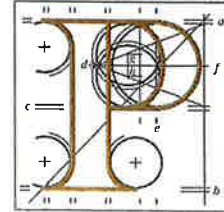


Our Ref: ABP-304028-19



An
Bord
Pleanála

Cáit Ní Cheallacháin
Saoirse, Old Park Road
Corbally
Limerick

Date: 27th May 2019

Re: 10 year permission for opera site re-development including a mixed use scheme of primarily offices, supported by a range of retail and 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.
Site bounded by Michael Street, Ellen Street, Rutland Street, Patrick Street and Bank Place, Limerick.

Dear Madam

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

A receipt for the fee lodged is enclosed.

Please note that the proposed development shall not be carried out unless the Board has approved it or approved it with conditions.

If you have any queries in relation to the matter please do not hesitate to contact the undersigned officer of the Board.

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Kieran Somers
Executive Officer
Direct Line: 01-873 7107

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Riomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1890 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

AN BORD PLEANÁLA	
LDG-	016158-19
ABP-	
22 MAY 2019	
Fee: €	50 Type: CHQ
Time:	By: Reg Post

NAME OF OBSERVER: cáit ní cheallacháin

ADDRESS: 'saoirse', old park road, corbally, limerick

SUBJECT MATTER:

'Limerick City and County Council intends to seek the approval of An Bórd 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 53,532 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.960m2 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. Integreation 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 buiding atrium. The new building will provide a public library of c. 4,515 m2, c.2981 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 with 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 licensed premises (c. 579 m2).

The construction of a basement car park at Opera Squar, 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 pulic streets, hard and soft landscaping changes, public realm seating, roof gardens/terraces, signage, change in levels, 4 No ESB substations, attenuation and site wide piped services, set-down areas and all related site development and excavation works aboe and below ground.

In addition, 3 no. new public squares/plazas will be created to comprise: The Central Plaza c 3700 m2 with a mirror pool water feature; the Granary Courtyard c 778m2; and Bank Place c 1,775 m2.'

LOCATION: The site is bounded by Patrick Street, Rutland Street, Bank Place, Michael Street and Ellen Street, Limerick.

PLANNING AUTHORITY: Limerick City and County Council

CASE REFERENCE: ~~PL11~~.304028

SUMMARY OF OBSERVATIONS:

1. the scheme as proposed betrays the trust that the Community has in Limerick City and County Council to implement the Development Plan as agreed; the site was bought promising housing, and no housing has been delivered.
2. the scheme as proposed rides roughshod over Limerick's Architectural Heritage, again contravening the stated aspirations of the Development Plan and the Living City Initiative.
3. It is a totally unsustainable proposal, and relies on the future demolition of a sound building, another unsustainable act, to provide office workers.

1. THE DEVELOPMENT PLAN AS CONTRACT

01. 'McGarry v Sligo County Council [1989] ILRM 768'

'The plan was a statement of objectives. When adopted it forms an environmental contract between the planning authority, the council and the community, embodying a promise by the council that it will regulate private development in a manner consistent with the objectives stated in the plan and, further, that the council itself shall not effect any development which contravenes the plan materially.'

This is a quote from Mr. Justice McCarthy in the above Supreme Court Judgement dating from **1989** regarding the proposed siting of a dump near the Carrowmore [Megalithic] site. Though the subject matter is different, the same principle obtains.

02. The so called OPERA CENTRE site was bought in **2011** by the then Limerick City Council from **NAMA** for **€12.5M** with money from HOUSING Programmes - Regeneration, on the promise of 161 new housing units, 59 in existing buildings and 102 new units. See attached letter from Tom Makay to the Department, email from Seamus Hanrahan and reply from Jim Ganly of the Department. **Appendix 1.01**
03. This is the second such scheme prepared by Limerick City and County Council for this important site.
There was no housing element in the first scheme.
There was no housing element included in the second scheme. An 'apart hotel' may be deemed 'Residential' from a Classification point of view, but it is no substitute for actual housing where people live and occupy buildings around the clock.
After seeking observations from the public last year, 16 no apartments were included at the last minute, before it was submitted to An Bórd Pleanála.
04. This goes against the Objective No 4 of the Spatial Plan for the City Centre:
*'To make the City Centre once again **a desirable place to live** by improving the quality of the housing offer in the City Centre'*
05. Limerick City and County Council - setting itself up as a Developer in Designated Activity Company [DAC] - has broken the contract that Justice McCarthy describes

above; the DAC means to make money and there is an inherent conflict of interests in this which prioritises offices before housing, profit before people.

It has broken the trust whereby the €12M site purchase price was given by the HOUSING Programmes - Regeneration on the promise of 161 new housing units.

At this time when Housing is the Government's No 1 Priority this was an opportunity for Limerick City and County Council to lead the way and demonstrate by example that it is possible to build sustainable new housing within the Georgian city core.

2. HERITAGE

01. The proposed high rise office block on Bank Place is totally inappropriate in this historic location. It was an arbitrary aspiration in the 2030 Plan that a Landmark Building be built here: there was no logic evident.

Bank Place is where the Georgian City started in 1760 with the building of the New Bridge connecting the King's Island with the New Street to facilitate the building of the Custom House, [1765 to 1769] part of Davis Ducart's plan for the city. [1769]

Instead of knitting new buildings into the grain of buildings and laneways that are already there, the plan demolishes the centre of the site for the 'plaza' which will be in shade during the day and deserted at night. **Appendix 1.02**

02. The office tower block is 14 storeys high , and is wrong both in scale and function.

- the scale dwarfs the buildings around it, and the 14 storeys height is totally arbitrary;
- the function as offices is justified by the DAC because of the proposed demolition of Sarsfield House, and the putative re locating of the Revenue Commissioners Staff [900 persons].
- this makes it a 'speculative' development until such time as this happens;
- the DAC cites FDI [Foreign Direct Investment] as employers. This again is 'speculation'. any Foreign Investor who was considering the office development would certainly want accommodation for its staff; housing in Ireland is in crisis at present and it is unbelievably shortsighted of Limerick City and County Council not to provide any.
- proposing a 14 storey office block, and 3000 jobs begs the question of where its occupants will live.
- if they do not live on site, then they must drive / commute to it; this encourages the use of cars, which is not sustainable;
- there is not enough housing to service the development ;
- in the absence of this, there is not enough parking allowed for the size of the development.

03. This goes against Objective No 6 of the Spatial Plan for the City Centre:-

To build upon the City Centre's rich historic character by fully capturing this rich heritage, protecting and enhancing it where appropriate and complementing it with world class design for any new development.

3. SUSTAINABILITY AND CLIMATE CHANGE

Variation 2 of the City Development Plan 2010 -2016 adopted the following strategies [*inter alia*] on 23rd April 2012:

01. Sustainable Development: A Strategy for Ireland, 1997

This Strategy provides a framework for the achievement of sustainable development at local level.

It identifies 4 key ways development plans can contribute to the achievement of sustainability:

- Encourage efficient use of energy, transport and natural resources through the careful selection of development locations;
- promote the most effective use of areas already developed;
- secure protection and enhancement of the natural environment;
- accommodate new development needs in an environmentally sustainable way.

02. National Climate Change Strategy 2007 -2012 (NCCS)

The National Climate Change Strategy aims to reduce energy consumption and ensure Ireland reaches its target under the Kyoto Protocol to limit greenhouse gas emissions to 13% above 1990 levels by 2012. A **Regional Climate Change Strategy** has also been prepared for the Mid-West Region by the Regional Authority.

The Developer driven Opera Centre as proposed is breathtakingly oblivious to sustainability, as described above.

It wants Landmarks without good Land use, offices instead of housing, and is providing a windswept and desolate central plaza which will be a desert at night. It is clear that none of the persons concerned have the slightest ideas how cities work. There should be at least 60% of the site devoted to housing, in compliance with the Development Plan aspirations, and for the stated aim to grow the population of the city centre by over 10,000 by **2022**.

For its future population of workers for the office Tower, it relies on the demolition of SANSFIELD HOUSE, again a hugely unsustainable proposal. This is a perfectly sound 1970's office building which could easily be re-imagined and upgraded to function within sustainable requirements.

Riverpoint - a tower block flanking the new bridge over the river, completed in 2008 still remains not fully occupied.

This scheme has been drawn up to a brief by Managers for short term goals; the buildings are old fashioned and the lack of any meaningful housing goes against the aims of the Development Plan.

For all the above reasons, I respectfully ask the Board to ask Limerick City and Co Council to design a significant housing element in Block No 1 and to reduce the 14 storey element to 7.

signed,


cáit ní cheallacháin

A P P E N D I X 1

- 01.**
- a. letter from Tom Mackey [City Manager] to Michael Layde 28/10/2011 4 no A4
 - b. email from Seamus Hanrahan to Deirdre Mahony 02/11/2011 8 no A4
 - c. letter from Jim Ganly to Tom Mackey 09/11/2011 2 no A4
- 02.** part of Davis Ducart's Plan for Limerick 1769 1 no A3



16/11

**Comhairle Cathrach
Luimnigh**

**Limerick
City Council**

Áras na Cathrach
Luimneach
Telefón: 061 · 407100
Fax: 061 · 415266
Email: info@limerickcity.ie
Website: www.limerickcity.ie

City Hall
Limerick
Telephone: 061 · 407100
Fax: 061 · 415266
Email: info@limerickcity.ie
Website: www.limerickcity.ie

Mr Michael Layde,
Assistant Secretary,
Department of Environment, Community and Local Government,
Custom House,
Dublin 1.

28/10/11

Jim
Emma
11/11

Re:- Limerick Regeneration – Strategic Development Sites

Dear Michael,

I refer to our recent communication with your office concerning the potential opportunity to acquire strategic development NAMA sites for the social and economic regeneration of Limerick City under the broad heading of the Limerick Regeneration Programme. Regeneration, as you know, encompasses a broader, strategic view, not limited to consideration of just housing, which must look to solutions beyond its immediate boundaries. To that end, it is our considered opinion that a reversal in the decline in the fortunes of the City core would positively impact on the regeneration of the Kings Island area while also benefiting the wider City. In that regard, the City Council considers that the purchase of the "Opera Site" from NAMA represents an exceptional opportunity to arrest the decline in the fortunes of Limerick City Centre. A strategic development at this location could restore the residential and commercial uses to the heart of the City while positively contributing to the overall regeneration initiative, not least in terms of replacement housing provision.

In terms of the planning context, the Government's National Spatial Strategy has assigned to Limerick the role of 'Gateway' to the Mid West with all the contingent responsibilities of becoming an economic hub for the region and the focus of growth and development. This key role has been further elaborated in the economic strategy incorporated in the Regional Planning Guidelines recently adopted by the Mid West Regional Authority whereby the strategies of the four local authorities in the region must focus on this aim. It is clear, however, that a significant shift must take place if this is to be achieved, given the current challenges presented by economic sprawl beyond the City boundary and the negative impact of this on the City core. Reversing this trend, through appropriate planning and development is key to regenerating Limerick.

In addition, and in response to Ministerial guidelines and legislative direction, the authorities of Limerick City Clare and Limerick County have also prepared and agreed joint strategies on Retailing and Housing and the policies which provide a clear focus for future planning in the region and which identify the regeneration of the City centre as an important objective which will have a broadly beneficial impact on the wider City. These important strategies have already been incorporated into the Core Strategies of the respective development plans to guide our development. The joint retail strategy, in particular, has assigned Limerick City Centre a key role in leading the development of retailing in the region competing effectively with suburban centres. The joint Housing strategy has made provision for the sustainable provision of housing on

brownfield lands in the City. Both of these objectives are consistent with a mixed use development on the "Opera Site".

In parallel with the statutory planning processes, Government has also provided very strong support for the Limerick Regeneration Programme and the Mid-West Task Force, both of which are charged with promoting economic regeneration within the City and in the wider mid-West region.

Mindful of all these parallel processes, Limerick City Council established an initiative to guide the economic regeneration of the City Centre underpinning of the various strategies from National through Regional and down to Local plan-led redevelopment and regeneration. This City Centre strategy was unanimously adopted by the City Council in 2008.

~~In its City Development Plan of 2010 Limerick City Council adopted policies and took the necessary powers in line with the City Centre Strategy so as to ensure that significant economic development opportunities could be established in the City Centre further supporting and complementing the regeneration initiatives. It is our contention that the "Opera Site" provides significant opportunities to deliver on this strategy through the provision of housing (social and private) which will increase demand in the City Centre, through new commercial and retail opportunities which will refocus economic activity on the City Centre, and through the potential for new civil spaces that will entice people back from the suburbs into the City core.~~

The City Council has responsibility for ensuring that the urban fabric of the City core is maintained, through its responsibilities under the Derelict Sites Act. The site in question is rapidly deteriorating in the absence of any active use, which provides an overwhelming argument for Government involvement, both from a public safety perspective and, arguably more importantly, in terms of protecting our architectural heritage. This site is part of the Georgian City and we are seeking to protect and retain this character in the regeneration of the City core.

While it is always preferable for the private sector to deliver these high value projects, the current economic climate does not lend itself to a private sector lead regeneration of this area. In addition, given its importance both from a strategic and a heritage perspective, it may in fact be preferable for a public sector led regeneration, albeit with a strong commitment and investment by the private sector. It is well recognised that the future development will have to be developed in partnership with the private sector if the regeneration effort is to be sustainable.

Limerick City Council has a proven track record in public sector led regeneration in partnership with private sector investment. In the 1980s and 1990s Limerick City Council in partnership with Shannon Development led the delivery of €1b worth of private sector investment under the various government initiatives for urban renewal. In fact a street block adjacent to the Opera Centre site, which was totally run down in the early 1980s, has been transformed under an urban renewal scheme providing an excellent example of public sector led regeneration. This area of the City now host a thriving commercial/retail and residential block in the City centre.

In terms of the site itself, this undeveloped site has planning permission for 34,000 Sq M of net retail floorspace out of a total gross floor area of 43,000 Sq M. The site also includes an existing multi-storey car park on Denmark Street (Copy of map enclosed).

It comprises one of the largest urban blocks in the Georgian City with frontage onto four streets, three of which have a high profile. The site is highly strategic being located adjacent to the Arthur's Quay Shopping centre, the Hunt Museum, the City Library, the recently refurbished Milk Market and the historic tourist area of King's Island creating an opportunity for a tourist centre of the City. In addition, it adjoins a number of multi-story car-parks including that of Arthur's Quay which is in the ownership of Limerick City Council. The de-tenanting process which followed the initial acquisition and site assembly has exacerbated the visible levels of vacancy in the City centre and has contributed to the derelict appearance of this area of the City, a situation we would be anxious to alleviate in as short a time as possible.

As outlined previously, it is the view of the City Council that this site constitutes a key strategic site in the economic and social development of the City and the Region in line with National, Regional and City Development Plan policies. It is also considered of significant importance in terms of regeneration of King's Island both for the social and economic regeneration aspects, but also in terms of the provision of replacement housing.

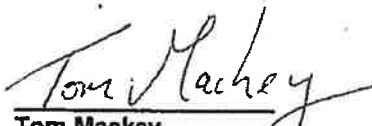
As the current zoning allows for mixed use development, the site undoubtedly offers an excellent opportunity to develop this area of the City to provide a significant sustainable economic and social dividend to the City community.

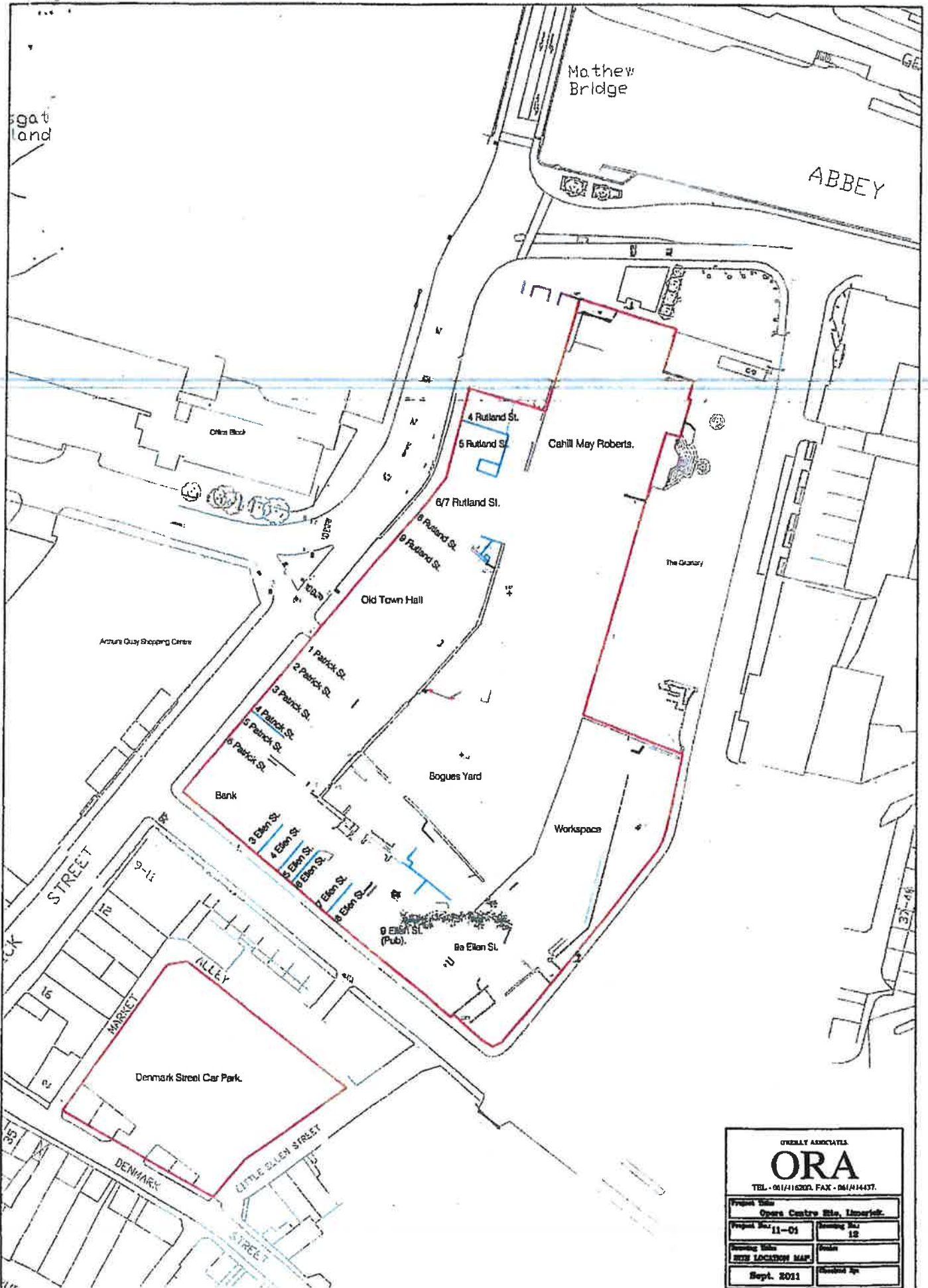
It offers potential for retail, commercial and residential units, all of which can contribute to this dividend. From our initial assessment, the site could comfortably accommodate in excess of 160 residential units with the remainder for much needed retail/commercial activity with potential for civic uses.

With our proven track record in public sector led regeneration in partnership with private sector investment, there is no reason why Limerick City Council could not achieve similar success with the "Opera Centre" site. However, in order to achieve this in the current economic climate, Limerick City Council must have control of the site to ensure the site is developed efficiently and effectively to address the need for social and economic regeneration of Limerick City under the broad heading of the Limerick Regeneration Programme.

In that regard, I wish to seek approval from your Department to fund the purchase of the "Opera Centre Site" out of the capital allocation from the Limerick Regeneration Programme. I understand that the timeframe to make an offer for this site is limited and there maybe as little as two weeks left in the bidding process. I would therefore appreciate it if you would give this request favourable consideration and revert back to me as soon as possible. If you have any queries on the above or require any additional information please do not hesitate to contact me or Oliver O'Loughlin, Director of Service [REDACTED]

Yours sincerely,


Tom Mackey
Limerick City Manager



O'NEILLY ASSOCIATES
ORA
TEL - 061/416200, FAX - 061/414437.

Project Title	
Opera Centre Site, Limerick.	
Project No.	11-01
Drawing No.	12
Drawing Title	Site
NEW LOCATION MAP	
Sept. 2011	Sheet No.

From: "Seamus Hanrahan" <seamus.hanrahan@limerickcity.ie>
Date: 02 November 2011 18:56
To: "Deirdre Mahony - (DECLG)" <deirdre.mahony@environ.ie>
Attach: SPR_HOUSING11110218230.pdf; 1D2O5821_resize.JPG; 1D2O5825_resize.JPG;
1D2O5829_resize.JPG; 1D2O5831_resize.JPG
Subject: Preliminary Capacity Study

Deirdre

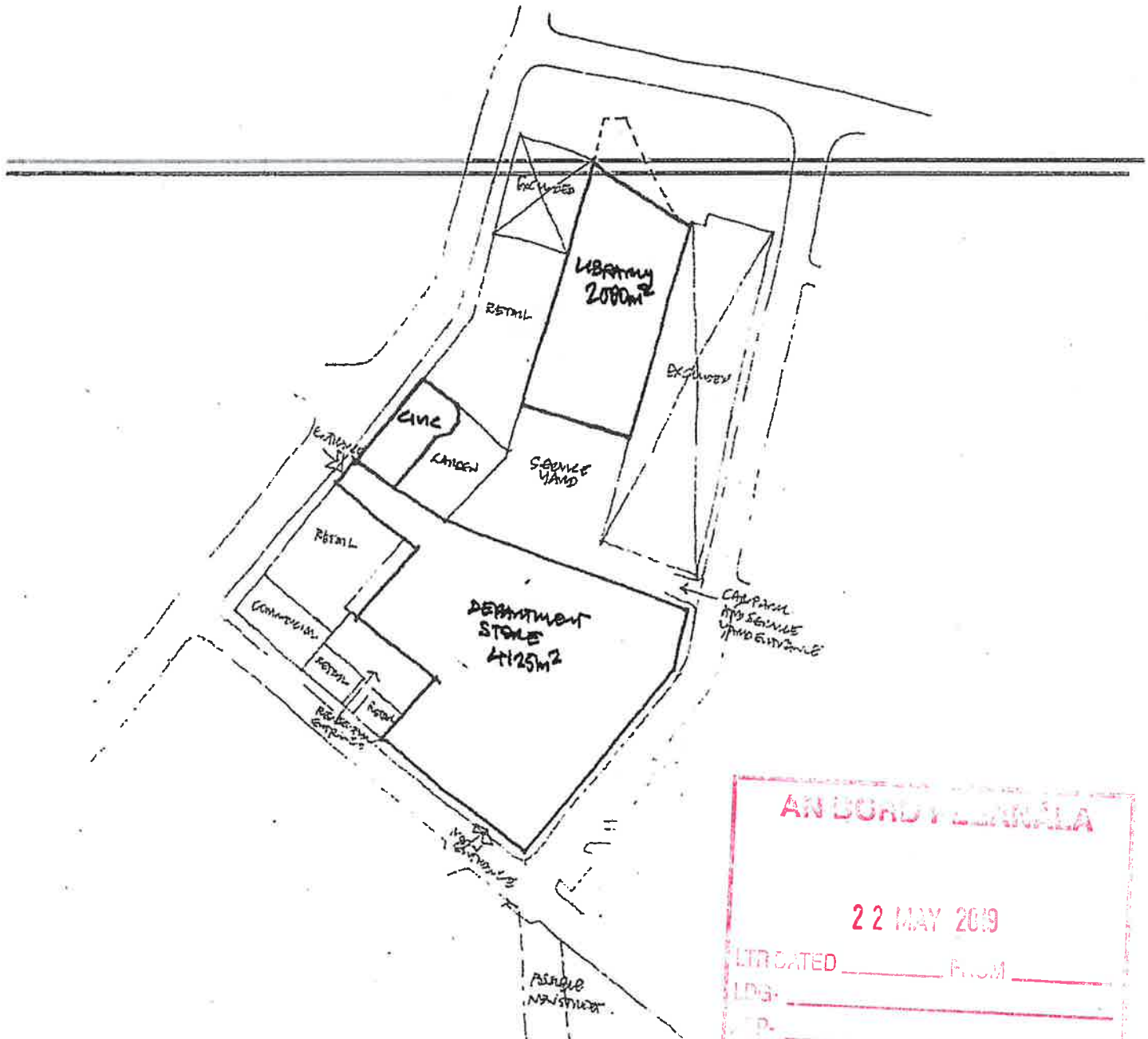
As discussed earlier attached preliminary capacity study to assist with the appraisal. This is outline in nature.

The approach is to locate a large department store at the southern end of the site with its main entrance at the junction between Ellen Street and Michael Street. This unit will act as an 'anchor' and activate the streets in the surrounding area. ~~There is also an entrance off Rutland Street. Both of these entrances have been moved away from the side entrance to Arthur's Quay Shopping Centre in order to drive footfall along the linking streets.~~ The buildings along both Rutland Street and Ellen Street are largely retained with a mix of commercial, retail and residential. These building will act as a screen for the department store 'box'. The department store is 10625m2. A service yard is located with access of Michael Street to serve the anchor. A library is shown with access of Bank Place. This could also be an office. The Library is 5760m2. The number of residential units is split between residential above ground floor level on Rutland and Ellen Streets and new residential constructed above the library and department store accessed off a roof garden. The total number of units is 161 (59 in existing buildings and 102 new units). The old Town hall building is shown as a 'civic' building. There are two commercial buildings on Rutland Street with commercial on every floor.

I have also attached some new photographs I had taken over the weekend.

I will give you a ring to discuss in the morning.

Seamus Hanrahan
Senior Executive Architect
Limerick City Council
061-407100



GROUND FLOOR PLAN

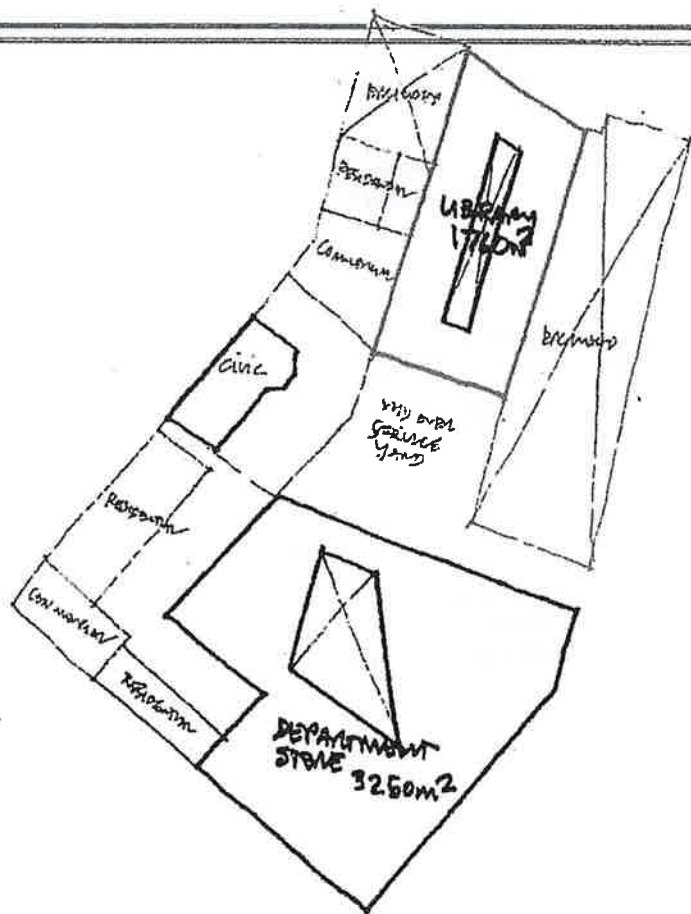
AN BORD Y LANNALA

22 MAY 2019

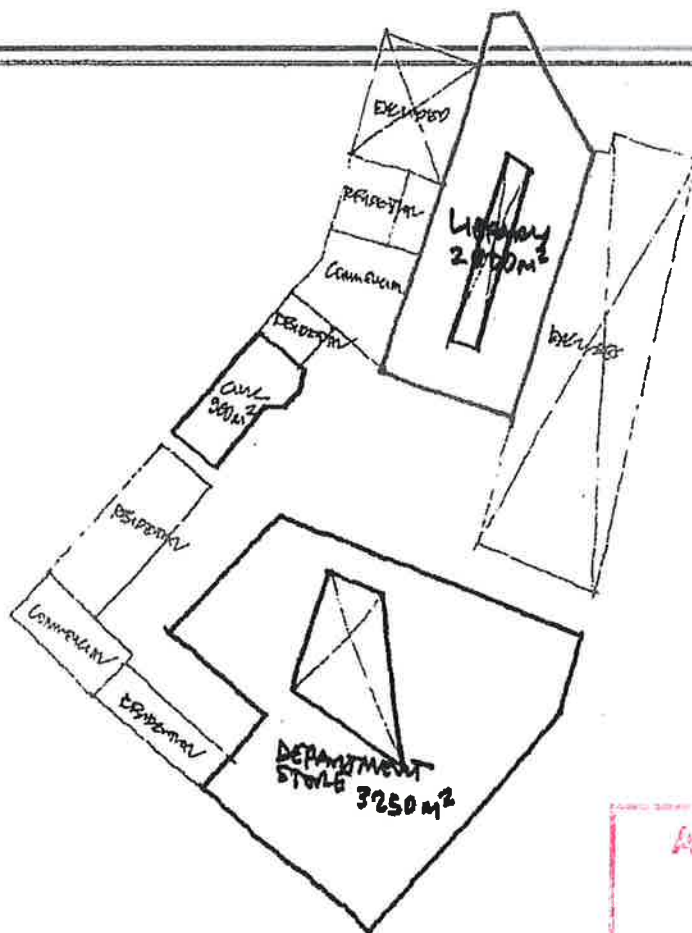
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CP: _____

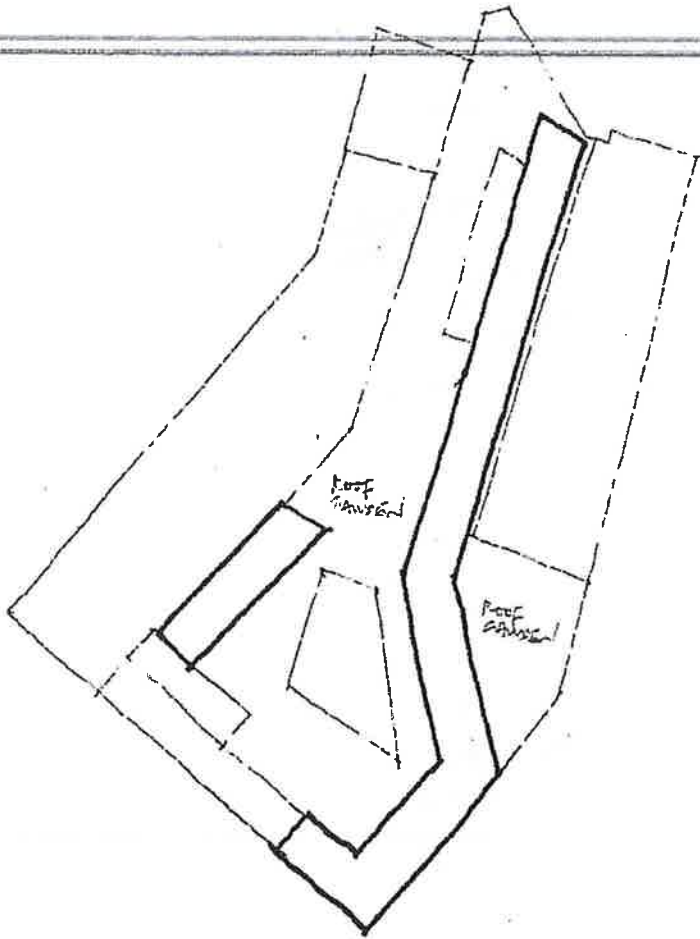


FIRST FLOOR PLAN

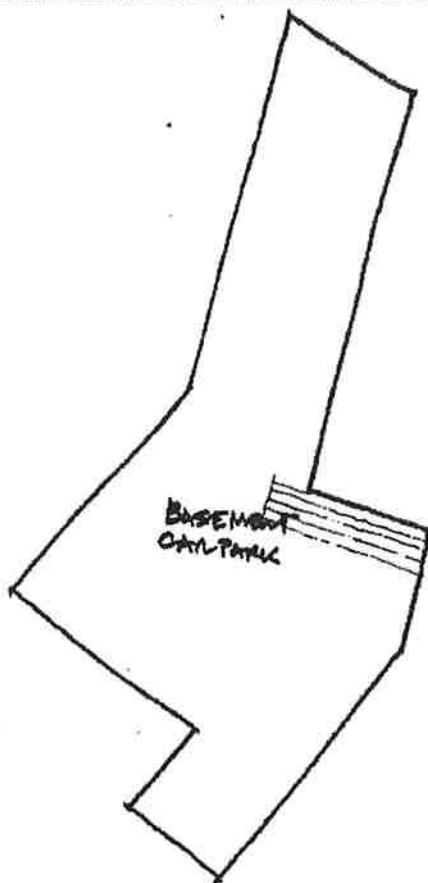


AN BORD PLE WALA	
22 MAY 2019	
ENTERED _____	FROM _____
LOG- _____	_____

SECOND FLOOR PLAN



THIRD/FOURTH/FIFTH FLOOR.



AN BORD FÉINMHA	
22 MAY 2019	
INT DATED	PLUM
LDG-	
REP-	

BASEMENT WALL - 1



BASEMENT LEVEL -2.

9 November 2011

Mr. Tom Mackey
Limerick City Manager
City Hall
Merchants Quay
Limerick

Re: Limerick Regeneration Programme – Opera Centre Site Purchase and Redevelopment

Dear Mr Mackey,

Further to your submission dated 28 October 2011, and subsequent initial capacity study, I am pleased to inform you that the Department is supportive of your proposal to acquire and manage the redevelopment of the Opera Centre site as part of the overall Limerick Regeneration Programme.

In arriving at this conclusion, the Department undertook a multi-criteria analysis of the proposal, relative to a number other options, and has concluded that the strategic importance of the site in terms of the social, economic and physical regeneration of the City Centre and King's Island areas is such that the City Council should pursue the acquisition of the site in the first instance. To that end, the Department has determined that an initial bid of no more than the reserve price of €12.5 million should be made.



You are asked to note that this funding approval for the acquisition of the site is subject to the following conditions. In the first instance, funding approval is subject to the redevelopment of the site within seven years. Should the redevelopment not proceed within that timeframe, the City Council will be required to recoup the purchase price of the site by means of the orderly disposal of the site or from within its own resources. In such an event, the Department will determine the appropriate use for the funds i.e. as an offset against other housing commitments or to be returned to the Department. Secondly, the Department notes that any redevelopment of this site will likely involve private sector investment in commercial and housing units. Proceeds from the disposal of elements of the site, rents, or any other financial return to the City Council from the purchase of this site must be reinvested in the wider regeneration programme. You are asked to note that an annual return on such proceeds should be furnished to the Department and prior approval for any reinvestment should be sought.

The acquisition of the site is just the first step in the process, and I am conscious that there will be a requirement for an extensive planning process for the ultimate

redevelopment. To that end, you are reminded of the requirements of the Department of Finance's Capital Appraisal Guidelines whereby the Department is required to review, in detail, any redevelopment proposals prior to investment decisions being taken. On that basis, you are asked to liaise closely with the Department's regeneration technical adviser, Mr. Paul Altman and the APO with responsibility for the regeneration programme, Deirdre Mahony, throughout the planning process. Particular consideration should be given to ensuring the private sector involvement in the redevelopment is maximised, both in an effort to minimise exchequer investment and to promote sustainable development. The involvement of the NDFA, a requirement of the Capital Appraisal Guidelines, will, I hope, contribute positively to this aspect of the redevelopment planning process. You may wish to consider establishing a Redevelopment Planning Group involving the Department, the NDFA and other relevant stakeholders e.g. Shannon Development to progress this process.

Again, I would like to take this opportunity to express the Department's ongoing support for the regeneration programme in Limerick. We remain committed to ensuring that this important programme continues, despite the current financial constraints. The City Council is presented with a significant opportunity to ensure that regeneration becomes a priority programme within the new Local Government structure, and I consider the purchase of this site as the first important step in that process.

Yours sincerely,

Jim Ganley
Principal Officer
Housing Programmes - Regeneration



R I V E R

K I N G ' S

C R O S S

R

S H

CUSTOM HOUSE

R E F E R E N C E S

- a Mayor's House in Long Lane
- b City Court House " "
- c Methodist Meeting House " "
- d Quakers Meeting House in Long Lane
- e Custom House on the Old Quay
- f County Court House in St. Francis's Abby
- g County Hospital " "
- h Dominican Meeting House Little Street
- i New Assembly Room in Long Lane
- ii k the Dominican Abby Street, Roper's Street
- ll l the Franciscan Abby near the County Court House, Road
- mm m the Priory of the Virgin Mary & St. Edward Street Fish Lane
- nn n the Stearny for the Conversion of St. Margaret Lane Lane Hill
- † Chappell
- oo o p New Assembly Room
- q New Work houses in St. Francis's Abby
- r From r to s the Roman Wall on Goswell Lane show where the same wall runs with the place of Long Lane & Brough Street

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