

Cleeves Riverside Quarter, Phase 1

Public Notice No. CRQ-Phase 1-PN-001

[Dear stakeholder / neighbour,]

I am writing to you to tell you what is going on and what you can expect from the construction project that is getting underway to stabilise the historic Flax Mill building as part of the Cleeves Riverside Quarter Project.

Sisk has been appointed to lead this exciting project, and we will be your main point of contact. We are now starting to set up on site and begin the works which **may** give rise to some questions. This letter sets out at a high level the project objectives and our approach and who you can contact for more information.

Project Background

The Cleeves Riverside Quarter Project, Phase 1 site is identified by **Limerick Twenty Thirty**, as a key site as part of the revitalisation and redevelopment of Limerick City Centre. The project will revitalise the area and introduce a mixed development of commercial, residential, educational, entertainment & new civic amenities for the residents and public of the area and all visitors to Limerick city.

This project involves stabilisation and repair works to the historic Flax Mill building within the Cleeves Riverside Quarter. It is a protected 19th-century industrial structure located in a multi-user campus. The scheme is conservation-led and designed to safeguard heritage fabric while enabling structural repairs and future redevelopment. John Sisk & Son, Ireland's largest construction company and a family-owned business, has been appointed to the project, and we will be leading the works. Sisk has been working over the last number of years in Limerick City Centre on Opera Square, on the University Hospital Extension and the Bon Secours Healthcare Project and is also delivering the Adare By-Pass and the Limerick to Foynes Rail Upgrade Project.

The phase 1 works at Cleeves Riverside Project are now starting and will involve:

- **Enabling Works:** environmental clean, licensed asbestos removal, removal of redundant steel frames and chimney restraints, ground preparation and underground surveys for scaffold stability
- **Temporary Works:** installation of engineered scaffolding and internal birdcage scaffold, back-propping to floors and vaulted



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Contacts

Roy Browne
Contracts Manager

Responsibilities

- Overall Project Control
- Client liaison

Stephen Geraghty
Site Logistics

Responsibilities

- Coordination of Deliveries & plant
- Site team liaison

Victor Hannon
H&S advisor

Responsibilities

- Project H&S issues
- Coordination of Work

arches, temporary roof system with integrated rainwater management

- **Conservation Works:** careful dismantling and rebuilding of the Northwest gable and parapets, roof truss repairs, gutter replacement, water tank refurbishment, salvage and reuse of heritage materials under conservation architect supervision.

Sisk will make every effort to ensure that the disruption to the surrounding stakeholders and residents is kept to a minimum. We will be available on site to discuss any complaints or issues that arise as and when necessary.

The client for this project is Limerick Twenty Thirty (LTT), the company which is developing key strategic sites in Limerick and that will act as anchors for enterprise and development for the Mid-West region. Limerick Twenty Thirty was established by Limerick City and County Council (LCCC) in 2016.

The Sisk Site team will be led by me, Roy Browne, a Senior Contracts Manager at Sisk and Stephen Geraghty as Project Manager.

You can contact us via r.browne2@sisk.ie with any questions, suggestions, comments or concerns and they will do their best to respond as quickly as they can.

Link below has more details on the overall vision for the site and how it fits into the Limerick Twenty Thirty Masterplan
<https://limerick2030.ie/portfolio/cleeves-riverside-campus/>

We look forward to working with you on this project to start to bring this part of Limerick City back into use in a way that benefits as many people as possible.

Kind regards,

Roy Browne