained.



02. Site Pedestrian and Cycle Connectivity Strategy Diagram