



## 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](http://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](http://www.pleanala.ie) or on the Citizens Information Service website [www.citizensinformation.ie](http://www.citizensinformation.ie)

Visit our website [www.limerickleader.ie](http://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 m<sup>2</sup>. The development also provides the redevelopment of the surface level car park on Michael Street.

The development comprises the construction of c.53,532m<sup>2</sup> 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 m<sup>2</sup> office use, with c.960 m<sup>2</sup> retail, and, c.430 m<sup>2</sup> 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 m<sup>2</sup>), including balconies to the rear at 7-8 Ellen Street.
- The provision of 9 no. apartments at 1<sup>st</sup> to 3<sup>rd</sup> 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 m<sup>2</sup> of retail use at ground and basement levels of 1-5 Patrick Street.
- The provision of 4 No. 2 Bed apartments at 1<sup>st</sup> to 3<sup>rd</sup> floor levels with balconies to the rear and c.360 m<sup>2</sup> of retail use at ground and basement levels of 7-8 Ellen Street.
- The provision of 3 No. residential dwellings at 1<sup>st</sup> to 3<sup>rd</sup> floor levels (3 No. 1 Bed apartments), with balconies to the rear and c.445 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup>, c.2,981 m<sup>2</sup> of office floorspace, and, c.197 m<sup>2</sup> of retail and c.446 m<sup>2</sup> 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 m<sup>2</sup> office floorspace. No change is proposed to the existing basement restaurant and separate licenced premises (c. 579 m<sup>2</sup>).
- 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 m<sup>2</sup> with a mirror pool water feature; the Granary Courtyard c.778 m<sup>2</sup>; and, Bank Place c.1,775 m<sup>2</sup>.

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 **10<sup>th</sup> 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](http://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](http://www.pleanala.ie) or on the Citizens Information Service website [www.citizensinformation.ie](http://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: **20<sup>th</sup> March 2019**