



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

LEABHARLANN

Opera Site Limerick City

PLANNING REPORT

Application for Permission for Development of a mixed-use scheme at the site known as the "Opera Site", principally bounded by Bank Place, Michael Street, Ellen Street, Patrick's Street and Rutland Street, Limerick, Co. Limerick

Prepared on behalf of Limerick City and County Council
by Tom Phillips + Associates



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1.0 INTRODUCTION

Tom Phillips & Associates, Town Planning Consultants, 80 Harcourt Street, Dublin 2, have been instructed by our Client, Limerick City and County Council to prepare this Planning Application Report.

This Report accompanies a Section 175 application for approval, being made directly to An Bord Pleanála under the provisions of Section 175 of the Planning and Development Act 2000, as amended (The Act).

The proposed development by Limerick City and County Council comprises the Opera Site re-development in Limerick City. The site is bounded by Bank Place, Ellen Street, Rutland Street and Patrick Street. The proposed redevelopment includes a New Limerick City Library, Commercial Office Buildings, retail and residential uses, and an Apart-Hotel with associated public realm works, all at a site of c.2.35 hectares. It is proposed to apply for a 10 year permission for the development outlined below.

1.1 Proposed Development

The proposed development includes in summary the following;

The demolition of

- Existing industrial/warehouse/workspace buildings at Bogues Yard and Watch House Lane;
- The former Cahill May Roberts Building fronting Bank Place
- Modern additions/extensions to the rear of the Granary Building (a Protected Structure) and to the rear of structures fronting onto Rutland Street, Patrick Street and Ellen Street;
- The existing Ellen Street surface car park;
- No. 6 and No. 7 Rutland Street, No. 6, No. 7/8 Patrick Street, No. 3 Ellen Street; and of
- A centrally located structure, adjoining to the south of the former Town Hall, to facilitate widening of the existing east-west access route into the site.

Proposed Development

The proposed development has been separated into 6 no. separate parcels for ease of reference. Each parcel will comprise the provision of the following;

- Parcel 1 comprises a new 4-6 storey mixed-use building on the corner of Michael Street and Ellen Street (replacing the existing car park), with roof level plant comprising office, retail and restaurant/café/bar uses at ground floor level and office use over, providing c. 12,654 sq m office use and c. 1,390 sq m non-office uses, and c. 54 sq m plant, bike store and substation at ground floor).
- Parcel 2A comprises a 3- 5 storey building on the corner of Patrick Street and Ellen Street (replacing No.s 6-8 Patrick Street and No. 3 Ellen Street). No.s 4 6 Ellen St. and No.s 1-5 Patrick St. will be refurbished, with retail at ground and basement

levels (c. 1,014 sq m), with 13 apartments (c. 1,879 sq m) above. A 57 room apartment-hotel will also be constructed with a total floor area for of c. 5,151 sq m. Parcel 2A also comprises the refurbishment and adaptive re-use of 7 no. Georgian terraced houses. There are works at Nos. 7-8 Ellen Street and Nos. 1-5 Patrick Street. The total number of residential units provided at Parcel 2A is 13 no., with the following mix:

- 9 No. 2 bed apartments,
 - 1 No. 2 bed townhouse;
 - 1 No. 3 bed townhouse; and
 - 2 No. 4 bed townhouses.
- Parcel 2B comprises the refurbishment and modification of No. 9 and 9A Ellen Street for the provision of bar/restaurant/café uses at all floor levels comprising c. 1,260 sq m including basement.
 - Parcels 3A and 4 comprises a new City Library within the exiting Town Hall and adjoining structures including renovation and adaption of the Town Hall (a Protected Structure (RPS 014)) and 8/9 Rutland Street, replacement of building extensions to the rear with a full height glazed atrium, and connection with new-build structures replacing No. 6 and No. 7 Rutland Street, extending and stepping up to the rear over 4/5 No. floor levels with plant on roof of c. 4,515 sq m including basement which includes renovation and new-build areas. A café/restaurant is also provided at basement level of the library (c. 250 sq m). The new-build structure to the rear is split providing for commercial office floorspace over 4-5 storeys of c. 2,981 sq m including basement.
 - Parcel 3B comprises the refurbishment and adaptive re-use of 2 no. Georgian terraced houses at No. 4-5 Rutland Street, providing retail use at ground and basement levels c. 444 sq m, with 3 No. 1 Bed apartments (c. 512 sq m) above.
 - Parcel 5 which is located to the north of the site fronting Bank Place comprises a landmark office building which is principally 14-storeys, with a 15-storey element providing for an enclosed plant room (and solar panels above on roof) at Bank Place providing c. 13,264 sq m office floorspace. This landmark building has been designed to ensure that the roof plant appears as an additional storey in order to reduce potential for visual clutter which could arise from the location of exposed plant on the rooftop; It is therefore, described as a 14 storey building plus enclosed plant;
 - Parcel 6 comprises the existing 4-storey Granary Building (a Protected Structure) which is proposed as office (c. 1,841 sq m) at upper ground and first and second floors, and a restaurant and licenced premises use at lower ground floor (c. 579 sq m).
 - A new public square/plaza is provided to the centre of the site (c. 4,013 sq m) linked by east-west connections to Michael Street/Patrick Street, to the south via the existing archway connecting to Ellen Street (under no. 7 Ellen

Street), and to the north via a new north-south public space to the rear of the Granary Building ('the Granary Courtyard', c. 795 sq m), which links with an enhanced public space at Bank Place (c. 1,775sq m).

- The provision of a total of 495 cycle parking spaces. These include 311 no. secure cycle parking spaces, together with shower and changing facilities at basement level; 40 no. secure cycle parking spaces and 120 no. public cycle spaces at ground level throughout the proposed development and the provision for a 24-space cycle hire scheme at Bank Place.
- The proposed development also includes environmental improvement works to the adjacent public streets, hard and soft landscaping changes, signage and flagpoles, lighting, change in level, substations, diversion of underground services, set-down areas, and all related site development and excavation works above and below ground.
- The Bruce House Doorway, No. 6/7 Rutland Street (Protected Structure (RPS 317)) will be relocated internally in the gable wall of No. 8 Rutland Street within the new library building atrium.

The existing library currently located in the Granary Building will be re-located to the Town Hall on Rutland Street as part of the proposed development

This Planning Application Report sets out how, in our opinion, how the proposed scheme complies with the proper planning and sustainable development of this area in the context of the relevant National, Strategic and Local Planning Policy as expressed in the *Limerick City Development Plan 2010 – 2016* and the *Limerick 2030 Economic and Spatial Plan*. The report further addresses compliance with the Opera Site, Urban Design Brief, April 2018.

This Report, prepared by Tom Phillips + Associates Town Planning Consultants, should be read in conjunction with the plans and particulars submitted with this application to the Board as outlined in Section 1.7.



Summary of 'Opera Site' Development		
Parcel	General Location	Uses Proposed
1	Michael Street	Office building over Retail, Restaurant/Café/Bar at ground floor
2a	Corner of Patrick St. & Ellen St.	Apart-Hotel & Residential use above Retail at basement and ground floor
2b	9A & 9B Ellen Street	Restaurant/Café/Bar
3A & 4	Existing Town Hall on Rutland Street, 8 & 9 Rutland Street	3a: New City Library (Town Hall) on all floors including a Café/Restaurant at basement level 4: Retail in basement with Library over and Office use
3B	4 & 5 Rutland Street	Retail at basement & ground floor with Residential over
5	Bank Place	Landmark Office building with Retail, Café/Bar/Restaurant/Office at ground floor
6	Granary Building (Existing)	Restaurant/Café/Licenced Premises uses on ground floor & Office over
N/A	Centre of Site	New Public Square/Plaza

KEY SITE STATISTICS <i>(Figures Stated in Schedule of Accommodation)</i>	
Site Area	c. 2.35 ha
Open Space	c. 8,050 sq m
Cumulative Gross Floor Space of Total Development	c.53,531.7 sq m
Cumulative Gross Floor Space of Commercial Use	c. 41,682.67 sq m
Cumulative Gross Floor Space of Office Use	c.31,201.46 sq m
Cumulative Gross Floor Space of Cultural Use	c.4,514.80 sq m
Cumulative Gross Floor Space of Retail Use	c.2,614.46 sq m
Cumulative Gross Floor Space of Restaurant/Café/ Bar Use	c.2,716.15 sq m
Cumulative Gross Floor Space of Apart Hotel	5,150.60 sq m
Percentage of Total Commercial Floor Space	78%
Site Coverage	55.5%
Plot Ratio	2.25:1
Car Parking Provision	155
Bike Parking Provision	495



Parcel Land Use Areas and Heights (See Map Overleaf for Location of Each Parcel)	
Parcel 1 (4-6 Storeys)	Office Use: c. 12,654 sq m Retail: c. 960 sq m Rest/Café/Bar: c. 430 sq m Other: 2,103 sq m
Parcel 2A (3-5 Storeys)	Residential: c. 1,366.9 sq m; <ul style="list-style-type: none"> • 9 No. 2 bed apartments; • 1 No. 2 bed townhouse; • 1 No. 3 bed townhouse; and • 2 No. 4 bed townhouses. Retail Use: c. 1,013.8 sq m Apartment-Hotel: c. 5,150.6 sq m
Parcel 2B (3-4 Storeys)	Restaurant/Café/Bar: 1,260.3 sq m
Parcel 3A4 (4 -5 Storeys)	Cultural Use: c. 4,514.80 sq m Office: c. 2,981 sq m Restaurant/Café/Bar: c. 445.95 sq m Retail Use: 196.44 sq m
Parcel 3B (4 Storeys)	Residential Use: c. 511.8 sq m <ul style="list-style-type: none"> • 3 No. 1 Bed 2 person apartments. Retail Use: c. 444.22 sq m
Parcel 5 (11-15 Storeys)	Office Use: c. 13,264 sq m
Parcel 6 – Building Retained (4 Storey Including Lwr. Ground and Basement Levels)	Office Use: c. 2,302 sq m Rest/Café/Bar: c. 579.9 sq m

Key Site Statistics – Open Space	
Public Open Space (Public Plaza and Area behind Granary)	<p>The proposed development provides c.8,050 sq m of Open Space, representing c. 34% of total site area, comprising:</p> <ul style="list-style-type: none"> • Bank Plaza: 1,775 sq m; • Plaza: 4,013 sq m; • Patrick/Rutland St.: 630 sq m; • Ellen St.: 363 sq m; • Michael St.: 491 sq m; and • The Granary: 778 sq m.

1.2 Rationale for the Proposed Development

The *Limerick 2030 An Economic and Spatial Plan for Limerick* (2017) identifies the Opera Site as “a critically important site” with an urgent need to bring it back into full and productive use, making a major contribution to strengthening the City Centre, and it also recognises the site as one of the main City Centre transformational projects.

A central component of the Limerick 2030 Plan is to achieve the comprehensive redevelopment of the Opera Site and provide “A New Business Offer” for the City, tying into the heart of the City’s shopping offer. The Plan envisages a business-led mixed-use solution for this Site including significant office development and a range of supplementary uses. The Limerick 2030 Plan outlines the need to deliver a new public square with connections to all edges of the urban block back to the wider context of Limerick City.

The proposed development of the Opera Site will seek to facilitate the potential relocation of the Revenue Commissioners, freeing up Sarsfield House for potential provision of a new linear Arthur’s Quay City Centre Park as per the objective of the LC&CC Design Brief, April 2018. The Limerick 2030 Plan identifies Bank Place as an appropriate opportunity to position a tall building to be a discernible landmark on the northern approach to the City Centre. This tall building will provide the necessary floor space to accommodate the number of staff (c.1,000 people) from the Revenue Commissioners.

There is a need to expand and modernise the Limerick City Library, which is currently located in the Protected Structure of the Granary Building. The proposed development seeks to relocate the library to the existing Town Hall building, which is also a Protected Structure.

The redevelopment of the Opera Site provides an opportunity to upgrade buildings of architectural and heritage significance to contemporary standards, while retaining salvageable historic fabric. The proposed development will seek the sensitive re-use, restoration and repair of buildings that are of conservation value in line with best conservation practice, whilst enabling and maximising the significant new build opportunity.



1.3 Applicants Details

Limerick City & County Council are the Applicants for the proposed re-development of the Opera Site.

This is a Local Authority development. Details in relation to the applicant are as follows;

- Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WV78.

We would however request that any An Bord Pleanála correspondence relating to this planning application be sent to the following contact address:

- Tom Phillips & Associates, 80 Harcourt St, Dublin 2, D02 F449.

1.4 Planning Application Structure

The proposed application covers a wide range of reports and associated supporting documentation in order to assist An Bord Pleanála in its assessment of the Proposed Development. The structure of the S175 application for approval is as follows: -

- Planning Application Plans and Particulars, including an Appropriate Assessment Screening / Natura Impact Statement; and
- Environmental Impact Assessment Report and Appendices.

A complete list of Enclosures accompanying this planning application can be seen at Section 1.7 of this Planning Application Report.

The Application has been prepared by a Design Team lead by Aecom Architects and Cody Architects, including:

- Tom Phillips & Associates Town Planning Consultants;
- Aecom Consulting Engineers;
- Aecom Transportation Consultants;
- Aecom Landscape Architects;
- Aecom Ecological Consultants;
- IACI Archaeology; and
- JCA Architectural Heritage.

1.5 Planning Application Fee

The prescribed fee of €30,000, for Local Authority development requiring an EIAR (Section 175 of The Act), has been lodged by cheque with An Bord Pleanála.

1.6 Part V

It is noted that Part V of the Planning and Development Act 2000 (as amended) is not applicable to the proposed scheme. The proposal which includes the provision of 19 no. residential units is exempt from Part V requirements as per section 96(13) of the Planning and Development Act 2000 (as amended) as it includes the conversion of an existing building or

the reconstruction of a building to create one or more dwellings provided that at least 50% of the external fabric is retained.

1.7 List of Enclosures

3 no. hard copies of the application have been submitted to An Bord Pleanála along with 3 no. digital copies in accordance with the Planning & Development Regulations.

The necessary copies have been issued to the Planning Authority (Limerick City and County Council) and prescribed bodies.

Please find enclosed the following with this S. 175 Planning Application;

- Cover letter to An Bord Pleanála;
- Copy of Newspaper Notices published in the Irish times and the Limerick Leader on Wednesday 20th March 2019; Copy of additional newspaper notice as published in the Limerick Post on Wednesday 20th March 2019;
- Copy of Site Notice erected on site on Wednesday 20th March 2019;
- Planning Report Prepared by Tom Phillips + Associates, which includes the following appendices:
 - Appendix 1: Copy of Newspaper Notices and Copy of Site Notice;
 - Appendix 2: Copy of Letters to Prescribed Bodies
 - Appendix 3: EIA Portal Confirmation Notice
 - Appendix 4: Pre-Connection Enquiry Response from Irish Water
- Architectural Design Statement, prepared by Aecom Architects;
- Masterplan, prepared by Coady Architects;
- Schedule of Areas, prepared by Aecom;
- Mobility Management Plan, prepared by Aecom;
- Construction Methodology and Phasing Management Plan, prepared by Aecom;
- Infrastructure Report, prepared by Aecom;
- Outline Construction and Demolition Waste Management Plan, prepared by Aecom;
- Specification of Softworks, prepared by Aecom Landscape Architects;
- Public Realm Design Statement, prepared by Aecom Landscape Architects;
- Appropriate Assessment (AA) Screening Report and Natura Impact Statement prepared by Aecom Environmental Consultants;
- Planning Application Photomontages, prepared by Pederson;
- Existing Building Individual Records, prepared by JCA Architects;
- Existing Historic Building – Overview, prepared by JCA Architects;
- Architectural Drawings, prepared by Aecom and Cody Architects;
- Engineering Drawings, prepared by Aecom Engineers;
- Landscape Drawings, prepared by Aecom Landscape Architects;
- Environmental Impact Assessment Report (EIAR) prepared by Aecom;

1.8 Planning Drawings

The drawings enclosed with this application have been screened with reference to the Planning and Development Regulations and are consistent with the spirit and intent of same.



1.9 Public Notices

In terms of Public Notices, a Newspaper Notice was placed in the Limerick Leader and the Irish Examiner on Wednesday 20th March 2019. Please note that a secondary notice has been published in the Limerick Post on Thursday 21st March which is an additional notice for information purposes.

The Site Notices are erected on a white background at the subject site. A copy of the Site Notice and each Newspaper Notice is enclosed. (See Appendix 1)

6 no. Site Notices have been erected at the following locations:

- 1 No. Notice on Bank Place;
- 2 No. Notices on Michael Street;
- 1 No. Notice on Ellen Street;
- 1 No. Notice on Patrick Street; and
- 1 No. Notice on Rutland Street.

The location of 6 no. site notices are illustrated on the accompanying Site Location Map, prepared by Aecom Architects.

1.10 List of Prescribed Bodies

Prior to lodgement of this approval to An Bord Pleanála, a copy of the application plans & particulars, including the Environmental Impact Assessment Report has been issued to the appropriate Prescribed Bodies outlined in the Regulations.

A list of the Prescribed Authorities who have been issued a copy of the application, prior to lodgement, are as follows:

1. Minister for Housing, Planning & Local Government;
2. Minister for Communications, Climate Action and Environment;
3. Minister for Transport, Tourism and Sport;
4. Department of Culture, Heritage & the Gaeltacht and NPWS;
5. National Transport Authority;
6. Transport for Ireland;
7. CIE;
8. An Taisce;
9. Arts Council;
10. The Heritage Council;
11. Health Service Executive;
12. Health & Safety Authority;
13. Geological Survey of Ireland;
14. Environmental Protection Agency;
15. Failte Ireland;
16. Irish Water; and
17. Inland Fisheries.

A copy of the letter sent to each Prescribed Body is enclosed with this application. (See Appendix 2)



1.11 Pre-Planning Consultation with An Bord Pleanála

Under Section 175 of the Planning and Development Act, there is no mechanism in which to engage in pre-planning consultation with An Bord Pleanála prior to lodgement of the Planning Application.

1.12 Dept. of Environment, EIAR Portal

Prior to lodgement of this application, the Department of Environment, Community and Planning has been notified of the EIAR that accompanies this application and of the locations at which it can be viewed along with the application plans and particulars.

Acknowledgement of this submission to the Department is enclosed with this application to An Bord Pleanála. (See Appendix 3)

1.13 Website

In addition to making hard copies of the application plans & particulars and the EIAR available for public inspection at the offices of An Bord Pleanála and Limerick City & County Council, the application and EIAR are also available to view and download at the following website address:

<https://www.limerick.ie/council/services/planning-and-property/opera-site-planning-application/opera-site-planning>

This website contains a complete set of the plans and particulars submitted with this S175 approval and is structured, as follows;

- Planning Application Documents including Planning, Architecture, Engineering, Landscaping Reports;
- Planning Application Drawings including Architecture, Engineering and Landscaping Drawings; and
- Environmental Impact Assessment Report and Appendices.

1.14 AA Screening / Natura Impact Statement

An Appropriate Assessment Screening Report (AA Screening) and Natura Impact Assessment (NIS) have been prepared by Aecom in respect of the proposal. Potential pollution risks to the Lower River Shannon SAC and the River Shannon and River Fergus Estuaries SPA during construction of the proposed development informed AECOM's conclusion that the proposed development should be 'Screened in' and the proposed development should be subject to the requirement for AA.

The NIS concludes that following implementation of mitigation measures which have been developed following AA of the implications of the proposed development for European sites, and in view of relevant Conservation Objectives, the proposed development will have no adverse effects on the integrity of any European sites, either alone or in-combination with other plans or projects.

2.0 ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIAR)

2.1 Scope of EIAR

The EIAR submitted with this planning application considers the likely environmental impact(s) of the Project. The EIAR considers the works and activities associated with the project for which planning approval is sought, which are further described and illustrated in the plans and particulars that make up the application. For convenience a summary description of the proposed development is provided in Chapter 1 of this Planning Report and in Chapter 3 of the EIAR.

2.2 Structure of EIAR

The accompanying EIAR has been completed in accordance with the requirements as set out in the EIA Directive, (2014/52/EU) and relevant guidelines and documentation, including:

- *Draft Guidelines on the Information to be contained in Environmental Impact Statements* (EPA, 2017)
- *Advice Notes for Preparing Environmental Impact Statements Draft* (EPA, 2015)
- *Guidance on the preparation of Environmental Impact Assessment Report* (Directive 2011/92/EU as amended by 2014/52EU) (EU, 2017).
- *Circular PL 1/2017 - Implementation of Directive 2014/52/EU* on the effects of certain public and private projects on the environment (EIA Directive)
- *Circular PL 8/2017 - Implementation of Directive 2014/52/EU - Advice on Electronic Notification Requirements.*

The EIAR for the Proposed Development of the Opera Site comprises three volumes:

Table 2.1. EIAR Structure

EIAR Structure	
Volume I	Non-Technical Summary
Volume II	Part 1 (Chapters 1 – 12) Part 2 (Chapters 13 – 20)
Volume III	Part 1 (Appendices 1,5,7,8 and 10) Part 2 (Appendices 11,12,13,16,17 and 18)

The recommended mitigation measures for the Proposed Development are set out in detail under each environmental topic. For the purposes of An Bord Pleanála's assessment, the proposed mitigation measures are collated under Chapter 20: Mitigation & Monitoring, of the EIAR.

Please note that the Volume III Appendices are titled as per the Chapter to which they relate.

2.3 EIAR Team

Article 5(3)(a) of amended EIA Directive (2014/52/EU) (EIA Directive) states that:

“The developer shall ensure that the environmental impact assessment report is prepared by competent experts”.



The Draft Guidelines on the Information to be contained in Environmental Impact Assessment Reports issued by the EPA in August 2017 highlights the need for competent experts to be involved in the EIA process and in the preparation of the EIAR.

This EIAR has been prepared by AECOM and various specialist sub-consultants on behalf of Limerick City and County Council.

Responsibility for individual Chapters of the EIAR including a list of experts who have contributed to the EIAR, their qualifications, experience and any other relevant credentials is provided in Table 2.2.

TABLE 2.2: EIAR TEAM - ROLES AND RESPONSIBILITIES INCLUDING QUALIFICATIONS				
Role		Company		
EIA Project Management		Barry Sheridan– Aecom		
Engineering Design		Civils – Emma McKendrick; Structural - Enda Hoey		
Architectural Design		Sara Pearson – Aecom		
EIAR Chapter No.	Chapter Title	Company Name	Person Responsible	Qualification
Chapter 1	Introduction	TPA – Town Planning Consultants	Laura Finn	BA (Hons)TP, Dip ERM, Dip EIA Mgmt., MIPI
Chapter 2	Background/ Site Location and Context	TPA, Town Planning Consultants	Laura Finn	BA (Hons)TP, Dip ERM, Dip EIA Mgmt., MIPI
Chapter 3	Description of the Proposed Development	Aecom Architects	Amy Dunne	BSc in Geography, MSc in Environmental Planning 1
Chapter 4	Examination of Alternatives	Aecom Architects	Amy Dunne	BSc in Geography, MSc in Environmental Planning 1
Chapter 5	Non-Statutory Consultation	TPA, Town Planning Consultants	Laura Finn	BA (Hons)TP, Dip ERM, Dip EIA Mgmt., MIPI
Chapter 6	Population and Human Health	Aecom	Joseph Martin	BSc MSc CEnv MIEnvSci
Chapter 7	Land, Soils & Geology and Groundwater	Aecom	David Mullan	BSc (Hons) in Earth Science
			Edel O Hannelly	BA (Mod) Hons in Natural Science, MSc Hydrogeology
Chapter 8	Water	Aecom	Emma McKendrick	BEng CEng MICE MIEI
Chapter 9	Air Quality and Climate	Aecom	Gary Gray	PhD in Environmental Sciences, BSc (Hons) Combined Sciences, MIEnvSc, MIAQM
			Andy Brown	PhD Environmental Chemistry, BSc Chemistry



Chapter 10	Noise and Vibration	Aecom	Alf Maneylaws	BSc (Hons) Mechanical Engineering, MSc Applied Acoustics, MIOA
Chapter 11	Microclimate	Aecom Architects	Keith Brazill	BSc. (Hons), MSc, MCIBSE CEng.
Chapter 12	Landscape and Visual	Aecom	Joerg Schulze	Dipl. – Ing. (FH) LA, MILI
Chapter 13	Traffic and Transport	Aecom	Eoin O Mahony	Bachelor of Engineering BE (Hons) University College Cork 2002, Chartered Engineer CEng Engineers Ireland
Chapter 14	Waste Management	Aecom	David Mullan	BSc (Hons) in Earth Science
			Edel O Hannelly	BA (Mod) Hons in Natural Science, MSc Hydrogeology
Chapter 15	Material Assets	Aecom	Martin Joseph	BSc MSc CEnv MIEEnvSci
Chapter 16	Biodiversity	Aecom	David Mullan	BSc (Hons) in Earth Science
			Miles Newman	BSc (hons), MSc, PG Dip, PhD, CEnv, MCIEEM
Chapter 17	Archaeology and Cultural Heritage	IACI	Faith Bailey	MA, BA (Hons), MCIfA
Chapter 18	Architectural Heritage	JCA	Jessie Castle	BA MUBC
Chapter 19	Interactions	Aecom	Barry Sheridan	BA MOD (ENV SCIENCE) HDiP Env Eng, MIOA
Chapter 20	Mitigation & Monitoring	Aecom	Barry Sheridan	BA MOD (ENV SCIENCE) HDiP Env Eng, MIOA

3.0 SITE LOCATION AND DESCRIPTION

3.1 Site Location and Context

The site, located south of the Abbey River is bounded to the north by Bank Place, to the south by Ellen Street, to the west by Rutland Stand and Patrick Street and to the east by Michael Street. The site measures c. 2.35 ha and is located in the commercial centre of Limerick City. The majority of the buildings within site are currently unoccupied.

The buildings on the site date from the Georgian era to the 20th Century. Most of the buildings on site have been vacant for a long period and are currently in a state of poor repair. However, active uses are present in the Granary Building (the City Library, a range of office uses a nightclub and a restaurant), Nos. 7/8 Patrick Street (Limerick 2030 offices), No. 9 Ellen

Street ('Garden World' shop) and Fab Lab (a digital fabrication laboratory) located on Rutland Street. A description of all existing buildings, including their heritage value and planning history, is provided later in this report.

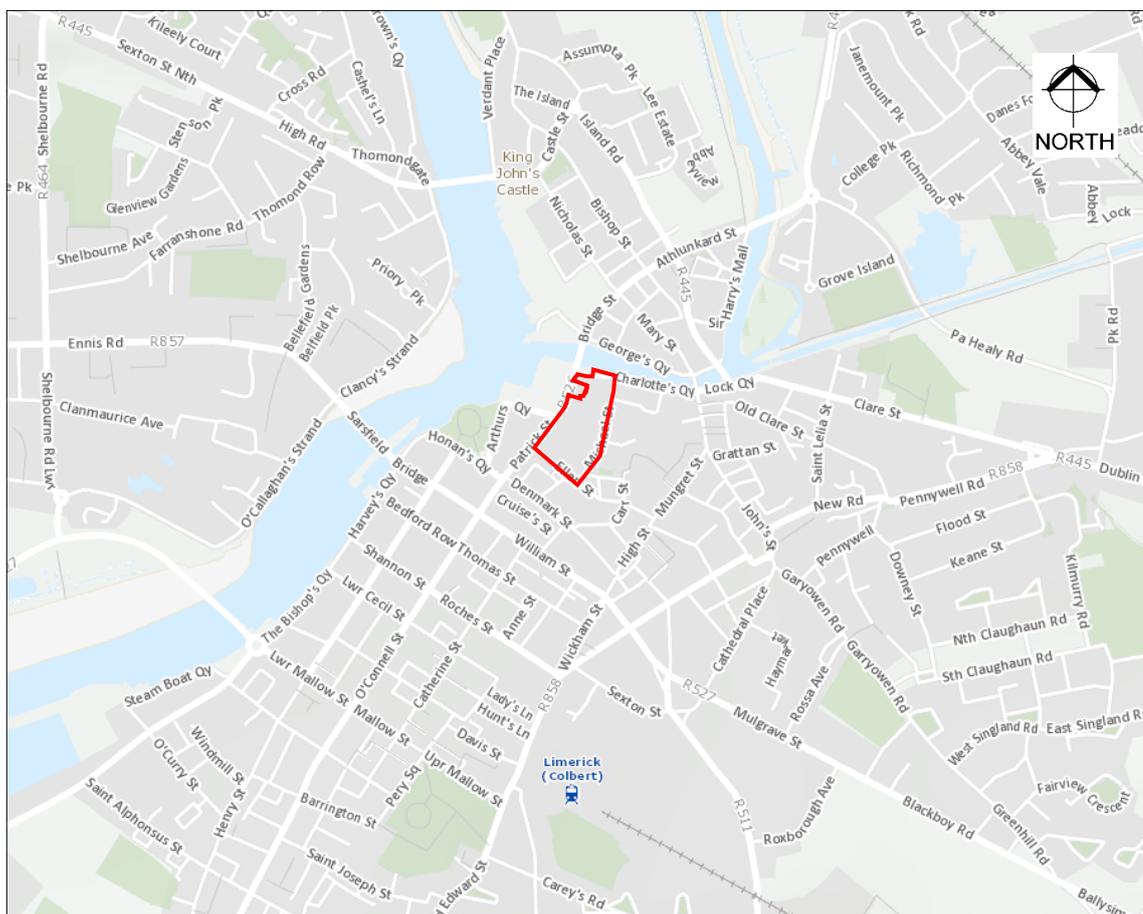


Figure 3.1: Location of Subject Site within Limerick City Centre. (Source: www.myplan.ie, 2019 – Annotated by TPA, 2019)

The subject site is located within the core of Limerick City Centre and occupies the majority of a city block (See Figure 3.1). The site is adjacent to the medieval part of the city, which lies across the River Abbey to the north on King's Island. The R445 bounds the site directly to the north and extends eastwards out of the city connecting to the Parkway Shopping Centre and the University of Limerick campus.

The R445 also bounds the site to the west and extends into the main retail area of the city, centred on O'Connell Street. The portion of the R445 abutting the western boundary of the site is also divided into two streets; Rutland Street located along the northern stretch and Patrick Street along the southern stretch.

On the opposing side of Rutland Street, is the Hunt Museum (a Protected Structure and formerly the Custom House) and Sarsfield House, a 1970's era office block currently accommodating the Revenue Office. The Milk Market is located approximately 150 metres to the east (See Figure 3.3). Sarsfield House replaced a Georgian terrace of buildings, which had at one point mirrored those on the subject site.

On the opposing side of Patrick Street, to the south, lies the Arthur's Quay shopping centre, anchored by Tesco, and a multi storey car park with capacity for some 570 spaces. Further to the west, lies the River Shannon, designated as a Special Area of Conservation (SAC).

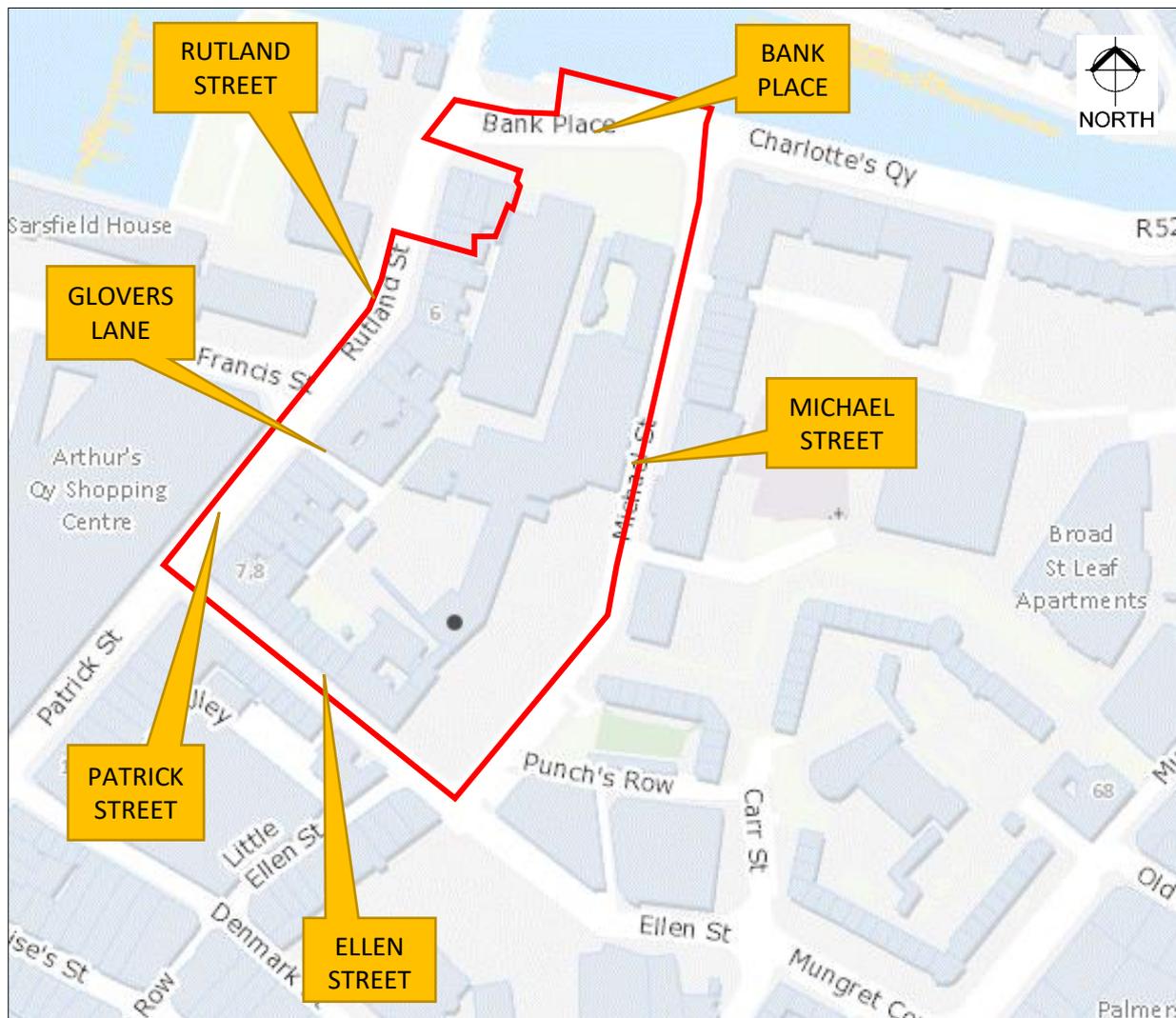


Figure 3.2: Subject Site with surrounding streets identified (Source: www.myplan.ie 2019 – Annotated by TPA, 2019).

To the south, the site is bounded by Ellen Street. This street is characterised by 3 and 4 storey Georgian buildings towards the western end and by a 19th Century warehouse and modern 3 storey retail development towards the eastern end. Although characterised by high levels of vacancy, a mix of uses are also present on the street including retail, office, restaurant and residential uses.

To the east, the site is bound by Michael Street. This street is characterized by a large mix of different building typologies and uses ranging from residential at the southern end, light industrial at its centre and commercial uses at its northern end.

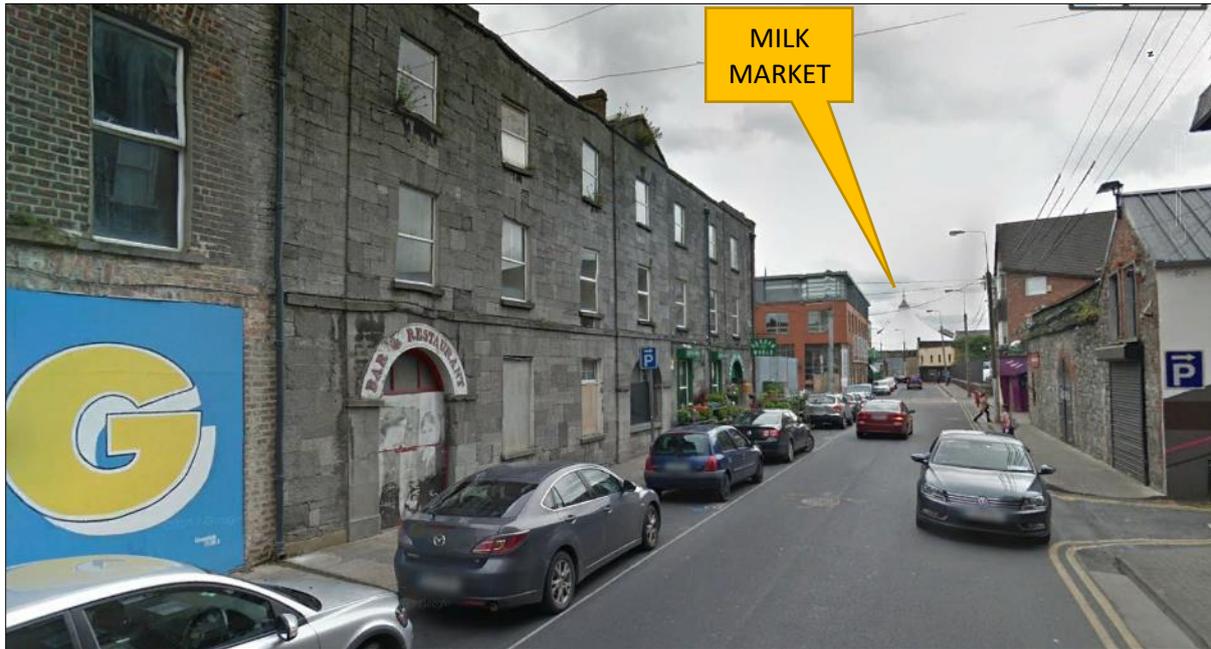


Figure 3.3: View eastwards along Ellen Street, with the Milk Market in the distance. (Source: Googlemaps, 2019 – Annotated by TPA, 2019).

3.2 Site Description

The site forms almost an entire city block with the exception of a cluster of buildings to the North West corner of the block, which are in separate ownership. This cluster in separate ownership is composed of the following 4 no. buildings:

- 7 Bank Place – occupied by Tina Hills Solicitors.
- 8 Bank Place– occupied by Meehan Moroney Solicitors.
- 9 Bank Place / 1 Rutland Street (Corner Building) - RPS Ref.280– occupied by the Sarsfield Bar.
- 2/3 Rutland Street – Modern building occupied by a café and bookshop at ground floor and residential uses on upper floors.

Nos. 1-3 Rutland Street lie outside the site boundary. The western site boundary is composed of Nos. 4-10 Rutland Street. No. 10 Rutland Street is also known as the Town Hall. A small laneway, named Glover’s Lane, marks the point at which Rutland Street ends and Patrick Street begins along the western site boundary. This lane progresses into the interior of the site and terminates at the rear of the Town Hall building and separates into two short laneways running north behind the Town Hall and south behind Nos. 1-5 Patrick Street.

The Patrick Street boundary of the site is composed of 7 No. buildings, of which 6 No. buildings are late eighteenth century, two bay, four storey, Georgian buildings. The remaining corner building along Patrick Street is a modern addition, built c. 1990.

The southern portion of the site is bound entirely by Ellen Street. At the southern end of the site’s western boundary is a mixture of buildings located on the site with 18th century Georgian buildings predominating along the western and southern boundaries. The eastern boundary is dominated by a surface car park at the southern end and a late 18th century Granary building at the northern end. The gable end of the Granary also faces Bank Place, an open public space measuring approximately 30 metres wide. To the west of the Granary lies the former Cahill May Roberts’s building which adjoins No. 7 Bank Place (outside the site boundary).

3.3 Historic Buildings

The buildings on site date from a variety of different time periods. However, the majority date from the Georgian period, comprising 4 storey, 2 bay Georgian buildings, on the western, southern and eastern boundaries of the site.

There are a number of buildings on site which have been recorded on the National Inventory of Architectural Heritage (NIAH) and there are also 2 no. buildings which are listed on the *Limerick City Council Development Plan (2010-2016)*, Record of Protected Structures (RPS). The Bruce House Doorway, Nos. 6/7 Rutland Street is also a Protected Structure. This is proposed to be relocated internally in the gable wall of No. 8 Rutland Street within the new library building atrium.

These buildings are listed below in Table 3.1.

TABLE 3.1: SITE BUILDINGS LISTED ON THE RECORD OF PROTECTED STRUCTURES (RPS) OR THE NATIONAL INVENTORY OF ARCHITECTURAL HERITAGE (NIAH)

ADDRESS	RPS REF. NO.	NIAH REF. NO.
No. 4 Rutland Street	/	21513009
No. 6/7 Rutland Street	317 (Door case)	21513008 (Door case)
No. 9 Rutland Street	/	21513007
No. 10 Rutland Street (Town Hall)	014 (Façade)	21513006
No. 4 Patrick Street	/	21513005
No. 5 Patrick Street	/	21513069
No. 9 Ellen Street	/	21513018
Granary Building	272	21513017

A detailed survey of all historic buildings on site has been submitted with this application, prepared by JCA Architects, to inform the re-development of the Opera Site.

4.0 PLANNING HISTORY OVERVIEW

4.1 Site's Planning History

The site planning history relates principally to a number of different commercial and retail proposals dating from 2001 which included three formal grants of planning permission.

REG. REF.	ADDRESS	DESCRIPTION OF DEVELOPMENT	LCC DECISION	APEAL	DATE OF DECISION
00770147	Former Cahill May Roberts Premises, Bank Place, Limerick	Demolition of the vacant office building and industrial warehouses of the former Cahill May Roberts premises, fronting onto Bank Place. Construction of 6,000 sq m of commercial floorspace within a new 4-5 storey building. Provision of a basement car park 72 no. spaces, and improved landscape treatment for Bank Place.	Granted	N/A	05.02.01
07770308	The Granary, Michael Street/Bank Place, Limerick.	Erect illuminated sign box externally adjacent arched entrance. (No Online Records Available)	Refused	N/A	02.10.07
01770248	3 Ellen Street, Limerick.	Change of use of the second floor from office use to a private Members Club. (No Online Records Available)	Granted	N/A	19.09.01
04770197	Trinity Rooms Nightclub, Michael Street Limerick	RETENTION for bottle store, cold room and awning to the courtyard area (No Online Records Available)	Granted Retention	N/A	05.01.05
01770419	3 Ellen Street, Limerick	To retain sign and traditional bar front at Molly Malones Bar.	Granted Retention	N/A	12.02.02
LCC Reg. Ref. 05770548 ABP Ref. PL30.2182 29	Bogues Yard Ellen Street/ Patrick St. Bank Place, Michael St. Denmark St., Limerick	The proposed development will provide retail/services accommodation on four floors including basement, providing approximately 28,000 m sq gross lettable area of retail/public house/restaurant/food court facilities in a new shopping mall. The existing building at 4 Patrick Street will be redeveloped as a civic amenity. No. 9 Ellen Street (Quinn's Pub and Garden Centre) will be reroofed and redeveloped for public house and restaurant purposes. The proposed development includes the construction of an additional two floors of car parking atop the existing Denmark Street multi-storey car park, linked to the commercial development by a high-level bridge spanning from the car park over Market Alley and across Ellen Street above second floor level. A standalone three storey café bar/restaurant building is proposed at Bank Place, facing a new landscaped plaza with vehicular access to basement service area from Bank Place.	Granted	ABP Ref. PL30.2182 29	30.05.06
06770120		Permission for change of use of office/commercial unit to use as a Public	Incomplete Validation	N/A	18.04.06



		House, which is an extension of existing Green Room Bar and to carry out renovations and refurbishment of existing bar			
06770153		Permission for (1.) Retention of existing signage to Bank Place elevation (2.) Change of use of office/commercial unit to use as a Public House, which is an extension of existing Green Room Bar and to carry out renovations and refurbishment of existing bar. This is a Protected Structure	Incomplete Validation	N/A	16.05.06
06770197	The Granary Michael Street	Permission for 1. Retention of existing signage to Bank Place elevation. 2. Change of use of office/commercial unit to use as a Public House, which is an extension of existing Green Room Bar and to carry out renovations and refurbishment of existing bar. This is a Protected Structure.	Granted	N/A	15.09.06
08770173	Rutland St., Patrick St., Ellen St. and Michael St.	Planning permission for the development of a new multi storey shopping centre with street mall, retail, underground car parking and food hall to provide 38,541 sq m of new mixed-use retail/services accommodation comprising of 2 retail anchors and 38 no. ancillary retail/service units in Limerick City Centre	Granted	ABP Ref. PL30.2311 80	11.09.08
16122	Old Town Hall	A change of use from restaurant to use as a Health Hub and to carry out associated internal alterations which includes the demolition of the existing mezzanine level, kitchen and toilets and the construction of a toilet pod in the northern side of the ground floor (this is a Protected Structure RPS 014)	Granted	N/A	11.04.16
05770008	Sarsfield Bar/The Spirit, Store, 1 Rutland Street,	Planning permission for change of use from storage to lounge/bar use at basement and from residential to office use at first, second and third floor. Alterations to existing bar at ground floor; reopening of lightwell and provision of an escape stair and smoking area at Bank Place, provision of kitchen and store to cellars at Rutland Street and ancillary works. This is a Protected Structure	Granted	N/A	21.12.05
07770257	Sarsfield Bar, No. 1 Rutland Street,	Permission for the alteration to the Protected Structure Limerick City Council Ref. RPS324. The alterations proposed are for a temporary planning permission for a period of five years, for the construction of a self-contained retail unit on the ground floor of the building, including connection to existing council services, connection to ESB and all ancillary site works	Granted	N/A	14.11.07
178007	Opera Site. Bank Place/ Ellen St./ Rutland St./ Patrick St./ Michael St.	Part 8 Scheme. Proposed regeneration of the Opera site, Limerick for mixed use development comprising office, retail, culture, licenced premises and other ancillary uses to include the following: Demolition of 6 & 7 Rutland Street, 6 and 7/8 Patrick Street, 3 Ellen Street, former Cahill May Roberts building, existing warehouse/workspace buildings at Bogues Yard, Watch House Lane & Ellen Street surface carpark. Refurbishment and modifications to 4 & 5 Rutland Street to provide 378 m2 of retail floorspace at ground floor level and 435 m2 of office space at upper	Withdrawn	N/A	14.07.17



		<p>floor levels. Refurbishment and modifications of 1-5 Patrick Street and 4-6 Ellen Street including integration of individual units into the new scheme via a glazed linkage at first floor level to provide 862 m² of retail floorspace at ground floor level and 4,877 m² of office floor space at upper floor levels, circulation areas and rooftop amenity garden. Refurbishment and modifications of the Town Hall (Protected Structure), and 8-9 Rutland Street including demolition of modern building extensions and construction of new rear single-storey glazed extension to provide 2,129 m² of cultural uses. Refurbishment, modification and extension of 7-9 Ellen Street to provide 76 m² of retail floorspace, and 959 m² of licenced premises uses. Modification of the Granary (Protected Structure) to include demolition of modern building extensions to the west and addition of circulation cores. Construction of a commercial building comprising 11-14 storeys over 1 basement level fronting Bank Place, to provide 9,048 m² of office floor space. Construction of a commercial building comprising 5-7 storeys over 1 basement level fronting Rutland Street and proposed public plaza to provide 7,571 m² of office floor space. Construction of a commercial building comprising 4-8 storeys fronting Michael Street and proposed public plaza to provide 317 m² of retail floor space and 12,380 m² of office floor space, internal courtyard and glazed atria. Public plaza, pedestrian linkages, communal and private open space areas. Bicycle parking, vehicular access serving the development via a proposed entrance point on Michael Street. Provision of 150 no. carparking spaces at basement level. The development will also include surface water attenuation tanks, general plant, storage areas and refuse management zones at basement level, signage, diversion of underground services, set-down areas, and all related site development and excavation works.</p>			
178008	Opera Site. Bank Place/ Ellen St./ Rutland St./ Patrick St./ Michael St.	<p>Part 8 Scheme. Proposed regeneration of the Opera site, Limerick for mixed use development comprising office, retail, culture, licenced premises and other ancillary uses to include the following: Demolition of 6 & 7 Rutland Street, 6 and 7/8 Patrick Street, 3 Ellen Street, former Cahill May Roberts building, existing warehouse/workspace buildings at Bogues Yard, Watch House Lane & Ellen Street surface carpark. Refurbishment and modifications to 4 & 5 Rutland Street to provide 378 m² of retail floorspace at ground floor level and 435 m² of office space at upper floor levels. Refurbishment and modifications of 1-5 Patrick Street and 4-6 Ellen Street including integration of individual units into the new scheme via a glazed linkage at first</p>	Withdrawn	N/A	



		<p>floor level to provide 862 m2 of retail floorspace at ground floor level and 4,877 m2 of office floor space at upper floor levels, circulation areas and rooftop amenity garden. Refurbishment and modifications of the Town Hall (Protected Structure), and 8-9 Rutland Street including demolition of modern building extensions and construction of new rear single-storey glazed extension to provide 2,129 m2 of cultural uses. Refurbishment, modification and extension of 7-9 Ellen Street to provide 76 m2 of retail floorspace, and 959 m2 of licenced premises uses. Modification of the Granary (Protected Structure) to include demolition of modern building extensions to the west and addition of circulation cores. Construction of a commercial building comprising 11-14 storeys over 1 basement level fronting Bank Place, to provide 9,048 m2 of office floor space. Construction of a commercial building comprising 5-7 storeys over 1 basement level fronting Rutland Street and proposed public plaza to provide 7,571 m2 of office floor space. Construction of a commercial building comprising 4-8 storeys fronting Michael Street and proposed public plaza to provide 317 m2 of retail floor space and 12,380 m2 of office floor space, internal courtyard and glazed atria. Public plaza, pedestrian linkages, communal and private open space areas. Bicycle parking, vehicular access serving the development via a proposed entrance point on Michael Street. Provision of 150 no. carparking spaces at basement level. The development will also include surface water attenuation tanks, general plant, storage areas and refuse management zones at basement level, signage, diversion of underground services, set-down areas, and all related site development and excavation works.</p>			
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4.2 2008 Shopping Centre Permission [LC&CC. REF. 05/548]/ ABP REF. PL30.231180]

This application provided for a redesign and re-configuration of the previously permitted development on an enlarged site of approximately 2.08 hectares to provide a new multi storey shopping centre with street mall, retail, underground car parking and food hall to provide 38,541 sq m of new mixed use retail/services comprising 2 retail anchors and 38 no. ancillary retail/service units.

The application was accompanied by an Environmental Impact Statement (EIS) and was made pursuant to the adoption of a formal variation to the Limerick City Development Plan at that time, which provided for the removal of the subject lands from the designated City Centre Architectural Conservation Area.



SUMMARY OF PLANNING APPLICATION	DATE
Application for the development of a large retail development submitted.	9/05/08
<p>Description of Proposed Development: Redesign and reconfigure the previous permission granted by ABP (Ref. PL30 218229) for a shopping centre on the subject site. This application also included the addition of the Granary and City Hall to the site. The proposed development included:</p> <ul style="list-style-type: none"> ▪ Refurbishment and modifications of no. 4 Patrick Street (also known as the Catherine Hayes Building) which will remain independent from the mall of the new scheme to be used as a museum/civic amenity; ▪ Modification of no. 5 Rutland Street and façade retention with new building shell at no. 4 Rutland Street both will remain independent from the mall of the new scheme: ▪ Modification of the Town Hall (Protected Structure) including demolition of modern building extensions, and integration into the new scheme; ▪ Modification of the Granary (Protected Structure) including demolition of modern building extensions, and integration into the new scheme; ▪ Modification at ground level with upper façade retention of no's 8 and 9 Rutland Street and 1, 2, 3 & 5 Patrick Street: ▪ Demolition of no's 6 and 7 Rutland Street, no.'s 6 & 8 Patrick Street no's. 3, 4, 5, 6, 7, 8, 9 and 9b Ellen Street. Euro surf buildings on Ellen Street, Workspace building on Michael Street, and Cahill May Roberts factory Buildings on Bank Place; ▪ Incorporation of basement car parking facilities and servicing, eliminating the permitted high-level bridge; ▪ Within the site, Ellen Street will be rebuilt with a 2m setback (northwards) from the existing building line to facilitate widened pedestrian areas and traffic circulation on the Inner Orbital Route. ▪ All associated site development works and provision of services. 	
Limerick City Council Requests Additional Information	27/06/08
<p>Main Items on which further information requested included:</p> <ol style="list-style-type: none"> 1. Conservation concerns regarding the Town Hall, Granary and Ellen Street Buildings. 2. Detailed methodology of proposed piling into bedrock showing impact on historic structures. 	
Applicant's Response	01/08/08
<ol style="list-style-type: none"> 1. Town Hall and Granary buildings, both Protected Structures, now included in the site. ACA status removed from the site. 2. Distance of minimum 1.2m from historic buildings to pile centreline. 	
Council Decision Date	11/09/08
Permitted by Limerick City Council	
<p>Notable Conditions:</p> <p>Condition 2</p> <ul style="list-style-type: none"> - The Georgian period buildings numbers 4 and 5 Rutland shall be conserved and repaired and not be over sailed by new development. - Front facades of No's 8 and 9 Rutland Street to be conserved and repaired. Existing shop fronts to remain and to be integrated into the development. 	



<ul style="list-style-type: none"> - Former town hall shall be afforded 5m separation from the rear of any unit. - Integration of Bruce the Banker's door into the development. <p>Condition 3</p> <ul style="list-style-type: none"> - No. 4 Patrick Street to be restored and re-used as a civic centre. 	
Appealed to ABP	
Issues Raised in Objections: Conservation of historic buildings/features	
Inspector's Report Recommendation for Refusal	4/02/09
<p>Refusal recommended.</p> <ul style="list-style-type: none"> - <i>"Not satisfied that it has been demonstrated that there is sufficient justification for the proposed demolition in entirety of the terrace of Georgian houses and the bonded store on the north side of Ellen Street to provide for widening of the street to facilitate the traffic and pedestrian circulation and it is considered that the construction of town centre along the setback road frontage would erode an historic streetscape and a street layout of special interest within the Georgian quarter which would be obtrusive and overbearing in proportion to the scale and character of the existing Georgian buildings on the south side of Ellen Street."</i> - <i>"The proposed demolition and substantive demolition behind the facades of the historic buildings on Rutland Street and Patrick Street would result in an undue loss of historic fabric and that the town centre not integrate satisfactorily into the Georgian streetscape in that it would render would fail to respect the existing historic fabric to be retained in the proposed development."</i> - <i>"The proposed development would be seriously injurious to integrity of the historic fabric, character, layout and pattern of development in the area and would be in material contravention of the specific development objective to promote the architectural heritage of the city and the preservation and refurbishment of historic buildings. The proposed development would therefore be contrary to the proper planning and sustainable development of the area."</i> 	
ABP Recommendations to Applicant	Unknown
Board requests additional information, stating its concerns regarding the demolition of Georgian structures on Ellen Street and its subsequent widening and regarding services entrance along Bank Place with recommended its relocation to Michael Street.	
Applicant Response to Request	01/05/09
Applicant retains No's 4-9 Ellen Street and moves the services entrance to Michael Street.	
Limerick City Observation on ABP Recommendations	12/06/09
<i>"The Planning Authority consider that the requirement to retain the buildings as outlined in the request to the application is excessive and seriously impacts on the capacity of the city to respond to the current needs of the City Centre to develop a new retail centre".</i>	
ABP Decision to Grant	June, 2009



The Board granted permission for the development on foot of the additional information submitted by the applicant on 01/05/09.

“In deciding not to accept the Inspector’s recommendation to refuse permission, the Board considered that the revised scheme submitted to An Bord Pleanála, providing for retention of certain additional structures of architectural heritage value, relocation of the service access and provision of an enhanced public realm, adequately addressed the concerns expressed by the Inspector”.

4.2.1 Key Inspector Comments

Traffic

“The adopted orbital route has perhaps been designed to facilitate the Opera Centre as opposed to the Opera Centre being designed so that it is compatible with the Orbital Route”.

“I query the necessity for the provision of in excess of five hundred on site car parking spaces, at basement level to serve the development. Should reconsideration of the amount of onsite car parking be reconsidered, it may reduce the requirement for traffic circulation via Ellen Street which is essentially, solely to provide for vehicular access off Michael Street for customers of the development and some delivery and service vehicles using the access point off Bank Place. An assessment as to the adequacy of car parking provision within the immediate vicinity, which includes facilities in the applicant’s ownership might indicate that existing capacity of public carparks in the immediate vicinity is well excess of demand.”

Ellen Street

“I consider that the demolition of a terrace of Georgian buildings and warehouses would have a detrimental adverse effect on the special interest, integrity and character of the Georgian streetscape of Ellen Street...”

“I would suggest that it be borne in mind that as a group of buildings, the terrace makes a significant contribution to the integrity and character of the streetscape of Ellen Street”

“notwithstanding of the change in statutory planning context, I do not consider that the proposed demolition of these buildings and the alterations to Ellen Street can be justified and therefore it is my opinion that this element of the development must be rejected”.

Rutland Street / Patrick Street

“In considering the proposed treatment of the existing structures and streetscape along Patrick Street and Rutland Street frontage, about which I have concerns regarding the integration of the new build with the elements to be retained, I again note and acknowledge that the site does not come



within the Architectural Conservation Area whereas it was at the time of the determination of the decision on the previous proposal attached to which were conditions with requirements for restrictions and omissions”.

“Overall, I do not consider the proposed treatment of the Rutland Street-Patrick Street streetscape and individual buildings entirely satisfactory. However I would have much less reservation as to the adverse impact of the proposed development on historic fabric and streetscape that I do about the proposals for demolition of the Ellen Street buildings and the street widening”.

Granary

*“The **salvaged double entrance gates and railings** erected at the side in the 1980s as, suggested in the report of the Department of the Environment, Heritage and Local Government contributes as a feature in marking and separating the southern end of the Granary from the adjoining street frontage southwards While the retention of this feature might be desirable, as suggested in the Department’s report, **I would accept the case made by the applicant’s agent and I would not consider the retention to be essential if a compatible, contemporary alternative in terms of road frontage treatment at the access point to the new development can be achieved”.***

Bank Place

*“I note in particular with respect to the front elevation, **the emphasis on frameless glazing and a positive integration along ridge and eaves lines with the existing historic buildings to each side and a projecting box window”.***

***The creation of a dedicated service entrance adjacent to the Granary is unfortunate. It is likely to give rise to conflict in prioritisation of the service vehicle movements over the direct relationship between the civic use of the space, the entrance to the Centre and the Granary.** A strong argument has been made on behalf of the applicant on grounds of lower delivery rates for comparison goods, and presumably hours for deliveries can be restricted. At a minimum, should permission be granted, satisfactory arrangements for restrictions on the use and hours of access to the entrance would be advisable but this may be impractical for suppliers.”*

4.2.2 ABP Order

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the revised scheme submitted to An Bord Pleanála, providing for retention of certain additional structures of architectural heritage value, relocation of the service access and provision of an enhanced public realm, adequately addressed the concerns expressed by the Inspector.

Notable Conditions include:

Condition No. 2.

“The architectural treatment at the junction of Glover’s Lane with Patrick Street shall be as indicated in the design shown on Douglas Wallace sketch drawing “Option 1” received by An Bord Pleanála on the 1st day of May, 2009.

Reason: *To reflect the historic street pattern of the area.*

Comments: *Option 2 provided for a through laneway connecting into the site. Option 1 had proposed that the building line would be set back at the location of Glover’s Lane with access to a department store and signage acknowledging the previous existence of the laneway”*

Condition No. 3

“Detailed proposals for the re-use of number 4 Patrick Street as a civic centre, shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: *In order to preserve the architectural heritage of the area.*

Comments: *No. 4 Patrick Street was proposed to be handed over to the Council for civic use.”*

The above decision to Grant Permission emphasises the importance of the preservation of architectural heritage on the site and has guided the design and layout of the proposed scheme as discussed in detail below.

4.3 Analysis of Planning History on Site and Impact on Current Proposals

The following section sets out how the site’s planning history has informed the proposed development.

4.3.1 Architectural Heritage

There has been substantial planning history on the subject site. As set out above, previous planning decisions on the site have referred to the architectural heritage of the area, with a view to retaining as much of the Georgian Heritage as possible. This practice has led the design of the current scheme. Issues identified above have been taken on board in the design of the current proposals. This has led to the retention of the Georgian Buildings along Rutland Street/Patrick Street and Ellen Street which have been retained and re-developed with a view to preserving the character of the streetscape, as well as the character of the buildings themselves.

The Town Hall, at No. 10 Rutland Street (RPS Ref. No. 014 and NIAH Ref. No. 21513006) and No. 9 Rutland Street (NIAH Ref. No. 21513018) will be combined and re-developed to provide for the new Limerick City Library. This will be achieved by removing the later additions to the rear of the buildings and adding a glazed atrium which faces onto the central plaza.

The Bruce Doorway located at 6/7 Rutland Street (RPS Ref. No. 317 and NIAH Ref. No. 21513008) will be relocated internally in the new Library building.

The Granary Building (RPS Ref. No. 272 and NIAH Ref. No. 21513017) currently contain the Limerick City Library. It also has a restaurant and nightclub at lower ground floor. The existing library is to be relocated to the Town Hall building. The current uses at lower ground floor level are to be maintained with office accommodation provided above.

No. 4 Rutland Street (NIAH Ref. No. 21513009) will be refurbished and retain its current uses of retail at ground level and residential above.

No. 4 Patrick Street (NIAH Ref. No. 21513005) and No. 5 Patrick Street (NIAH Ref. No. 21513069) will be refurbished and retain their current uses of retail at ground level and residential above.

No. 9 Ellen Street (NIAH Ref. No. 21513018) will be refurbished to provide a bar and restaurant which serves both Ellen Street and the new plaza. The internal courtyard is to be retained and a new glazed circulation link allows the building to meet current building control requirements without impacting on the historical structure of the building.

4.3.2 Parking

As detailed in Section 7.6 'Parking' of this Report, the maximum provision for parking is 795 spaces in accordance with Development Plan standards. The proposed development provides for 155 car parking spaces. The provision of car parking has been significantly reduced below the maximum standard owing to the accessibility of the site, the proximity of public transport hubs and its location within the City Centre. The relaxation of the car parking provision is justified to promote alternative means of transport, in accordance with the principles of the Limerick 'Smarter Travel' initiative. It is important to note that there is widespread off-street parking and multi-storey car parks in close proximity to the site. According to data provided by LC&CC, the car parks in the City Centre are only ever 70% full. This can be used to help offset the parking demand in the proposed development.

There is a stop for City and Metropolitan bus services provided by Bus Eireann and Eurobus Limerick located at Arthur's Quay which, provides a number of regional and intercity services. A new bus stop is also proposed to serve the new development at Bank Place. Colbert Train Station is located less than 1km away on Parnell Street. Train services from here provide connectivity with Dublin, Ennis, Galway, Nenagh and Limerick Junction.

There are a number of Limerick Bike sharing services in close proximity. The new development will also provide a total of 495 cycle parking spaces. These include 311 no. secure cycle parking spaces, together with shower and changing facilities at basement level; 40 no. secure cycle parking spaces and 120 no. public cycle spaces at ground level throughout the proposed development and the provision for a 24-space cycle hire scheme at Bank Place. There is also a large quantum of existing bicycle parking facilities in close proximity of the new development.

The development of the site aims to enhance the permeability, walkability and public realm throughout the site and in the wider context of Limerick City.

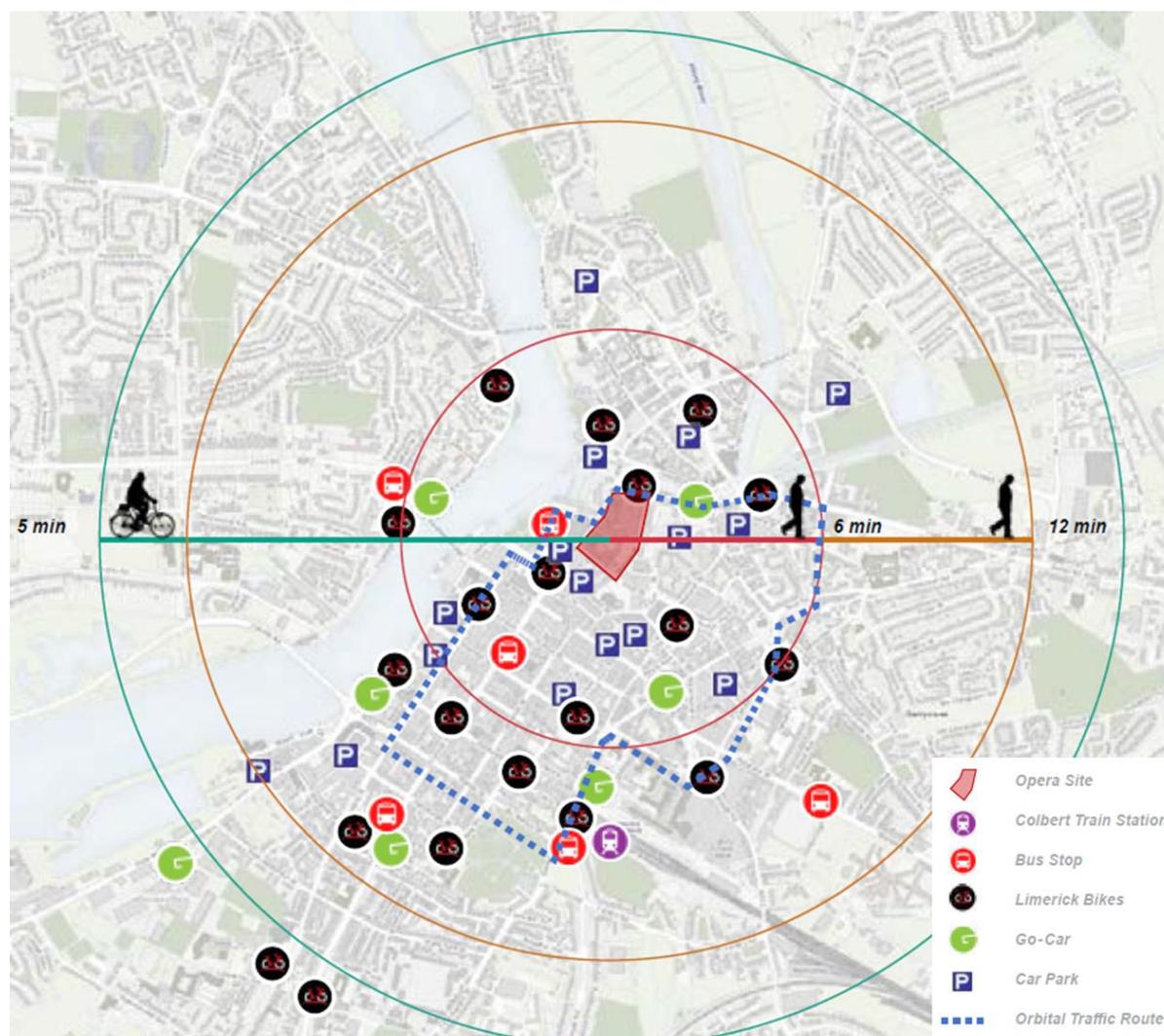


Figure 4.3 City Transport Amenities, Walking and Cycling Distances

4.3.3 Open Space

The open space provided within the development refers to the waterfront plaza on Bank Place, the internal plaza and the courtyard to the rear of the Granary Building and the surrounding public realm and streetscapes.

Bank Place provides a waterfront space with views over the river. It provides an arrival space to the new development, particularly for the tall building proposed on Bank Place.

The internal square provides the opportunity to be an urban room and meeting space. This space will be to be the focus for daily activities and has also been designed to be adaptable, capable of hosting seasonal public events such as markets and public exhibitions.

The internal plaza and the courtyard to the rear of the Granary will provide quiet, enclosed space to provide a contrast to the large open space of the internal plaza.

The open space provided in the new development will provide a strong relationship to the surrounding urban spaces by increasing pedestrian permeability through the site and creating links with the surrounding streets and neighbourhoods.



The scale and locations of the different open spaces can provide flexible, adaptable and diverse spaces that are convenient and enjoyable for everyone to use.

4.3.4 Design

The Limerick City Development 2010 - 2016 underlines that one of the most important aspects in defining the urban form of the Opera Site will be the successful retention and restoration of buildings on Rutland/Patrick street and Ellen Street.

Comprehensive and detailed architectural heritage and building massing reports have been undertaken. This identified structures that had architectural merit and should be retained in the new development. Careful consideration of building heights and massing are detailed in the Masterplan Report and Architectural Design Statement which accompanies this application. The Masterplan sets out to not only ensure the conservation of older buildings, but also to provide a context of their potential to positively compliment and contribute to the overall character of the new development.

High quality glazed atriums and circulation cores located to the rear of the older buildings allow for them to increase their capacity and meet building regulations with minimal alterations to the internal configuration of the buildings and their facades.

The *Architectural Design Statement* categorises the different types of building designs and materials used. The dominant materials used is traditional red brick and limestone. Using similar building materials to the ones already used at the site will contribute to the integration of the new development with the old.

4.4 Buildings to be Retained on Site

The following section will focus on the buildings proposed to be retained within the application site, as set out in Figure 4.1.

Further information on the buildings proposed to be retained is set out in the Report on Historic Buildings, prepared by JCA Architects, submitted with this application. This report classifies the heritage value of the buildings from A (full conservation scope of works merited) to D (not of architectural, social or historical significance).

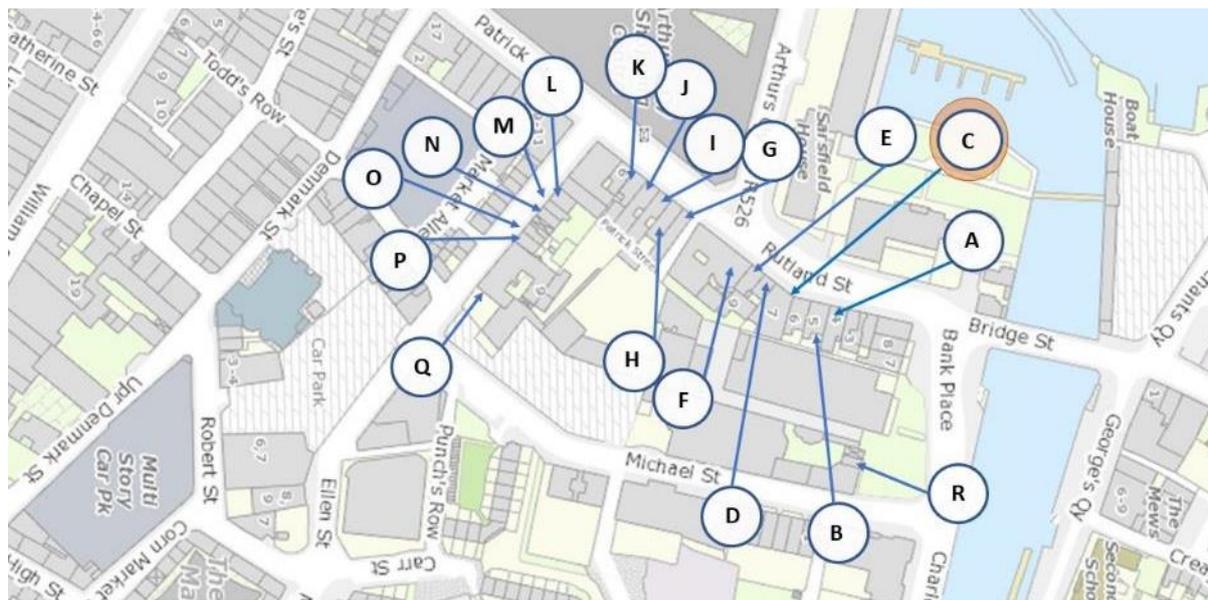


Figure 4.1 Plan indicating Buildings to be Retained on Site (note that 'C' relates to a doorway only)

Fig. 4.1 Ref.	Buildings Requiring Partial / Full Retention	Reason
Rutland Street		
A	No. 4	JCA, 2018 Category C ABP 2005 (Ref. PL30.218229) Decision - Condition 2(A) <i>"The Georgian buildings numbers 4 and 5 Rutland Street shall be conserved and repaired. The new build shall not over sail the retained numbers 4 and 5 Rutland Street"</i> .
B	No.5	JCA, 2018 Category B ABP 2005 (Ref. PL30.218229) Decision - Condition 2(A) <i>"The Georgian buildings numbers 4 and 5 Rutland Street shall be conserved and repaired. The new build shall not over sail the retained numbers 4 and 5 Rutland Street"</i> . NIAH – Ref. 21513009
C	No.6/7 (DOORWAY ONLY)	JCA, 2018 Category C Demolition Permitted but protected doorway to be re-instated / relocated. RPS – Ref.317 (Door case) NIAH - Ref.21513008 (Door case)
D	No. 8	JCA, 2018 Category A ABP 2005 (Ref. PL30.218229) Decision - Condition 2 (B) Front façade to be conserved and repaired and ground floor revised to reflect the existing shopfront ... <i>"with two main doorways, and the ground floor façade shall be integrated into the new build (that is there shall not be a second hidden façade behind the ground floor façade)"</i> .
E	No. 9	JCA, 2018 Category B ABP 2005 (Ref. PL30.218229) Decision - Condition 2 (B) Front façade to be conserved and repaired and ground floor revised to reflect the existing shopfront ... <i>"with two main doorways, and the ground floor façade shall be integrated into the new build (that</i>



		<i>is there shall not be a second hidden façade behind the ground floor façade)”.</i>
F	No. 10 (Town Hall)	JCA, 2018 Category A RPS – Ref.014 (Façade) ABP 2008 (ABP Ref. PL30.231180) Decision Retention and Repair (Excl. Adjacent buildings to South) NIAH – Ref. 21513006
Patrick Street		
G	No. 1	JCA, 2018 Category B ABP 2005 (Ref. PL30.218229)/ ABP 2008 (ABP Ref. PL30.231180) Decision Façade Retention
H	No. 2	JCA, 2018 Category C ABP 2005 (Ref. PL30.218229)/ ABP 2008 (ABP Ref. PL30.231180) Decision Façade Retention
I	No. 3	JCA, 2018 Category C ABP 2005 (Ref. PL30.218229)/ ABP 2008 (ABP Ref. PL30.231180) Decision Façade Retention
J	No. 4	JCA, 2018 Category A ABP 2005 (Ref. PL30.218229) Decision Condition 2 (C) <i>“No. 4 and 5 Patrick Street shall be conserved and repaired. The new build element of the development shall be generally set back 3m from the rear façade of these structures and shall not over sail them”.</i> Condition 3 requires re-use of No. 4 as a civic centre.
K	No. 5	JCA, 2018 Category B ABP 2005 (Ref. PL30.218229) Decision Condition 2 (C) <i>“No. 4 and 5 Patrick Street shall be conserved and repaired. The new build element of the development shall be generally set back 3m from the rear façade of these structures and shall not over sail them”.</i>
Ellen Street		
L	No.4	JCA, 2018 Category B ABP 2005(Ref. PL30.218229)/ ABP 2008 (ABP Ref. PL30.231180) Decision Façade Retention
M	No. 5	JCA, 2018 Category B ABP 2005 (Ref. PL30.218229)/ ABP 2008 (ABP Ref. PL30.231180) Decision Façade Retention
N	No. 6	JCA, 2018 Category B ABP 2005(Ref. PL30.218229)/ ABP 2008 (ABP Ref. PL30.231180) Decision Façade Retention
O	No. 7	JCA, 2018 Category A ABP 2005 Decision (Ref. PL30.218229)



		Condition No. 2(e) <i>“The Georgian buildings numbers 7, 8 and 9 Ellen Street shall be conserved and repaired, including the shopfront of number 8. Numbers 7 and 8 shall be laid out so as to open onto the street and onto the internal circulation mall of the proposed development.”</i>
P	No. 8	JCA, 2018 Category A ABP 2005 Decision (Ref. PL30.218229) Condition No. 2(e) <i>“The Georgian buildings numbers 7, 8 and 9 Ellen Street shall be conserved and repaired, including the shopfront of number 8. Numbers 7 and 8 shall be laid out so as to open onto the street and onto the internal circulation mall of the proposed development”.</i>
Q	No. 9	JCA, 2018 Category A ABP 2005 Decision (Ref. PL30.218229) Condition No. 2(e) <i>“The Georgian buildings numbers 7, 8 and 9 Ellen Street shall be conserved and repaired, including the shopfront of number 8. Numbers 7 and 8 shall be laid out so as to open onto the street and onto the internal circulation mall of the proposed development”.</i>
Michael Street / Bank Place		
R	Granary	JCA, 2018 Category A RPS – Ref. 272 ABP 2008 (ABP Ref. PL30.231180) Decision Retention with visual separation between historic building and new development.

5.0 CONSULTATION

5.1 Pre-planning consultation

Limerick City and County Council Officials together with the design and planning team have carried out consultation in relation to the Proposed Development of the Opera Site with Council Members, Members of the Public, Tenants on the site, Local Businesses, Representative Individuals, Organisations and Statutory Bodies. The purpose of the consultation was to inform consultees of the Proposed Development and to provide them with an opportunity to offer feedback. It also enabled the project team to take account of issues raised and consider them as part of the design and process.

The project for which approval is now sought from the Board has been subject of extensive consultation over time, evidenced by reference to the following:

- *Opera Site Design Brief 2018;*
- Consultation with the various Departments of Limerick City & County Council (Planning Authority);
- Consultation with Public Stakeholders and Prescribed Bodies, and
- Consultation between the Design Team and the EIAR team.

5.2 Public and Stakeholder Consultation

Limerick City and County Council (LC&CC) launched a non-statutory public consultation process on the Proposed Opera Site Development on 19th November 2018. As part of this process, public consultation boards were displayed in 4 different locations as per below and four separate public information evenings were held, where the public were given the opportunity to discuss the proposals with the design team:

1. *Limerick Twenty Thirty office in Patrick Street, Limerick, public information evening on Tuesday, 4 December 2018 between 5pm and 7pm;*
2. *Limerick City & County Council office - Merchant Quay, Public information evening on Wednesday, 5 December 2018 between 5pm and 7pm;*
3. *Limerick City Library - The Granary, Michael Street, Limerick, public information evening on Thursday, 6 December 2018 between 5pm and 7pm; and*
4. *Limerick City & County Council office - Dooradoyle, Limerick, public information evening on Friday, 7 December 2018 between 5pm and 7pm.*

A full breakdown of this consultation is included at Chapter 5 of the EIAR submitted with this application.

In response to the consultation process including the Website, Public Display and Workshops a total of 23 submissions were received. A summary of these responses is set out below.



Table 5.1 – Summary of Submissions Received Grouped by Theme	
1	Welcome the Re-Development of the Site & Design
	<ul style="list-style-type: none"> • Largely the submissions received were supportive of the re-development of the site. • It was suggested that the development will transform a previously neglected area on one of Irelands premier boulevards • It was felt that this site has been underutilised for a number of years and that the development will regenerate the area and improve the attractiveness of the City Centre. • There was a large level of support for the proposed re-use of the Town Hall building for the new City Library. • The large element of commercial proposed has led to concern regarding the viability of the scheme. • It was felt that the development would enhance the existing commercial property stock in the city. • It was suggested that the scheme be designed to avoid anti-social behaviour • There was a number of suggestions that the design be opened up to architectural competition • Suggested the need for a low-energy building, with sustainable construction techniques to create a healthy environment and that the Provision of Grade A/LEED Gold office space of scale in the City Centre is to be widely welcomed.
Issue 2: Cultural Heritage	
	<ul style="list-style-type: none"> • The submissions welcome the sympathetic treatment of the Georgian Buildings along Rutland St. and The Granary. • The Irish Georgian Society commended the approach taken to the conservation of the existing Georgian Buildings on the site and welcomed the library use proposed for the former Town Hall on Rutland St. • Welcomed the library use proposed for the former Town Hall on Rutland St. • There was some concern raised about the visual impact of the tall building on Bank Place on the Granary Building and The Hunt Museum. • It was suggested that the Georgian portion of the site is phased up-front. •
Issue 3: Proposed Mix of Uses and Night/Weekend Activity	
	<ul style="list-style-type: none"> • The provision of a new library within the Opera site welcomed. • The cultural and entertainment amenities area and the new City Library in the Town Hall building welcomed. • It was felt that more residential on the site would make the area more vibrant from 7am to midnight. • A constant theme within the submissions is the idea of making Limerick a liveable city and to increase night-time and weekend activity in the area. • The provision of active uses at ground floor such as retail and café use welcomed. • Recommendations are also given for alternative cultural uses to include; multi-purpose events centre, sporting and recreational uses to enliven and enrich the area.



	<ul style="list-style-type: none"> • A number of submissions stated that University of Limerick should be involved to provide educational facilities. • It was felt that there was too much commercial on the site and queried the use of apart-hotel for satisfying housing need.
Issue 4: Proposed Building Height at Bank Place	
	<ul style="list-style-type: none"> • Concern was raised that the scale and bulk of the tall building was not in keeping with the character of Limerick City. •
Issue 5: Public Realm and Landscaping	
	<ul style="list-style-type: none"> • Overall it was felt that the scheme provides for quality public realm. • New public square impressive and could become part of the social fabric of the inner city for people to gather if necessary. • Welcomed the idea of Bank Place becoming a more animated space with cafes, bars etc. • A suggestion is made for the inclusion of a cinema at the site as well as children’s play areas, sporting facilities (such as soccer pitches, basketball courts, tennis courts, running track etc.), which would be available to both the occupiers and wider community. It is also suggested that the roofs of proposed buildings could be considered for provision of such facilities. • There was a suggestion made by a number of stakeholders that the location of the entrance to the new Plaza should be located on the junction to Patrick St./Ellen St. to encourage more pedestrians through the plaza. • It was suggested that the materials and finishes proposed for the public areas are well considered so that they can be easily maintained and will age well. • It was felt that the new public realm should be all-weather with an emphasis on providing evening activity and public events. • A suggestion was made that there should be a roof top garden on the new buildings and a further submission requesting bee-hives on roofs. • Concern that public areas don’t benefit from afternoon and evening light. • Would like a boardwalk along the river to Thomond Bridge without interruption

5.3 Irish Water

Pre-planning consultation occurred between the Applicant’s Design Team and Irish Water as part of a pre-connection enquiry process. Feedback was received by Irish Water. Details of the pre-connection enquiry are provided in the accompanying Drainage & Watermains Planning Report, prepared by AECOM and in Appendix 4 of this report.

A response was received from the relevant Connections and Developer Services Manager of Irish Water to AECOM in writing confirming:

“the water services authority has provided confirmation that the load generated by the proposed development can be catered for”.



Potential pollution impacts from the discharge of treated effluent in the River Shannon, following treatment at Bunlicky WwTP, are considered in detail in the Drainage & Watermains Planning Report, prepared by AECOM, submitted with this application.

5.4 Statutory Consultation

This planning application is subject of statutory public consultation and referral to certain prescribed bodies, who may make submissions to An Bord Pleanála. The application plans and particulars and the EIAR will be available for inspection free of charge, or may be purchased on payment of a specified fee (which fee will not exceed the reasonable cost of making such a copy) during public opening hours excluding Bank Holidays, at the following locations:

- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1,
- Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WV78.

The application plans and particulars and the EIAR may also be viewed at or downloaded from the following website: <https://www.limerick.ie/council/services/planning-and-property/opera-site-planning-application/opera-site-planning>

6.0 PLANNING POLICY CONTEXT

6.1 National Planning Policy

The following section assesses the planning policy governing the site with specific regard to National, Regional and Local Planning Policy. Chapter 8 of this report provides a detailed assessment of the policies outlined below and how the development has had regard to the planning policy context.

6.1.1 National Planning Framework 2040

The National Planning Framework (NPF) 2040, is a planning framework to guide to development and investment, considering where best to plan for Ireland's growing population and economy.

In relation to Limerick, the National Policy Framework 3b of *the NPF* aims to:

“Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.”

Furthermore, *the NPF* sets out key future growth enablers for Limerick including:

“Implementation of the Limerick 2030 economic strategy to create modern, city centre office accommodation and a series of transformational City Centre public realm projects;” and

“Identifying infill and regeneration opportunities to intensify housing and employment development throughout inner suburban areas”.

The high-level objectives of the NPF 2040 are:

- 1. In addressing future change, Ireland will continue on a path of economic, environmental and social progress that will improve our prosperity, sustainability and well-being.*
- 2. Ensuring that Ireland's many unique assets can be built upon, with an emphasis on improving economic output and stability as well as quality of life, environmental performance and the liveability of Dublin, our cities, towns and rural areas.*
- 3. Setting out likely future change in Ireland and the spatial pattern required for effective and co-ordinated investment in a range of sectors to best accommodate and support that change.*
- 4. Putting in place a strategy for the sustainable development of places in Ireland and how that can be achieved, through planning, investment and implementation.*
- 5. To secure more compact forms of urban development in all types of settlements, to reduce sprawl and to provide more choice, with a new national infill development target to accommodate 40% of the urban growth within existing built-up areas on brownfield lands.*



6.1.2 *Urban Development and Building Heights Guidelines for Planning Authorities, 2018 (Height Guidelines, 2018)*

In determining planning policy and making planning decisions around appropriate building heights, the planning process has to strike a careful balance between on the one hand enabling long-term and strategic development of relevant areas, while ensuring the highest standards of urban design and architectural quality and place-making outcomes on the other.

The guidelines echo the NPF’s guidance, supporting tall buildings in locations in close proximity to high quality public transport services. In this regard, Specific Planning Policy Requirement (SPPR) 1 states the following:

“In accordance with Government policy to support increased building height in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.”

As set out in Table 2.2 of the guidelines, when making a planning application under these Guidelines, the developer must demonstrate that the application satisfies the following Development Management Criteria (DMC).

DMC	Action
DMC 1	The site is well served by public transport with high capacity, frequent service and good links to other modes of public transport.
DMC 2	Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/ enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views. Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect.
DMC 3	On larger urban redevelopment sites, proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape.
DMC 4	The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape.
DMC 5	The proposal avoids long, uninterrupted walls of building in the form of perimeter blocks or slab blocks with materials / building fabric well considered.



DMC 6	The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of “The Planning System and Flood Risk Management – Guidelines for Planning Authorities” (2009).
DMC 7	The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area within which the development is situated and integrates in a cohesive manner.
DMC 8	The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.
DMC 9	Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment’s ‘Site Layout Planning for Daylight and Sunlight’ (2nd edition) or BS 8206-2: 2008 – ‘Lighting for Buildings – Part 2: Code of Practice for Daylighting’.
DMC 10	Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.
Specific Assessments	
DMC 11 – 16,	<p>11. Specific impact assessment of the micro-climatic effects such as down-draft. Such assessments shall include measures to avoid/ mitigate such micro-climatic effects and, where appropriate, shall include an assessment of the cumulative micro-climatic effects where taller buildings are clustered.</p> <p>12. In development locations in proximity to sensitive bird and/ or bat areas, proposed developments need to consider the potential interaction of the building location, building materials and artificial lighting to impact flight lines and/ or collision.</p> <p>13. An assessment that the proposal allows for the retention of important telecommunication channels, such as microwave links.</p> <p>14. An assessment that the proposal maintains safe air navigation.</p> <p>15. Relevant environmental assessment requirements, including SEA, EIA, AA and Ecological Impact Assessment, as appropriate.</p>



	16. Landscape and visual assessment by a suitably qualified practitioner such as a chartered landscape architect.
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Section 8 of this Report has assessed the proposed development in the context of the DMC 1-16.

6.1.3 Smarter Travel - A Sustainable Transport Future, A New Transport Policy for Ireland 2009 - 2020

The Smarter Travel 2020 its vision for sustainability in transport and sets out five key goals:

- Improve quality of life and accessibility to transport for all and, in particular, for people with reduced mobility and those who may experience isolation due to lack of transport
- Improve economic competitiveness through maximising the efficiency of the transport system and alleviating congestion and infrastructural bottlenecks
- Minimise the negative impacts of transport on the local and global environment through reducing localised air pollutants and greenhouse gas emissions
- Reduce overall travel demand and commuting distances travelled by the private car.
- Improve security of energy supply by reducing dependency on imported fossil fuels.

A detailed Mobility Management Plan (prepared by Aecom) for the site has been included with the application, setting out how the proposed development has been designed in accordance with the five key goals of the *Smarter Travel 2020*.

6.2 Regional Planning Policy

6.2.1 *The Mid-West Area Strategic Plan*

The Mid West Area Strategic Plan (MWASP) was developed to provide a planning policy framework to guide decision making on the physical and spatial development of the *Mid-West to 2030*. *The MWASP* aims to help to provide strategic direction for important planning issues in the region, including revitalisation of Limerick City, effective implementation of the Regional Planning Guidelines, development of enterprise and employment, and delivery of infrastructural requirements.

Some of the key objectives of the *MWASP* include;

- *Prioritise investment in the region, through a fusion of land use and transportation policies within the context of a defined settlement hierarchy as provided in the Regional Planning Guidelines;*
- *Strengthen the role of Limerick City and its Environs (Metropolitan city) as the core economic driver for the Region;*



- *Strengthen the Limerick/Shannon Gateway and Ennis (Hub Town) in terms of population growth, and as complementary centres for both employment and population growth, with a better balance between the two;*
- *Promote balanced regional development throughout the region through the development of well-defined hierarchies of settlements that envisages stronger roles for Nenagh, Newcastle West, Thurles, and to a lesser extent Roscrea, which will support the development of a series of rural economic nodes, and their immediate hinterland;*
- *Change the way Limerick is portrayed and viewed, to promote the prioritisation of support for the region by development agencies and to improve the cost competitiveness of the region;*
- *Acknowledge that the Mid West region has a strong rural population of c. 54% of the region, with a strong agricultural sector. The Region requires the development of a strong urban core with rural development nodes, good access to markets and amenities, which in turn will facilitate the growth of the rural hinterland, and lead to a positive impact on rural development and, settlement, with economic and job creation opportunities; and,*
- *Assist in the streamlining of the regional corporate governance structure to provide a better platform for the Limerick Metropolitan Area to achieve its potential.*

6.2.2 Southern Assembly Draft Regional, Economic, Spatial Strategy 2018 (RSES)

The Southern Regional Assembly have prepared a *draft Regional Spatial and Economic Strategy* (RSES) for the whole of the Southern Region for the period 2019-2031. The draft RSES provides a long-term regional level strategic planning and economic framework, in support of the implementation of the National Planning Framework, for the future physical, economic and social developments for the Southern Region.

The overarching purpose of the RSES is to support the programme for change set out in *Project Ireland 2040, the National Planning Framework (NPF)* and the *National Development Plan (NDP- 2018-2027)*, Government Economic policies and to ensure coordination of planning and development policy matters through the Development Plan and Local Enterprise and Community Plan (LECP) processes.

The RSES vision is to nurture all our places to realise their full potential;

- Protect, and enhance our environment;
- Work to achieve economic prosperity and improved quality of life for all our citizens;
- Accommodate expanded growth and development in suitable locations; and
- Promote the region's international reputation as one of Europe's most creative, innovative, greenest and liveable regions.

Within the RSES there is Metropolitan Area Strategic Plan for Limerick (MASP). This identifies the Opera Site as a key strategic site. It also calls for densification of development in the City Centre, including identification and assembly of brownfield sites for development.

6.3 Local Planning Policy

6.3.1 *Limerick City Development Plan 2010-2016, including Limerick 2030*

The *Limerick City Development Plan (LCDP) 2010-2016* sets out Limerick City Council's policies for the development of Limerick City to 2016 and beyond. The plan was amended with Variations that came into effect in May 2017. As set out in the *LCDP 2010-16*, the vision for Limerick City is to continue to grow as the centre of economic, social and cultural development for the Mid-West Region.

Variation number 4 to the *Limerick City Development Plan 2010 – 2016*, was adopted in January 2015 and comprised of the incorporation of the Limerick 2030 Economic and Spatial Plan into the LCDP. The Limerick 2030 Plan sets out the medium-term and long-term strategy for the development of Limerick City and County for the next 15 years and identifies seven City Centre transformational projects including the subject Opera site. The Limerick 2030 Plan forms the basis for the *Design Brief for the Opera site* as further discussed below.

6.3.2 *Design Brief, Opera Site, Limerick City, Prepared by LC&CC, April 2018*

A Design Brief for the Opera Site was developed in response to the Limerick 2030 Plan to further define development parameters for the site and to help guide and refine the preparation of the Masterplan. This was produced in April 2018 by Limerick City & County Council, following a public consultation period.

The Design Brief provides for the following:

- Redevelopment of the Opera Site to the requirements of the Limerick 2030 Plan.
- Restoration and repair of buildings of conservation value and maximise significant new build opportunity.
- Encourage a variety of uses and active street frontages in association with the business-led mixed-use development.
- Provide an appropriate quantum of development of the site, which achieves 45,200 sqm of floorspace envisaged in the Limerick 2030 Plan.
- Provide an appropriate quantum of open space, envisaged in the Limerick 2030 Plan, including inter alia, a 3,700 sqm internal square, a stronger gateway at Bank Place (1,100 sq m) and high quality surrounding streets to provide a safe, animated and inviting public realm.
- Provide a new landmark development at Bank Place in the range of 12-16 storeys, demarcating the important nodal river crossing point to the City core from Kings Island, with other new build structures in the indicative range of 5-6 storeys.
- Indicative site coverage of 50% - 60% and a Plot Ratio range of 2.5 – 3.0.
- Promote high quality architectural design for all new developments in the Opera Site, while respecting the receiving environment as per best practice guidance.
- Promote viable development in accordance with the principle of proper planning and sustainable development of the Opera Site.

6.3.3 Subject Site Zoning / Uses

As detailed in Figure 7.1 below, the Opera Site is located within the City Centre Retail area. LCDP Objective ZO.1 City Centre Area (CCA) aims

“To support the retention and expansion of a wide range of commercial, cultural, leisure and residential uses in the City Centre as defined in the 2030 Economic and Spatial Plan”.

The site is also subject to the following designations, as set out in the *LCDP 2010-2016*:

- The subject site is located wholly within the City Centre Retail Area (See Figure 7.1);
- The subject site is also partially located in a Zone of Archaeological Potential (LCDP 2010-16, Map 7C);
- A Special Area of Conservation (SAC) is located directly to the North (River Abbey) and approx. 50m to the west (River Shannon) (Map5A of Development Plan).
- The inner-city orbital route runs to the west of the site along Patrick Street and Rutland Street, and to the north of the site along Bank Place towards Charlotte’s Quay.

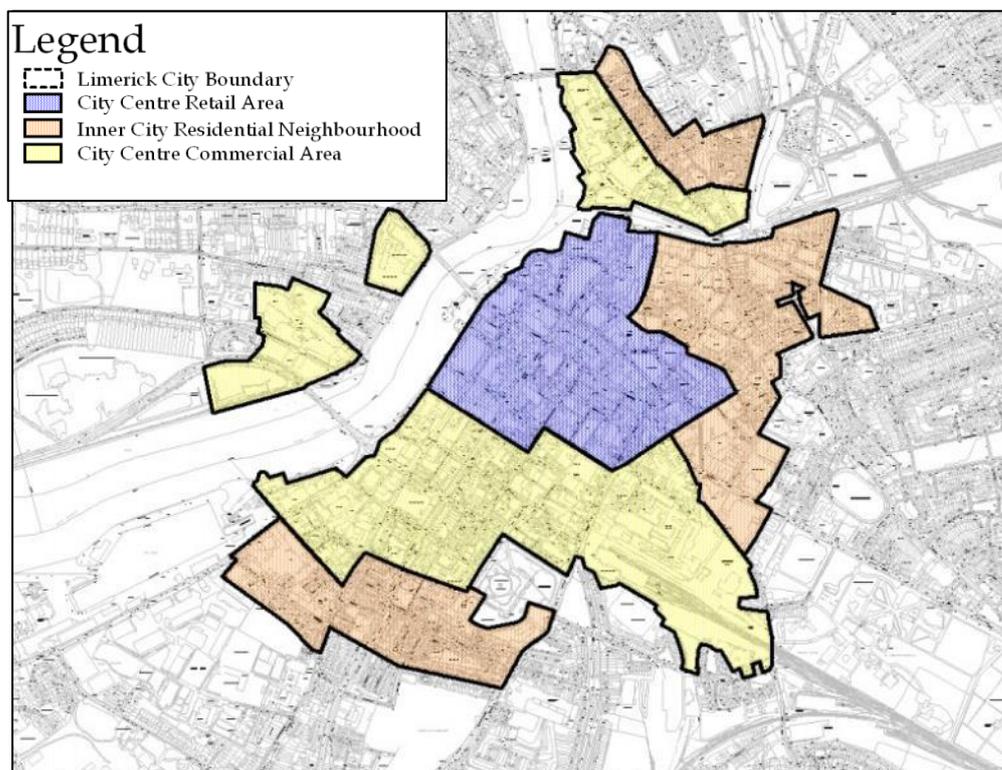


Figure 7.1: Extract from Map 1A: City Centre Zoning Objectives

Although the Opera Site is located within the ‘City Centre Retail Area’ designation, it is also referenced specifically in the ‘City Centre Commercial Area’ section of the Plan.



“The Opera Site offers the potential to locate significant development adjacent to the core retail area. In particular, the development of a modern office-based employment development, a third level campus with associated retail/residential/community uses. Furthermore, the site has the potential to accommodate a relocated Sarsfield House thus enhancing the riverfront by the provision of a new linear Arthurs Quay City Centre park” (13.3).

7.0 STATEMENT OF CONSISTENCY

The following section will assess the proposed development of the Opera Site against relevant National, Regional and Local Development Standards, Planning Policies and Objectives.

7.1 Site Coverage

Chapter 16 of the *LCDP 2010 - 2016* sets out the following standards for Zone 1 Core City Centre sites. The *Design Brief* (April 2018) for the site sets an indicative site coverage of 50% - 60%. As such, the proposed site coverage of 55.5% is in accordance with the Opera Site Design Brief.

Indicative Site Coverage Standards			
LCDP Indicative Standards		Opera Design Brief	Proposed
Zone 1 Core City Centre	80%-100%	50%-60%	55.5%

7.2 Building Heights

There is a recognised need to protect Conservation Areas and the architectural character of existing buildings, streets and spaces of artistic, civic or historic importance. In particular, any new proposal must be sensitive to the historic City Centre.

As set out in the *Urban Development and Building Heights Guidelines 2018*, a planning application proposing a tall building should give careful consideration to the following:

<i>Urban Development and Building Heights 2018</i>	Action
<p>SPPR1</p> <p>In accordance with Government policy to support increased building height in locations with good public transport accessibility, particularly town/city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.</p>	<p>Limerick City Council, through its <i>Limerick 2030 Plan</i> identifies an opportunity for a tall building on Bank Place in the Opera Site.</p>
<p>SPPR2</p>	<p>The mix of uses is largely driven by the Limerick 2030 requirement for</p>



<p>In driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy. Mechanisms such as block delivery sequencing in statutory plans could be utilised to link the provision of new office and residential accommodation, thereby enabling urban redevelopment to proceed in a way that comprehensively meets contemporary economic and social needs, such as for housing, offices, social and community infrastructure, including leisure facilities.</p>	<p>an office led scheme with the conservation of key heritage buildings. The development schedule sets out a mix of uses in the Masterplan and provides for c.;</p> <ul style="list-style-type: none"> • 60% office • 13% residential/aparthotel • 8% civic/cultural • 10% retail/bars/restaurants [c. 9% basement levels, incl. parking]
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The following Development Management Criteria has also been considered:

Urban Development and Building Heights 2018: DMC 1-16	Action
<p>DMC 1 The site is well served by public transport with high capacity, frequent service and good links to other modes of public transport.</p>	<p>The site is located within Limerick City Centre, which is well served by public transport with frequent service and good links to other modes of public transport.</p>
<p>DMC 2 Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/ enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views. Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect.</p>	<p>The design of the proposed development has been given careful consideration through the <i>Opera Site Design Brief 2018</i> and subsequent scheme design. As detailed in the Design Document and Visual Impact Assessment submitted with this application, careful consideration has been had to ensure the proposed development successfully integrates into, and enhances the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks and ensuring the protection of key views.</p>
<p>DMC 3 On larger urban redevelopment sites, proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape.</p>	<p>The proposed development provides c.8,050 sq m of enhanced Open Space, and a number of additional Public Realm improvements. This will significantly contribute to place making within Limerick City.</p>



<p>DMC 4 The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape.</p>	<p>The proposal preserves the character of the existing Georgian streetscape through the preservation and re-use of the historic building stock. The provision of a new public plaza will serve to animate the centre of the site and contribute to the allover vibrancy and vitality of the scheme.</p>
<p>DMC 5 The proposal avoids long, uninterrupted walls of building in the form of perimeter blocks or slab blocks with materials / building fabric well considered.</p>	<p>The design of the proposed development has been given careful consideration through the <i>Opera Site Design Brief 2018</i> and subsequent scheme design, as set out in the Design Document, prepared by Aecom, submitted with this application. Building elevations have been broken up through the use of glazed elements, archways and a mix of elevational materials.</p>
<p>DMC 6 The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of “The Planning System and Flood Risk Management – Guidelines for Planning Authorities” (2009).</p>	<p>The proposed development provides c. 8,050 sq m of open space, comprising c. 34% of total site area.</p> <p>A section of the site is located within Flood Zone B relating to potential coastal flooding. The existing ground levels associated with the buildings in Patrick Street, Ellen Street and Rutland Street are above the 1 in 1000-year return period coastal flood level and are outside of the areas identified as being at risk of flooding by the Shannon CFRAM Study.</p> <p>All essential infrastructure associated with the development will be sited above the 1 in 1,000 year coastal flood water level. A <i>Flood Risk Assessment</i> has been prepared by Aecom and accompanies this proposal.</p>
<p>DMC 7 The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area within which the development is situated and integrates in a cohesive manner</p>	<p>The development provides several new routes through the site in both a north south and east west direction that opens up the site to through movement by pedestrians and cyclists. A reduced parking provision is also proposed to reduce private car trips in accordance with the ‘smarter travel’ principles.</p> <p>The provision of a landmark office building will also improve legibility within the surrounding area.</p>
<p>DMC 8</p>	<p>The design of the proposed development has been given careful consideration</p>



<p>The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.</p>	<p>through the <i>Opera Site Design Brief 2018</i> and subsequent scheme design. Details relating to solar shading are included in Chapter 11 of the EIAR. Significant massing studies were undertaken to ensure light penetration into surrounding streets and the new urban plaza.</p>
<p>DMC 9 Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'.</p>	<p>An overview of the undertaken shadow studies is provided within the masterplan. Bank Place is currently overshadowed for most of the day on March 21st and this situation is generally unchanged by the proposal. However, the principle amenity areas of the Central Plaza and Granary Courtyard will receive appropriate levels of sunlight as set out by the BRE Guidance document.</p>
<p>DMC 10 Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.</p>	<p>A Solar Shading and Wind Analysis assessment has been provided in Chapter 11 of the EIAR and includes an overview of the mitigation measures proposed as part of the scheme. It was found that following incorporation of the mitigation measures including tree planting on Bank Place, a large calming of wind conditions is achieved with no areas of distress for more able users remaining.</p>
<p>Specific Assessments</p>	
<p>DMC 11 – 16 11. Specific impact assessment of the micro-climatic effects such as down-draft. Such assessments shall include measures to avoid/ mitigate such micro-climatic effects and, where appropriate, shall include an assessment of the cumulative micro-climatic effects where taller buildings are clustered. 12. In development locations in proximity to sensitive bird and/ or bat areas, proposed developments need to consider the potential interaction of the building location, building materials and artificial</p>	<p>The EIAR, prepared by Aecom, submitted with this application provides a detailed assessment of the site specific considerations DMC 11-16, ensuring the development is in accordance with the DMC's outlined in the 2018 guidelines.</p>

<p>lighting to impact flight lines and/ or collision.</p> <p>13.An assessment that the proposal allows for the retention of important telecommunication channels, such as microwave links.</p> <p>14. An assessment that the proposal maintains safe air navigation.</p> <p>15. Relevant environmental assessment requirements, including SEA, EIA, AA and Ecological Impact Assessment, as appropriate.</p> <p>16. Landscape and visual assessment by a suitably qualified practitioner such as a chartered landscape architect.</p>	
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7.3 Architectural Heritage

As set out in the *LCDP 2010-2016*, when making a planning application for permission to restore, refurbish, demolish, develop or for a change of use of Protected Structures and other buildings of significant heritage interest, the following information should be submitted with each application:

Limerick City Development Plan 2010-2016	Action
An Architectural Assessment Report as per the ' <i>Architectural Heritage Protection Guidelines</i> ', 2004.	An Architectural Assessment Report, prepared by JCA Architects, has been submitted with this planning application.
A comprehensive schedule of proposed work as per the above guidelines.	An Architectural Design Statement, prepared by AECOM, has been submitted with this planning application.
<p><u>Policy BHA.2</u> <i>(Sites within the Zone of Archaeological Potential)</i> <i>It is the policy of Limerick City Council to protect and enhance the archaeological value of the sites (and their settings) located within the 'Zone of Archaeology Potential' and all other features listed in the Sites and Monuments Record (SMR).</i></p>	The proposed development area is located within the Zone of Archaeological Notification for the historic town of Limerick. Chapter 17 of the EIAR provides a comprehensive overview of the archaeological and cultural heritage considerations of the proposals and provides a number of mitigation measures which will ensure no residual impact on archaeological or cultural heritage once applied.
<u>Policy BHA.4</u>	Access points midway along each respective street have been provided to

<p><i>(Protection of Limerick’s Historic Street Pattern & Medieval Plot Widths)</i> <i>It is the policy of Limerick City Council to protect Limerick’s historic street pattern, and in particular, seek to conserve and enhance the laneways within the setting of the streetscape and seek to retain and protect historic building lines and traditional plot widths where these derive from medieval origins.</i></p>	<p>utilise the existing access opportunities and continue the established grain of the historic Georgian streetscape where buildings hold street corners as bookends to continuous terraces of buildings. Access lanes and archways are also positioned at mid terrace locations along the site. This approach also has the benefit of bringing footfall and activity to the perimeter streets with active frontage at the street corners.</p>
<p>Policy BHA.11 <i>Re-Use & Refurbishment of Structures of Architectural Heritage merit & Protected Structures. It is the policy of Limerick City Council to positively encourage and facilitate the careful refurbishment of the Structures of Architectural Heritage merit and Protected Structures for sustainable and economically viable uses.</i></p>	<p>All but one of the buildings of heritage value are being proposed for adaptive re-use. This will include careful refurbishment of the following: Renovation and adaption of the Town Hall (a Protected Structure) for Library Services. Refurbishment and adaptive re-use of 12 no. Georgian terraced houses (3 no NIAH) at nos. 7-8 Ellen Street, 1-5 Patrick Street and 4-5 Rutland Street, respectively, providing shop use at ground and basement levels and residential use over. The 4-storey Granary Building (a Protected Structure) will be retained in office/restaurant/licenced premises use. The Bruce House Doorway at 7 Rutland Street (a Protected Structure) will be relocated internally within the new library building.</p>
<p>Policy BHA.13 <i>(Facilitating Development of a Protected Structure & Curtilage)</i> <i>It is the policy of Limerick City Council to facilitate developments to Protected Structures that do not materially affect the architectural character employing conservation best practice standards for any purpose compatible with the character of the building and to make available financial assistance where possible.</i></p>	<p>As detailed above, the application proposes the renovation, adaption and re-use of;</p> <ul style="list-style-type: none"> • The Town Hall; • 12 no. Georgian terraced houses; • The Granary Building; and • The Bruce House Doorway.

Furthermore, the *National Architectural Heritage Protection Guidelines for Planning Authorities 2011*, have also been considered:

<i>Architectural heritage Protection - Guidelines for Planning Authorities 2011</i>	Action
<p>Planning authorities are empowered to protect the architectural heritage, in the interest of the proper planning and sustainable development within the irrespective functional areas, and to prevent its deterioration, loss or damage. The Planning authorities Development Plan must include a Record of Protected Structures.</p> <p>Development plans must include objectives for the protection of such structures and the preservation of the character of such areas to ensure proper and sustainable planning and development.</p>	<p>The site includes three Protected Structures, in addition to a number of further buildings which are of heritage value.</p> <p>The proposed development complies with objectives for the protection of such structures and will serve to enhance and provide for the adaptive re-use of the Georgian streetscape.</p>

7.4 Design Statements

<i>LC&CC Development Plan 2010-2016</i>	Action
<p>Policy DM.2 <i>It is the policy of Limerick City Council that all significant planning applications be supplemented by Planning Statements to explain the nature of the proposal and how it is compliant with the Development Plan. The City Council will seek all larger and complex proposals to be accompanied by Design Statements.</i></p>	<p>An Architectural Design Statement, prepared by AECOM has also been provided.</p>

7.5 Mobility Management Plan

A Mobility Management Plan is required to be carried out and submitted as part of any planning application for any large-scale employment-based development which may generate significant trip demand. Development for which mobility management could be applied includes the following – Office, industrial, Retail, Warehousing & distribution, places of education.

The threshold requirements for which a Mobility Management Plan is required is set out in the *LC&CC Development Plan 2010-16*:

- Traffic to and from the development exceeds 10% of the traffic flow on the adjoining road;
- Traffic to and from the development exceeds 5% of the traffic flow on the adjoining road where congestion exists or the location is sensitive;
- Retail development in excess of 1,000 sq. metres;
- Office & education development in excess of 2,500 sq. metres;
- Industrial development in excess of 5,000 sq. metres;
- Distribution and warehousing in excess of 10,000 sq. metres; and
- Where the City Council may consider that a variation to this threshold exists subject to specific site characteristics e.g. City Centre vs. suburban location, discretion shall be exercised.

A *Mobility Management Plan (MMP)*, prepared by Aecom, has been submitted with this application. In addition to highlighting a number of issues and opportunities for the site, the MMP provides the following commitments:

- Undertaking the staff travel survey, 6-12 months after the development is occupied.
- Establishing a Workplace Travel Plan Steering Group to oversee the implementation of the Travel Plan and its future evolution. This group should meet on a regular basis and include representatives from Limerick 2030 Strategic Developments DAC and each of the tenants.
- Establishing “active groups” such as walking and cycling clubs among employees to promote active travel to work and during breaks.
- Engaging with key stakeholders including Limerick City and County Council and public transport operators to ensure public transport services, facilities and information are optimised.
- Ensuring facilities such as bike parking, lockers, showers etc. are fit-for-purpose and maintained to a high standard.
- Acting as a key point of contact for tenants and staff in relation to sustainable travel.
- Arranging a series of promotional events and rewards each year for those use active modes to travel to the site.
- Facilitating regular monitoring of actions and results and evaluation / updating of the MMP in Years one, Year three and Year five.

7.6 Car Parking

The subject site is located in Parking Zone 1 (Map 6). The maximum parking requirements for this zone are outlined in Table 16.1 of the *LCDP 2010-2016* below. The proposed development provides for 155 car parking spaces.

As set out in the *Design Statement*, prepared by Aecom, submitted with this application;

“With regard to the car parking standards set out in the current development plan, this equates to a maximum provision of 842 car parking spaces on site. However, owing to the accessibility of the site and its location within the City Centre, these standards have been relaxed significantly with the provision of

155 car parking spaces, including 8 disability spaces, at basement level to be accessed via Michael Street”.

Land Use	Zone 1 Central Core Maximum	Floor Area	Requirement	Proposed
PS1 – RETAIL				
Food Superstore > 2500 sq m	1:22 sq m			155 Car Parking Spaces for entire scheme
Non-Food Retail <500 sq m	1:25 sq m	2,614.46 sq m	104 spaces	
Retail Warehouse	1:25 sq m			
PS2 - EMPLOYMENT				
Offices	1:50 sq m	34,000 sq m	680 spaces	
Banks	1:100 sq m			
Light Industrial (productive)	1:100 sq m			
PS3 – HOTEL, RESTAURANT, PUB				
Hotels	1:2bedrooms			
Pub	1:Staff Member	960 sq m	-	
Restaurant	1:30 sq m	1,756.51	58 spaces	
PS4 – LEISURE				
Public Area	1:30 seats	-		
TOTAL	842 no. car spaces required (Excluding Cultural / Pub Requirement) 155 no. car spaces proposed			

7.7 Cycle Provision

As set out in the *LCDP 2010-16*, all new development proposals shall include the provision of secure, weather protected, well lit, well signposted and well-located cycle facilities to include parking stands and Work Place Facilities (showers etc), in order to help encourage more sustainable commuter patterns throughout the City in line with the objectives of the ‘Smarter Travel’ initiative. Stands shall be of an approved type and located in a secure location within the overall development. The following documents should be consulted at the design stage:

- ‘Public Realm Guide’– Draft, 2009.
- ‘Urban Design Manual – A Best Practice’, 2009

Land Use	Zone 1 - Central Core	Floor Area	Requirements	Provided
CPS1 - Retail				
Local Shops	1 Stand: 50m ²	2,300 sq m	46 stands	
Food Superstores > 2500m ²	1 Stand: 200m ²			
CPS2 - Employment				
Offices	1 Stand: 30m ²	31,201 sq m	1,040 stands	
Light industrial	1 Stand: 250m ²			



CPS3 - Hotel, Restaurant, Public House Hotels/Youth Hostels Public Houses/ Restaurants	1 Stand: 8 bedrooms	57 bedrooms	8 Stands	495 no. spaces
	1 Stand:30 sq m	2,716 sq m	76 Stands	
CPS6 - Residential House Apartment Student Accommodation Nursing Homes Sheltered Accommodation	1 Stand: House Unit	16 apartments	16 stands	
	1 Stand: Apartment			
	1 Stand: 10 students			
	1 Stand: 10 employees			
	1 Stand: 5 employees			
Total			1,186	

As set out in Section 3.6 of the *Traffic and Transport Assessment (June 2017)*, prepared by Aecom, and further detailed in Section 13.3.4 of the EIAR submitted with this application, the number of cycle spaces provided for this development was based on the modal split target set out by the Limerick Smarter Travel initiative. The split proposes a 14% cycling target. When applied to the employment numbers generated by the development, this equates to 287 employees who will cycle to/from the development.

Therefore, it is proposed to provide a total of 495 cycle parking stands, including the addition of a Limerick Bike Hire Station, providing 24 spaces at Bank Place. The majority of the proposed cycle parking, 311 spaces, will be provided in the basement areas and will be used by employees. The rest of the stands are to be located at surface level that will be available for use by visitors and the public as well as by employees.

7.8 Sustainable Urban Drainage Systems (SUDS)

Limerick City Development Plan 2010-2016	Action
Limerick City Council favours the adoption of SUDS techniques in the development of the City where feasible as part of the policy to encourage sustainable aspects of urban development. SUDS proposals shall be submitted as part of the basic planning application for agreement with the Water Services Department of Limerick City Council.	SuDS measures include a rainwater harvesting system designed in accordance with BS 8515: 2009 Rainwater harvesting systems: Code of practice

7.9 Open Space Provision

	Target	Provided
General provision	10%	34%

For further information please refer to the Public Realm Design Statement, prepared by Aecom, submitted with this application.

7.10 Economic Policy

Limerick City Development Plan 2010-2016	Action
<p>Policy EDS.2 <i>It is the policy of Limerick City Council to facilitate the sustainable redevelopment of sites identified in the 2030 Economic and Spatial Plan for Limerick.</i></p>	As detailed above, the 'Opera Site' is identified in the Limerick 2030 Plan and the proposed development will sustainably redevelop this key site.
<p>Policy EDS.8 <i>It is the policy of Limerick City Council to mobilise the potential of brownfield sites in the City.</i></p>	The 'Opera Site' is a large brownfield site within Limerick City Centre. As such, the proposed development will deliver of large scale commercial and civic amenities as part of the comprehensive redevelopment of this brownfield site.
<p>Policy EDS.9 <i>It is the policy of Limerick City Council to prepare plans for urban renewal and sustainable development for areas in need of renewal and regeneration especially urban renewal of the City Centre and to pursue the implementation of that plan with the utmost vigour.</i></p>	A Design Brief for the Opera Site was published by LC&CC (April 2018).
<p>Policy EDS.14 <i>It is the policy of Limerick City Council to support the development of the City Centre as the primary location for higher order general office development in the City and Region. Any scale of general office is acceptable in the Commercial Core Area, while general offices over 400m² will be acceptable in mixed use zones.</i></p>	The planning application proposes the delivery of c. 31,201 sq m of office floorspace within in the Commercial Core Area of Limerick City.

7.11 Retail Policy

Limerick City Development Plan 2010-2016	Action
<p>Policy R4 <i>It is the policy of Limerick City Council to facilitate a major retail development within the</i></p>	The planning application proposes the delivery of c. 2,614 sqm of retail space and 2,716 sqm of restaurants/bar/café



<p><i>City Centre. In order to allow the City Centre to recapture trade which it has lost to other retail schemes across metropolitan Limerick and to reconfirm its position as the dominant retail location in the region.</i></p>	<p>floorspace at ground floor and basement levels across the site.</p>
<p>Policy R6 <i>It is the policy of Limerick City Council to adopt a proactive stance to help assemble sites to facilitate development on complex urban sites.</i></p>	<p>Development of the Limerick 2030 Spatial and Economic Plan identifies and facilitates the development of urban sites and in particular, the Opera Site.</p>

7.12 Transport Policy

Limerick City Development Plan 2010-2016	Action
<p>Policy TR.6 <i>It is the policy of Limerick City Council to require a Mobility Management Plan for any development that the Council considers will have significant trip generation and attraction rates at peak hours or throughout the day and where the utilization of existing or proposed public transport may be employed to good effect.</i> <i>A Mobility Management Plan must take the form of a formally published document which outlines proposals, targets, measure and monitoring controls.</i></p>	<p>A Mobility Management Plan, prepared by Aecom, has been submitted with the application.</p>
<p>Policy TR.10 (Limerick City Inner Orbital Route & City Centre Pedestrianisation) <i>It is the policy of Limerick City Council to construct the inner orbital route to facilitate the efficient movement of traffic around the City Centre and streetscape enhancement works including street pedestrianisation and pedestrian priority schemes. (The proposed inner-city orbital route passes the subject site to west and north)</i></p>	<p>Access lanes and archways along each respective street connect the block with surrounding areas and facilitates efficient movement of pedestrians through the site.</p>

7.13 Arts/Culture Policy

Limerick City Development Plan 2010-2016	Action
<p>Policy ACT.8 <i>It is the policy of Limerick City Council to require Arts and Culture Infrastructure to be integrated into large scale re/development of key sites in the City Centre area which include lands in the Georgian Quarter, the Medieval Quarter, the</i></p>	<p>The proposed development will facilitate the relocation and expansion of library services in the Opera Site with a new City Library provided in the Town Hall Building. Furthermore, the development will also provide an adaptable central public plaza</p>



<p><i>Riverside Area, in or near John's Square, the Railway Area and the Docklands.</i></p>	<p>and courtyard space capable of facilitating temporary markets or public events/exhibitions.</p>
<p>Policy ACT.13 <i>It is the policy of Limerick City Council to protect heritage buildings through the proper planning and sustainable development of City of Limerick.</i></p>	<p>The planning application proposes:</p> <ul style="list-style-type: none"> • The renovation and adaption of the Town Hall (a Protected Structure) for a new City Library for Limerick. • Refurbishment and adaptive re-use of 12 no. Georgian terraced houses (3 no NIAH) at nos. 7-8 Ellen Street, 1-5 Patrick Street and 4-5 Rutland Street, respectively, providing retail use at ground / basement levels with residential use above. • The existing 4-storey Granary Building (a Protected Structure) will be retained in office/restaurant/licenced premises use. • The Bruce House Doorway at 7 Rutland Street (a Protected Structure) will be relocated internally within the new library building.
<p>Policy ACT.19 <i>It is the policy of Limerick City Council to develop, expand and deliver a quality Library Service to Limerick City and to promote the library as a vibrant service capable of meeting the challenges of change in information, education, recreation and culture.</i></p>	<p>The proposed development will facilitate the upgrade of the existing library through the provision of an enhanced high-quality modern library, within the exiting Town Hall and adjoining structures.</p>
<p>Policy ACT.24 (Georgian Creative Quarter) <i>It is the policy of Limerick City Council to support the expansion and intensification of the Creativity and Cultural Industries in the Georgian area of the City Centre.</i></p>	<p>The proposed library will contain an auditorium and various creative spaces within.</p>

7.14 City Centre Policy

Limerick City Development Plan 2010-2016	Action
<p>Policy CC.1 <i>It is the policy of Limerick City and County Council to secure the goals and objectives set out in Limerick 2030 – An Economic and Spatial Plan.</i></p>	<p>The Limerick 2030 Plan identifies the Opera Site as "A real opportunity to provide new large-scale, quality office accommodation for public and private sector uses". This is reflected in the Design Brief (April 2018).</p>
<p>Policy CC.5 <i>It is the policy of Limerick City and County Council to secure the development of the Opera Centre,</i></p>	<p>As detailed in policy CC.1 above.</p>



<p><i>the Hanging Gardens and the former Cleeves factory in support of the objectives set out in Limerick 2030.</i></p>	
<p>Policy CC.4 (City Centre Commercial Area) <i>It is the policy of Limerick City and County Council to support the retention and expansion of a wide range of commercial, cultural, leisure and residential uses in the commercial core area (apart from comparison retail uses).</i></p>	<p>The proposed development provides c.53,532 sq m of floorspace comprising primarily Office use c. 31,201 sq m (60%) with supplementary shopping and leisure uses including; c. 2,614 sq m Retail (5%), c. 4,515 sq m Cultural (8%), and, c. 2,716 sq m restaurant/ café/ bar (5%) to support the business led mixed use development.</p>

7.15 Limerick 2030 Plan Key Objectives

The following table will set out the Key Objectives of *Limerick 2030*, to demonstrate how the proposed development has been prepared in accordance with the plan.

LMK 2030 Item No.	Actions	Response
6.55	Site is not in the prime shopping location, although supplementary shopping and leisure can be included at the southern end of the Site as a component of a business-led mixed-use solution for this Site.	As detailed above, the development provides c.53,532 sq m of floorspace comprising primarily Office use c. 31,201 sq m (60%) with supplementary shopping and leisure uses including; c. 2,614 sq m Retail (5%), c. 4,515 sq m Cultural (8%), and, c. 2,716 sq m restaurant/ café/ bar (5%) to support the business led mixed use development.
6.66	The Opera Site should be developed as a business quarter with a mix of large-scale private and public-sector office accommodation, higher education accommodation and supporting retail, leisure and civic/cultural uses.	The primary use of the site will be office use, with a mix of supporting retail, leisure and civic/cultural uses as detailed above.
6.65	Major opportunity site for new business activity, tying into the heart of the City's shopping offer, building upon the presence of Sarsfield House and the Granary as a principal component of the mixed-use solution for this Site... a key component of this mix would be an 'Innovation Hub' closely aligned to new higher education facilities, providing graduation space for	60% (c. 31,201 sq m) of the proposed development will be provided as office floorspace This space has the flexibility to function as an 'innovation hub'.



	fledgling businesses as highlighted in the economic strategy.	
4.5	<p>Put pedestrians first throughout the City Centre – wider pavements, wider crossing points, etc.</p> <p>Remove as much extraneous car traffic from the City Centre as possible.</p> <p>Adopt the ‘smarter travel’ principles that have been formulated for the City Centre.</p>	The proposed development provides several new routes through the site in both a north south and east west direction that opens up the site to through movement by pedestrians and cyclists. A reduced parking provision is also proposed to reduce private car trips in accordance with the ‘smarter travel’ principles.
4.5	Creation of internal public square at the redeveloped Opera Site connected as part of a new Public Realm Strategy/ network of squares/ plazas across the City (O’Connell Street, Potato Market, King’s Island, enhancement of Bank Place, Colbert Station).	<p>The proposed development provides c. 8,050 sq m of open space, comprising c. 34% of total site area:</p> <ul style="list-style-type: none"> • Bank Plaza: 1,775 sq m; • Plaza: 4,013 sq m; • Patrick/Rutland St.: 630 sq m; • Ellen St.: 363 sq m; • Michael St.: 491 sq m; and • The Granary: 778 sq m
6.22	Frontage to Bank Place and incorporate proposals to introduce bars/restaurants fronting onto the square generating activity on both sides of the Abbey River.	As detailed above, the proposed development provides a significant new public plaza at Bank Place to animate this space. The existing restaurant use will be retained.
6.38	Pedestrian connection between Arthur’s Quay Shopping Centre and to the centre of the Opera Site scheme at the junction with Ellen Street.	As detailed above, the proposed development provides several new routes through the site in both a north south and east west direction that opens up the site to through movement by pedestrians and cyclists.
6.91 (Vision)	The Opera Site will be revived through a new, more intensive collection of activities focused on commercial, civic and public sector offices, an Innovation Hub, higher education facilities and supplementary retail/leisure uses. This is also an opportunity site for the location of higher education facilities components, with teaching, research and commercialisation facilities, should agreement be reached on this matter.	<p>As detailed above, the proposed development comprises predominately office use, with supporting retail, residential, commercial, civic and public sector offices.</p> <p>The design and layout of the proposed office uses will ensure that there is maximum flexibility to facilitate higher education facilities (or an innovation) hub if required. University of Limerick have also</p>

	<p>Delivery cannot wait for this to be resolved. The potential exists to create active use at ground floor level. A new setting will include high quality pedestrian-oriented streets, strengthened connections to and through Arthur’s Quay to the Waterfront and a new managed public space within the Site itself.</p> <p>Figure 25: Zone Plan</p> 	<p>expressed an interest in the location of a City Centre campus on the site.</p> <p>The development includes a detailed landscape design providing high quality pedestrian-oriented streets, strengthened connections to and through Arthur’s Quay to the Waterfront and a range of new managed public space within the Site itself.</p>
	<p>Key Components (Pg.94):</p> <ul style="list-style-type: none"> • Partial redevelopment retaining the important buildings fronting onto Patrick Street and Rutland Street and the Granary Building; • Buy-in (CPO if necessary) of the buildings fronting onto Bank Place to allow for a comprehensive development; • A concentration of mixed uses will animate this Quarter, creating a destination within the City Centre and bringing footfall to surrounding streets, public spaces and shops; • Potential for a new higher education campus around an internal square – subject to agreement (the alternative location for this is Irish Town to the east of the Granary); • A new Innovation Hub – 10,000 sqm providing flexible small business space for businesses ‘graduating’ from incubation facilities at the UL and LIT. 	<p>The development proposal includes the sensitive re-use, restoration and repair of buildings of conservation value.</p> <p>No CPO is required to facilitate the project.</p> <p>As detailed above, a mix of predominately office use, with supporting residential, retail and culture will successfully animate this Quarter</p> <p>University of Limerick have expressed an interest in locating a City Centre campus within the scheme and the proposal provides the flexibility to achieve this.</p> <p>The proposed development provides c. 31,201 sq m office floorspace to meet the needs of an ‘Innovation</p>



	<ul style="list-style-type: none"> • A major new office development opportunity, with a significant public-sector occupier. This is an ideal location for a new public-sector offices anchor. It could be approximately 10,000 sqm including the relocation of the Revenue Commissioners from Sarsfield House. • A new pedestrian connection from Michael Street to Patrick Street should cross a new 'internal' public space that offers a quieter, interior courtyard space for occupiers and visitors; • A new entrance on the corner of Ellen Street and Patrick Street, opposite Arthur's Quay will draw people into this Site; • Rutland and Patrick Street, Ellen Street and Michael Street will all be upgraded to create a high-quality walkable environment, a key hub between Irish Town and Arthur's Quay. • New uses will draw pedestrians up from O'Connell Street, creating new footfall and activating streets and providing stronger pedestrian links to the Hunt Museum and King's Island to the north; • Streetscape investment should reflect the quality of new buildings along this frontage, creating a gateway onto Limerick's shopping core from the north; • Public space at Bank Place should be invested in and strengthened to provide a high-quality landscape setting for the new buildings addressing the Canal and Charlotte's Quay. 	<p>Hub' accommodation for UL and LIT related enterprises.</p> <p>The development proposes a landmark office building (c. 13,264 sq m) fronting Bank Place.</p> <p>The development proposes high quality pedestrian-oriented streets, strengthened connections to and through Arthur's Quay to the Waterfront and a range of new managed public space within the Site itself and a range of new managed public space within the Site itself. This includes a new entrance on the corner of Ellen Street and Patrick Street. As detailed above, the proposal includes pedestrian links from Bank Place to the Hunt Museum and King's Island to the north. The location of accesses is discussed within the accompanying Masterplan.</p> <p>The proposed development also includes significant streetscape investment at all roads surrounding the site. The proposed development, which includes the new City Library and a significant civic plaza will contribute to this goal.</p> <p>The existing character of the Georgian streetscape is protected and enhanced through adaptive re-use.</p> <p>This has been achieved as part of the scheme which provides generous public spaces with high quality landscaping.</p>
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Table 17 Project Summary	<p>Table 17 'Project Summary' sets out the Project Summary as follows:</p> <p>Renovation Granary (office) 8,400 sq m Upper Patrick St (residential, office, higher educational facility) 21,200 sq m</p> <p>Development Main site (office, higher education, retail) 15,600 sq m Public Realm Interior Quad: 3,700 sq m Bank Place Square: 1,100 sq m Mid-Block pedestrian link: 100 sq m Ellen Street high quality street 300 sq m Patrick Street high quality street 350 sqm Michael Street high quality street 250 sqm</p>	As detailed in Section 6 of this report, the floorspace proposed is in accordance with the Key Objectives set out in Limerick 2030.
10 Action Plan (Point 19)	The Plan advocates a business-led solution to the Site with a move away from previous retail-led solutions. This requires a number of specific steps as follows:	
a.	Agree the proposition of a re-location of the Revenue Commissioners from Sarsfield House into a new building on the Opera Site funded and delivered by the private sector on an agreed long lease basis.	The proposed development will provide c. 31,201 sq m of office space to facilitate such a move.
b.	Establish the proposition and business plan for the scheme which will prove acceptable to Central Government and which will also appeal to the private sector. In preparing this business proposition include the need to include a portion of this site (5,000-10,000 sqm) to be available for letting by the IDA to potential FDI business (es).	The proposed development will facilitate the achievement of this objective.
c.	Progress discussions with the UL/LIT.	University of Limerick have expressed an interest in locating a City Campus on the site and discussions are ongoing.



d.	Put in place a land assembly strategy/CPO strategy to bring other properties into the Site – for example at the junction of Patrick Street/Charlotte’s Quay.	No CPO is required to facilitate the project.
e.	Put in place a detailed design brief for the site - defining public access, public realm, height, density, conservation, etc. requirements.	A detailed design brief for the site was published by Limerick City and County Council and has led the design of the proposed scheme.
f.	Formulate the concept of the Technology and Innovation Hub and produce a business plan for its delivery and management. This will involve detailed discussions with UL and LIT and agreement will need to be reached on how the facility is delivered and to be managed.	The proposed development will provide c. 31,201 sq m of office space to facilitate this objective.
g.	Prepare a Site development brief/proposition and business plan to secure public investment and to guide the appointment of a private sector/partners to deliver the agreed scheme.	This will be advanced as required in the future following approval of the project.

8.0 CONCLUSION

This planning application, seeks planning approval from An Bord Pleanála for the proposed redevelopment of the Opera Site, Limerick. The proposed development has been assessed in detail and is considered to be appropriate for the Opera Site, having regard to National, Regional and Local Planning Policy, Land Use Zoning Objectives, the site's planning history, the character of the adjoining land uses and the pattern of existing and permitted development in the site vicinity.

If approved, the redevelopment of a significant underutilised City Centre Brownfield site, in line with LC&CC's vision for the site as set out in the Opera Site's Design Brief (April 2018) will be achieved. Furthermore, the development would also provide for a significant increase to Limerick City's Office Floorspace provision in line with National Planning Policy and Guidance.

The nature, form and extent of the proposed development has been informed and guided by detailed pre-application consultation with Council Members, members of the public, tenants on the site, Local Businesses, Representative Individuals, Organisations and Statutory Bodies.

For the reasons highlighted above, and further evidenced in the EIAR, Design Statement and other supporting plans and particulars forming part of this planning application, An Bord Pleanála is invited to grant approval for the proposed redevelopment of the Opera Site, Limerick.

Please revert with any queries arising.

Yours sincerely



Gavin Lawlor
Director
Tom Phillips + Associates



APPENDIX 1 – COPY OF PUBLIC NOTICES

OPERA SITE – NEWSPAPER NOTICE

Limerick City and County Council intends to seek the approval of An Bord Pleanála, in accordance with Section 175 of the Planning and Development Act 2000, for the redevelopment of the c. 2.35 Hectare 'Opera Site' in Limerick City Centre. The development site is bound by Patrick Street, Rutland Street, Bank Place, Michael Street and Ellen Street, comprising; 1-8 Patrick Street, 3-9 Ellen Street (including 9a), Watch House Lane, Michael Street Car Park, The Granary, Oscall House, 4-9 Rutland Street and the Town Hall, Patrick Street.

A 10 year permission is being sought.

The site includes 3 No. Protected Structures; the former Town Hall (Record of Protected Structures (RPS) Ref. No. 014), the Granary on Michael Street (RPS Ref. No. 272), and a protected doorway at Bruce House on Rutland Street (RPS Ref. No. 317), and other structures of heritage value.

The development provides, the demolition of all Twentieth Century buildings and later additions to include; No.6 and No. 7 Rutland Street, the rear returns of the retained heritage buildings, the library extension to the Granary Building on Michael Street, and the side and rear extensions to the Town Hall on Rutland Street totalling c.13,960 m2. The development also provides the redevelopment of the surface level car park on Michael Street.

The development comprises the construction of c.53,532 m2 Gross Floor Area (GFA) mixed-use scheme comprising:

The erection of a landmark office building which is principally 14-storeys, with a 15-storey element providing for an enclosed plant room (and solar panels above on roof) at Bank Place comprising c. 13,264 sq m office floorspace;

The erection of a 6-storey over basement building, replacing the existing car park at the corner of Michael Street and Ellen Street, providing c.12,654 m2 office use, with c.960 m2 retail, and, c.430 m2 restaurant/café use at ground level;

The erection of a 5-storey building at the corner of Patrick St. and Ellen St. comprising; a 57 No. room apart-hotel (c.5,151 m2), including balconies to the rear at 7-8 Ellen Street.

The provision of 9 no. apartments at 1st to 3rd floor levels (6 No. 2 bed apartments; 1 No. 3 bed; and 2 No. 4 bed apartments) with balconies to the rear and c.655 m2 of retail use at ground and basement levels of 1-5 Patrick Street.

The provision of 4 No. 2 Bed apartments at 1st to 3rd floor levels with balconies to the rear and c.360 m2 of retail use at ground and basement levels of 7-8 Ellen Street.

The provision of 3 No. residential dwellings at 1st to 3rd floor levels (3 No. 1 Bed apartments), with balconies to the rear and c.445 m2 of retail use at ground and basement levels at the existing buildings 4-5 Rutland Street;

The refurbishment of the 3-storey over basement building at No. 9-9a Ellen Street (the former Quinn's pub) to provide a c.1,261 m2 licenced bar and restaurant.

The renovation and adaptation of the 4-storey former Town Hall (a Protected Structure RPS Ref. No. 014), including the demolition of the existing single storey, building adjoining to the rear and the two-bay four-storey end of terrace building adjoining to the south side. Retention of and conservation works to the Town Hall building to include the roof, façade, windows, principal rooms and open well staircase. Integration at ground and top floor level of the Town Hall with Nos. 8 & 9 Rutland Street which will form part of the proposed Library development. The Bruce House Doorway (a Protected Structure, RPS Ref. No. 317) will be relocated at the internal gable of number 8 Rutland Street, within the new library building atrium. The new building will provide a public library of c.4,515 m2, c.2,981 m2 of office floorspace, and, c.197 m2 of retail and c.446 m2 of café/restaurant floorspace in the basement.

The refurbishment and adaptive re-use of the 4-storey over basement Granary Building on Michael Street (a Protected Structure, RPS Ref. No. 272), including; the change of use of the former Library space within the Protected Structure to office use, the demolition of the existing modern library extension to the west and provision of a new glazed vertical circulation block to the west elevation. The building will provide c.2,303 m2 office floorspace. No change is proposed to the existing basement restaurant and separate licenced premises (c. 579 m2).

The construction of a basement car park at Opera Square, accessed from Michael Street, comprising 155 no. car parking spaces.

The provision of a total of 495 cycle parking spaces. These include 311 no. secure cycle parking spaces, together with shower and changing facilities at basement level; 40 no. secure cycle parking spaces and 120 no. public cycle spaces at ground level throughout the proposed development and the provision for a 24-space cycle hire scheme at Bank Place.

The development will also include improvement works to the adjacent public streets, hard and soft landscaping changes, public realm seating, roof gardens/terraces, signage, lighting, change in levels, 4 No. ESB substations, attenuation and site wide piped services, set-down areas and all related site development and excavation works above and below ground. In addition, 3 no. new public squares/plazas will be created to comprise; The Central Plaza c.3,700 m2 with a mirror pool water feature; the Granary Courtyard c.778 m2; and Bank Place c.1,775 m2.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) has been prepared in respect of the Proposed Development.

This application for permission, EIAR and NIS will be available for inspection free of charge, or may be purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours excluding Bank Holidays, at the following locations.

The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WV78.

The application plans and particulars and the EIAR may also be viewed at or downloaded from the following website: <https://www.limerick.ie/council/services/planning-and-property/opera-site-planning-application/opera-site-planning>.

Submissions or observations may be made in writing only to An Bord Pleanála ("the Board"), 64 Marlborough Street, Dublin 1 in respect of:

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

Any submissions / observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Board not later than 5.30 p.m. on 10th May 2019 and must include the following information:

1. The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
2. The subject matter of the submission or observation, and
3. The reasons, considerations and arguments on which the submission or observation is based in full.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

The Board may at its absolute discretion hold an Oral Hearing on the application. (For further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website www.pleanala.ie).

The Board may in respect of an application for permission decide to:

- a) (i) grant the permission, or (ii) make such modifications to the Proposed Development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or (iii) grant permission in respect of part of the Proposed Development with or without specified modifications of it of the forgoing kind and any of the above decisions may be subject to or without conditions or
- b) Refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of the Board (Telephone No. 01-8588100).

Any person may question the validity of any such decision of the Board by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), 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 'information on cases/weekly lists – Judicial Review of Planning Decisions' on the Board's website, www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie

Visit our website www.limerickleader.ie

BREAKING NEWS

The Leader
LIMERICK LEADER

SITE NOTICE

Planning & Development Act, 2000, as amended

Notice of Direct Planning Application to An Bord Pleanála

Limerick City and County Council intends to seek the approval of An Bord Pleanála, in accordance with Section 175 of the Planning and Development Act 2000, for the redevelopment of the c. 2.35 Hectare 'Opera Site' in Limerick City Centre. The development site is bound by Patrick Street, Rutland Street, Bank Place, Michael Street and Ellen Street, comprising; 1-8 Patrick Street, 3-9 Ellen Street (including 9a), Watch House Lane, Michael Street Car Park, The Granary, Oscail House, 4-9 Rutland Street and the Town Hall, Patrick Street.

A 10 year permission is being sought.

The site includes 3 No. Protected Structures; the former Town Hall (Record of Protected Structures (RPS) Ref. No. 014), the Granary on Michael Street (RPS Ref. No. 272), and, a protected doorway at Bruce House on Rutland Street (RPS Ref. No. 317), and, other structures of heritage value.

The development provides, the demolition of all Twentieth Century buildings and later additions to include; No.6 and No. 7 Rutland Street, the rear returns of the retained heritage buildings, the library extension to the Granary Building on Michael Street, and, the side and rear extensions to the Town Hall on Rutland Street totalling c.13,960 m². The development also provides the redevelopment of the surface level car park on Michael Street.

The development comprises the construction of c.53,532m² Gross Floor Area (GFA) mixed-use scheme comprising:

- The erection of a landmark office building which is principally 14-storeys, with a 15-storey element providing for an enclosed plant room (and solar panels above on roof) at Bank Place comprising c. 13,264 sq m office floorspace;
- The erection of a 6-storey over basement building, replacing the existing car park at the corner of Michael Street and Ellen Street, providing c.12,654 m² office use, with c.960 m² retail, and, c.430 m² restaurant/café use at ground level;
- The erection of a 5-storey building at the corner of Patrick St. and Ellen St. comprising; a 57 No. room apart-hotel (c.5,151 m²), including balconies to the rear at 7-8 Ellen Street.
- The provision of 9 no. apartments at 1st to 3rd floor levels (6 No. 2 bed apartments; 1 No. 3 bed; and, 2 No. 4 bed apartments) with balconies to the rear and c.655 m² of retail use at ground and basement levels of 1-5 Patrick Street.
- The provision of 4 No. 2 Bed apartments at 1st to 3rd floor levels with balconies to the rear and c.360 m² of retail use at ground and basement levels of 7-8 Ellen Street.
- The provision of 3 No. residential dwellings at 1st to 3rd floor levels (3 No. 1 Bed apartments), with balconies to the rear and c.445 m² of retail use at ground and basement levels at the existing buildings 4-5 Rutland Street;
- The refurbishment of the 3-storey over basement building at No. 9 -9a Ellen Street (the former Quinn's pub) to provide a c.1,261 m² licenced bar and restaurant.
- The renovation and adaptation of the 4-storey former Town Hall (a Protected Structure RPS Ref. No. 014), including the demolition of the existing single storey, building adjoining to the rear and the two-bay four-storey end of terrace building adjoining to the south side. Retention of and conservation works to the Town Hall building to include the roof, façade, windows, principal rooms and open well staircase. Integration at ground and top floor level of the Town Hall with Nos. 8 & 9 Rutland Street which will form part of the proposed Library development. The Bruce House Doorway (a Protected Structure, RPS Ref. No. 317) will be relocated at the internal gable of number 8 Rutland Street, within the new library building atrium. The new building will provide a public library of c.4,515 m², c.2,981 m² of office floorspace, and, c.197 m² of retail and c.446 m² of café/restaurant floorspace in the basement.
- The refurbishment and adaptive re-use of the 4-storey over basement Granary Building on Michael Street (a Protected Structure, RPS Ref. No. 272), including; the change of use of the former Library space within the Protected Structure to office use, the demolition of the existing modern library extension to the west and provision of a new glazed vertical circulation block to the west elevation. The building will provide c.2,303 m² office floorspace. No change is proposed to the existing basement restaurant and separate licenced premises (c. 579 m²).
- The construction of a basement car park at Opera Square, accessed from Michael Street, comprising 155 no. car parking spaces.
- The provision of a total of 495 cycle parking spaces. These include 311 no. secure cycle parking spaces, together with shower and changing facilities at basement level; 40 no. secure cycle parking spaces and 120 no. public cycle spaces at ground level throughout the proposed development and the provision for a 24-space cycle hire scheme at Bank Place.

The development will also include improvement works to the adjacent public streets, hard and soft landscaping changes, public realm seating, roof gardens/terraces, signage, lighting, change in levels, 4 No. ESB substations, attenuation and site wide piped services, set-down areas and all related site development and excavation works above and below ground. In addition, 3 no. new public squares/plazas will be created to comprise; The Central Plaza c.3,700 m² with a mirror pool water feature; the Granary Courtyard c.778 m²; and, Bank Place c.1,775 m².

An **Environmental Impact Assessment Report (EIAR)** and a **Natura Impact Statement (NIS)** has been prepared in respect of the Proposed Development.

This application for permission, EIAR and NIS will be available for inspection free of charge, or may be purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours excluding Bank Holidays, at the following locations.

- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1,
- Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WV78.

The application plans and particulars and the EIAR may also be viewed at or downloaded from the following website:
<https://www.limerick.ie/council/services/planning-and-property/opera-site-planning-application/opera-site-planning>.

Submissions or observations may be made in writing only to An Bord Pleanála (“the Board”), 64 Marlborough Street, Dublin 1 in respect of:

- i. The likely effects on the environment of the Proposed Development.
- ii. The implications of the Proposed Development for proper planning and sustainable development of the area concerned, if carried out.

Any submissions /observations must be accompanied by a fee of **€50** (except for certain prescribed bodies) and must be received by the Board not later than 5.30 p.m. on **10th May 2019** and must include the following information:

1. The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
2. The subject matter of the submission or observation, and
3. The reasons, considerations and arguments on which the submission or observation is based in full.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

The Board may at its absolute discretion hold an Oral Hearing on the application. (For further details see ‘A Guide to Public Participation in Strategic Infrastructure Development’ on the Board’s website www.pleanala.ie).

The Board may in respect of an application for permission decide to:

- a) (i) grant the permission, or (ii) make such modifications to the Proposed Development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or (iii) grant permission in respect of part of the Proposed Development with or without specified modifications of it of the forgoing kind and any of the above decisions may be subject to or without conditions, or
- b) Refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of the Board (Telephone No. 01-8588100).

Any person may question the validity of any such decision of the Board by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), 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 ‘information on cases/weekly lists – Judicial Review of Planning Decisions’ on the Board’s website, www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie.

Signed: 

Gavin Lawlor – Acting for and on behalf of Tom Phillips & Associates - Planning Consultants (Agents) 80 Harcourt St., Dublin 2

Date of Erection of Site Notice: **20th March 2019**



APPENDIX 2 – COPY OF LETTERS TO PRESCRIBED BODIES

Kevin Duffy,
An Taisce – The National Trust for Ireland,
Tailors Hall,
Back Lane,
Dublin,
D08 X2A3

22nd March 2019,

Re: Limerick City and County Council: Section 175 Planning Application to An Bord Pleanála for the Opera Site Re-Development, including a mixed use scheme of primarily offices, supported by a range of retail & non-retail services, cafes/restaurants, licenced premises, apart-hotel, civic/cultural uses (including a City Library in the existing Town Hall), residential, refurbishment of existing protected buildings and open space. This c.2.35 ha site is located on a city block bound by Patrick Street, Rutland Street, Bank Place, Michael Street and Ellen Street, comprising; 1-8 Patrick Street, 3-9 Ellen Street (including 9a), Watch House Lane, Michael Street Car Park, The Granary, Oscail House, 4-9 Rutland Street and the Town Hall, Patrick Street.

Dear Sir/Madam,

Please be advised that Limerick City and County Council are applying to An Bord Pleanála for approval for development in respect of the above mentioned project. Approval for the development is being sought under Section 175 of the Planning and Development Act 2000, (as amended).

As requested by your organisation, 1 no. electronic copy of the full Planning Application Plans and Particulars including an Environmental Impact Assessment Report and Natura Impact Statement is enclosed for your information and attention.

In addition, the plans & particulars of this application to An Bord Pleanála can also be viewed at the following website: <https://www.limerick.ie/council/services/planning-and-property/opera-site-planning-application/opera-site-planning>

Please note that An Bord Pleanála following its consideration of the application can decide to:

- (a) (i) grant the permission, or
- (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or

TOWN PLANNING CONSULTANTS

Directors: Tom Phillips BA MRUP MA (Urb Des) MRTPI FIPI (Managing); Tom AD Phillips BComm Dip Int Arb; Gavin Lawlor BSoc Sc MRUP MIPI; and John Gannon BSc (Surv) MRUP MIPI.
Associates: Stephen Barrett BSc (Spatial Planning) Dip. ERM MIPI; Ian Boyle BSc Spatial Planning, MSc Urban Regeneration, MIPI; Julie Costello BA MRUP MIPI; Síne Kelly BAgrSci (Land Hort) MRUP Adv.Dip.PM MIPI Affiliate Member of ILI; Aoife McCarthy BA (Hons) MRUP (Hons) MIPI; and Louise Treacy BA(Mod)(Hons), MRUP, Dip. EIA/SEA Mgmt, Dip. Sc. Env. Protection, MIPI.

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- (iii) grant permission in respect of part of the proposed development with or without specified modifications of it of the foregoing kind, and any of the above decision may be subject to or without conditions,
- (b) refuse to grant the permission/approval.

Submissions or observations may be made, in writing, only to An Bord Pleanála (the Board) 64 Marlborough Street, Dublin 1 relating to:-

- (i) the implications of the proposed development for proper planning and sustainable development of the area concerned,
- (ii) the likely effects on the environment of the proposed development, if carried out.

Any submission/observations in relation to this application must be received by the Board no later than 5.30 pm on the 10th May 2019.

Should you require any further clarification in respect of the above, please be in contact.

Your sincerely

Gavin Lawlor
Director
Tom Phillips + Associates

Eimear Harte,
Arts Council,
70 Merrion Square,
Dublin 2
D02 NY52

22nd March 2019,

Re: Limerick City and County Council: Section 175 Planning Application to An Bord Pleanála for the Opera Site Re-Development, including a mixed use scheme of primarily offices, supported by a range of retail & non-retail services, cafes/restaurants, licenced premises, apart-hotel, civic/cultural uses (including a City Library in the existing Town Hall), residential, refurbishment of existing protected buildings and open space. This c.2.35 ha site is located on a city block bound by Patrick Street, Rutland Street, Bank Place, Michael Street and Ellen Street, comprising; 1-8 Patrick Street, 3-9 Ellen Street (including 9a), Watch House Lane, Michael Street Car Park, The Granary, Oscail House, 4-9 Rutland Street and the Town Hall, Patrick Street.

Dear Sir/Madam,

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As requested by your organisation, 1 no. electronic copy of the full Planning Application Plans and Particulars including an Environmental Impact Assessment Report and Natura Impact Statement is enclosed for your information and attention.

In addition, the plans & particulars of this application to An Bord Pleanála can also be viewed at the following website: <https://www.limerick.ie/council/services/planning-and-property/opera-site-planning-application/opera-site-planning>

Please note that An Bord Pleanála following its consideration of the application can decide to:

- (a) (i) grant the permission, or
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Your sincerely

Gavin Lawlor
Director
Tom Phillips + Associates

Niall Grogan,
Córas Iompair Éireann,
CIE Group Property Manager,
Curzon House,
35 Lower Abbey Street,
Dublin 1

22nd March 2019,

Re: Limerick City and County Council: Section 175 Planning Application to An Bord Pleanála for the Opera Site Re-Development, including a mixed use scheme of primarily offices, supported by a range of retail & non-retail services, cafes/restaurants, licenced premises, apart-hotel, civic/cultural uses (including a City Library in the existing Town Hall), residential, refurbishment of existing protected buildings and open space. This c.2.35 ha site is located on a city block bound by Patrick Street, Rutland Street, Bank Place, Michael Street and Ellen Street, comprising; 1-8 Patrick Street, 3-9 Ellen Street (including 9a), Watch House Lane, Michael Street Car Park, The Granary, Oscail House, 4-9 Rutland Street and the Town Hall, Patrick Street.

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Your sincerely

Gavin Lawlor
Director
Tom Phillips + Associates

Leo Sweeney,
Environmental Protection Agency,
McCumiskey House,
Richview,
Clonskeagh Road,
Dublin 14,
D14 YR62

22nd March 2019,

Re: Limerick City and County Council: Section 175 Planning Application to An Bord Pleanála for the Opera Site Re-Development, including a mixed use scheme of primarily offices, supported by a range of retail & non-retail services, cafes/restaurants, licenced premises, apart-hotel, civic/cultural uses (including a City Library in the existing Town Hall), residential, refurbishment of existing protected buildings and open space. This c.2.35 ha site is located on a city block bound by Patrick Street, Rutland Street, Bank Place, Michael Street and Ellen Street, comprising; 1-8 Patrick Street, 3-9 Ellen Street (including 9a), Watch House Lane, Michael Street Car Park, The Granary, Oscail House, 4-9 Rutland Street and the Town Hall, Patrick Street.

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Your sincerely

Gavin Lawlor
Director
Tom Phillips + Associates

Yvonne Jackson,
Fáilte Ireland,
85-95 Amiens Street,
Dublin 1,
D01 WR86

22nd March 2019,

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Your sincerely

Gavin Lawlor
Director
Tom Phillips + Associates

Dr. Siobhán Power,
Geological Survey Ireland,
Beggars Bush,
Haddington Road,
Dublin,
D04 K7X4

22nd March 2019,

Re: Limerick City and County Council: Section 175 Planning Application to An Bord Pleanála for the Opera Site Re-Development, including a mixed use scheme of primarily offices, supported by a range of retail & non-retail services, cafes/restaurants, licenced premises, apart-hotel, civic/cultural uses (including a City Library in the existing Town Hall), residential, refurbishment of existing protected buildings and open space. This c.2.35 ha site is located on a city block bound by Patrick Street, Rutland Street, Bank Place, Michael Street and Ellen Street, comprising; 1-8 Patrick Street, 3-9 Ellen Street (including 9a), Watch House Lane, Michael Street Car Park, The Granary, Oscail House, 4-9 Rutland Street and the Town Hall, Patrick Street.

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Gavin Lawlor
Director
Tom Phillips + Associates

Alison Harvey,
Heritage Council,
Church lane,
Kilkenny,
R95 X264

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Gavin Lawlor
Director
Tom Phillips + Associates

Tara Horigan
Health and Safety Authority,
Metropolitan Building,
James Joyce Street,
Mountjoy,
Dublin 1
D01 KOY8

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Director
Tom Phillips + Associates

Anne-Marie Part,
Health Service Executive,
National Environmental Health Department,
Oak House,
Limetree Avenue,
Millenium Park,
Naas,
Co. Kildare

22nd March 2019,

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Gavin Lawlor
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Director
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Michael Fitzsimons,
Inland Fisheries Ireland,
Ashbourne Business Park,
Dock Road,
Limerick,
V94 NPEO

22nd March 2019,

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Director
Tom Phillips + Associates

Matthew Collins
Irish Water,
Colvill House,
24-26 Talbot Street,
Dublin 1,
D01 NP86

22nd March 2019,

Re: Limerick City and County Council: Section 175 Planning Application to An Bord Pleanála for the Opera Site Re-Development, including a mixed use scheme of primarily offices, supported by a range of retail & non-retail services, cafes/restaurants, licenced premises, apart-hotel, civic/cultural uses (including a City Library in the existing Town Hall), residential, refurbishment of existing protected buildings and open space. This c.2.35 ha site is located on a city block bound by Patrick Street, Rutland Street, Bank Place, Michael Street and Ellen Street, comprising; 1-8 Patrick Street, 3-9 Ellen Street (including 9a), Watch House Lane, Michael Street Car Park, The Granary, Oscail House, 4-9 Rutland Street and the Town Hall, Patrick Street.

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As requested by your organisation, 1 no. electronic copy and 1 no. hard copy of the full Planning Application Plans and Particulars including an Environmental Impact Assessment Report and Natura Impact Statement is enclosed for your information and attention.

In addition, the plans & particulars of this application to An Bord Pleanála can also be viewed at the following website: <https://www.limerick.ie/council/services/planning-and-property/opera-site-planning-application/opera-site-planning>

Please note that An Bord Pleanála following its consideration of the application can decide to:

- (a) (i) grant the permission, or
 - (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or
 - (iii) grant permission in respect of part of the proposed development with or without specified modifications of it of the foregoing kind, and any of the above decision may be subject to or without conditions,
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Registered: Tom Phillips and Associates Limited. Registered in Ireland No. 353333. Registered Office: 80 Harcourt Street, Dublin 2, D02 F449, Ireland.



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- (i) the implications of the proposed development for proper planning and sustainable development of the area concerned,
- (ii) the likely effects on the environment of the proposed development, if carried out.

Any submission/observations in relation to this application must be received by the Board no later than 5.30 pm on the 10th May 2019.

Should you require any further clarification in respect of the above, please be in contact.

Your sincerely

Gavin Lawlor
Director
Tom Phillips + Associates

Enda Brady,
Minister for Communications, Climate Action and Environment,
Corporate Support Unit,
Elm House,
Earlsvale Road,
Cavan,
H12 A8H7

22nd March 2019,

Re: Limerick City and County Council: Section 175 Planning Application to An Bord Pleanála for the Opera Site Re-Development, including a mixed use scheme of primarily offices, supported by a range of retail & non-retail services, cafes/restaurants, licenced premises, apart-hotel, civic/cultural uses (including a City Library in the existing Town Hall), residential, refurbishment of existing protected buildings and open space. This c.2.35 ha site is located on a city block bound by Patrick Street, Rutland Street, Bank Place, Michael Street and Ellen Street, comprising; 1-8 Patrick Street, 3-9 Ellen Street (including 9a), Watch House Lane, Michael Street Car Park, The Granary, Oscail House, 4-9 Rutland Street and the Town Hall, Patrick Street.

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Your sincerely

Gavin Lawlor
Director
Tom Phillips + Associates

Minister for Housing Planning & Local Government,
Department for Housing, Planning and Local Government,
Custom House,
Dublin 1
D01 W6X0

22nd March 2019,

Re: Limerick City and County Council: Section 175 Planning Application to An Bord Pleanála for the Opera Site Re-Development, including a mixed use scheme of primarily offices, supported by a range of retail & non-retail services, cafes/restaurants, licenced premises, apart-hotel, civic/cultural uses (including a City Library in the existing Town Hall), residential, refurbishment of existing protected buildings and open space. This c.2.35 ha site is located on a city block bound by Patrick Street, Rutland Street, Bank Place, Michael Street and Ellen Street, comprising; 1-8 Patrick Street, 3-9 Ellen Street (including 9a), Watch House Lane, Michael Street Car Park, The Granary, Oscail House, 4-9 Rutland Street and the Town Hall, Patrick Street.

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Your sincerely

Gavin Lawlor
Director
Tom Phillips + Associates

The Manager
Minister for Transport, Tourism and Sport,
Department for Transport, Tourism and Sport,
Leeson Lane,
Dublin 2
D02TR60,

22nd March 2019,

Re: Limerick City and County Council: Section 175 Planning Application to An Bord Pleanála for the Opera Site Re-Development, including a mixed use scheme of primarily offices, supported by a range of retail & non-retail services, cafes/restaurants, licenced premises, apart-hotel, civic/cultural uses (including a City Library in the existing Town Hall), residential, refurbishment of existing protected buildings and open space. This c.2.35 ha site is located on a city block bound by Patrick Street, Rutland Street, Bank Place, Michael Street and Ellen Street, comprising; 1-8 Patrick Street, 3-9 Ellen Street (including 9a), Watch House Lane, Michael Street Car Park, The Granary, Oscail House, 4-9 Rutland Street and the Town Hall, Patrick Street.

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Your sincerely

Gavin Lawlor
Director
Tom Phillips + Associates

Michael MacAree.
National Transport Authority,
Dún Scéine,
Harcourt Lane,
Dublin 2.

22nd March 2019,

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Gavin Lawlor
Director
Tom Phillips + Associates

Sinead O'Brien,
c/o Development Applications Unit
Department of Culture, Heritage & the Gaeltacht and NPWS
Department of Culture
Newtown Road,
Wexford,
Co. Wexford,
Y35 AP90

22nd March 2019,

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Director
Tom Phillips + Associates

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

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Your sincerely



Gavin Lawlor
Director
Tom Phillips + Associates



APPENDIX 3 – DEPT. OF ENVIRONMENT, EIAR PORTAL ACKNOWLEDGEMENT

From: [EIAportal](#)
To: [Ciara Slattery](#)
Subject: EIA Portal Confirmation Notice Portal ID 2019039 Limerick City and County Council
Date: Wednesday 20 March 2019 17:42:51

A Chara,

An EIA Portal notification was received 19 March 2019 in respect of this proposed application.

The information provided has been uploaded to the EIA Portal on 20 March 2019 under EIA Portal ID number **2019039** and is available to view at

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>

Portal ID: 2019039

Competent Authority: An Bord Pleanála

Applicant Name: Limerick City and County Council

Location: Site is bounded by Patrick St, Rutland St, Bank Place, Michael St and Ellen St. Comprising 1-8 Patrick St 3-9 Ellen St (including 9a), Watch House Lane, Michael St Car Park, The Granary, Oscail Hse, 4-9 Rutland St. and the Town Hall.

Description: Construction of a c. 53,532 sqm mixed use scheme comprising office, retail, restaurant / Cafe, apart-hotel and cultural uses, and 16 no. residential units including demolition and the provision of a new civic plaza.

Linear Development: No

Date Uploaded to Portal: 20 March 2019

Regards

EIA Portal team

An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil
Department of Housing, Planning and Local Government

Teach an Chustaim, Baile Átha Cliath 1. D01 W6X0
Custom House, Custom House Quay, Dublin D01 W6X0

T (+353) 1 8882873

www.tithiocht.gov.ie www.housing.gov.ie

Is faoi rún agus chun úsáide an té nó an aonán atá luaite leis, a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bhainisteoir an chórais.

Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphoist seo scuabtha le bogearraí frithviorais chun viorais ríomhaire a aimsiú.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

This footnote also confirms that this email message has been swept by anti-virus software for the presence of computer viruses.



APPENDIX 4 – LETTER FROM IRISH WATER – PRE-CONNECTION ENQUIRY RESPONSE

Aecom C/o Riordan, Jamie
4th Floor Adelphi Plaza
Georges street upper
Dun Laoghaire
Dublin



Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

12 February 2019

Dear Sir/Madam,

**Re: Customer Reference No 1000851240 pre-connection enquiry - Subject to contract | Contract denied
Connection for Mixed Use Development**

Irish Water has reviewed your pre-connection enquiry in relation to water and wastewater connections at St Michaels Street, Limerick City, Co. Limerick . Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

In the case of wastewater connections this assessment does not confirm that a gravity connection is achievable. Therefore a suitably sized pumping station may be required to be installed on your site. All infrastructure should be designed and installed in accordance with the Irish Water Code of Practice.

In order to accommodate the proposed connection at the Premises and also to ensure that existing connections are not affected by the proposed development, upgrade works are required to increase the capacity of the Irish Water network. Irish Water does not currently have any plans to carry out the works required to provide the necessary upgrade and capacity. Should you wish to have such upgrade works progressed, Irish Water may require you to provide a contribution of a relevant portion of the costs for the required upgrades, please contact Irish Water to discuss this further.

With respect to the watermain network, the following upgrades are required:

1. Replacement of the existing watermain on Ruthland Street from its junction with Francis Street to Bank Place and upgraded to 250mm D.I. Approximate length of 120m
2. Replacement of the existing watermain on Ellen Street from its junction with Patrick Street to Michael Street and upgraded to 250mm D.I. Approximate length of 120m

With respect to the wastewater network:

1. Please note that IW have no objection to your proposal in principle (see attached) which allows for the current brickwork culvert to be diverted and run along Michael Street, discharge to an existing manhole located on Bank Place and discharge to the 1800mm dia. interceptor sewer located in the Abbey River. It will be necessary to enter into a diversion agreement with IW in respect of proposed diversion works.
2. Confirmation shall be provided to IW that the proposed 450mm sewer has sufficient capacity to carry the diverted flows as well as the discharge from the proposed development.
3. The foul and storm discharge from the proposed Project Opera Development shall be separated with no storm water being discharged to the foul/combined network.
4. It is understood that there are existing stormwater discharges currently being discharged to the existing 225mm combined sewer along Michael Street, from both the eastern and western side of the street. Consideration shall be given to the separation of such and provision of a separate storm sewer in conjunction with the proposed foul sewer diversion.

This Connection Offer to connect to the Irish Water infrastructure also does not extend to your fire flow requirements. In order to determine the potential flow that could be delivered during normal operational conditions, an on site assessment of the existing network is required. Please note that Irish Water cannot guarantee a flow rate to meet fire flow requirements and in order to guarantee a flow to meet the Fire Authority requirements, you should provide adequate fire storage capacity within your development.

IW have no objection to the discharge from an underground basement car-park to the combined network. This discharge must be limited to water dripping off vehicles using the basement rather than direct run-off from rainfall events.

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details. A design proposal for the water and/or wastewater infrastructure should be submitted to Irish Water for assessment. Prior to submitting your planning application, you are required to submit these detailed design proposals to Irish Water for review.

You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed at a later date.

A connection agreement can be applied for by completing the connection application form available at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact John Hennessy from the design team on 022-52256 or email <<jhennessy@water.ie>>. For further information, visit www.water.ie/connections

Yours sincerely,

Maria O'Dwyer
Connections and Developer Services

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