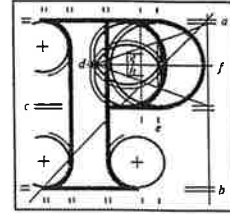


Our Ref: ABP-304028-19



An  
Bord  
Pleanála

Hugh Murray  
Fairhill House  
Parteen  
Co. Clare

Date: 11th June 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 Sir,

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

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64 Marlborough Street  
Dublin 1  
D01 V902

An Bord Pleanála  
64 Marlborough St  
Dublin 1  
30/05/2019

Re Opera Site Limerick  
Ref. PL 91 304028

<b>AN BORD PLEANÁLA</b>	
LDG-	<u>016315-19</u>
ABP-	_____
<b>30 MAY 2019</b>	
Fee: €	<u>50</u> Type: <u>Cash</u>
Time:	<u>16.55</u> By: <u>Lead</u>

Dear Bord,

I wish to object to some aspects of this proposal .

My primary objection is to the proposal for the multi storey office building facing on to Bank place .

The height of the building proposed is totally inappropriate to this site and setting . Its scale, bulk and proportions will be incongruous in the context of its setting . It is something that one might expect of a private developer but not of a local authority with an ambitious agenda for the revitalising of the city centre with projects of high quality, such as they have achieved in the Hanging Gardens project nearby in Henry Street.

This is not a gateway location that might justify such a visually dominating urban symbol or landmark , such as the Clarion Hotel and the River Point buildings on the very open and broad waterfront on the Shannon quays further downriver.

This building will aggressively overlook the medieval historic area of the city and compete in the skyline with the spire of St Mary's Cathedral, one of Limerick's oldest and most beautiful architectural landmarks . It will also dominate the backdrop to the view of Davis Ducart's Custom House ( now the Hunt Museum ) from Clancy's Strand on the other side of the river Shannon, a very popular part of the walk on Limerick's wonderful waterfront. It will similarly dominate the view of the County Court House from Thomond Bridge .

In other words it literally, visually, and figuratively, gives the one finger to the setting of the most valuable cluster of architectural, cultural, and religious heritage in the city , as is clearly illustrated in the photomontages in the application .

In my opinion, the height should be significantly reduced to where the maximum height does not exceed the height of the proposed buildings to the rear of the development and the height on the Bank Place frontage matches the height of the parapet of the adjacent Georgian neighbour . Any higher element should have a significant setback . In this way , the impact on the historical views and visual context will be greatly ameliorated .

I might add that it is surprising that there is such an insistence on achieving increased scale and density in this manner given the density already being achieved in the remainder of the development and the statutory and aspirational role of the applicant in safeguarding the quality of Limerick's urban environment . It takes a long time to create the kind of urban and architectural history that has evolved in this historic precinct of Limerick . It is a precious part of what makes Limerick special and attractive to its citizens and its visitors . It is not only unacceptable to encroach on it in this way but it is completely unnecessary given the overall scale and capacity of development being proposed on the site in question and the amount of opportunities available for further development in the greatly underused

core of the remainder of the city centre .

I also believe that there should be a far higher content of residential accommodation , given the well documented shortage of such accommodation and the potent effect this would have in revitalising this area after business hours .

Enclosed is the required fee of €50.00

Yours sincerely,



Hugh Murray FRIAI  
Fairhill House  
Parteen  
Co. Clare  
V94 X6P0

