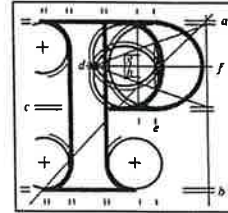


Our Ref: ABP-304028-19



An
Bord
Pleanála

Peter Carroll
10 Janemount Park
Corbally
Limerick

Date: 6th 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

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Peter Carroll,
10 Janemount Park,
Corbally,
Limerick

An Bord Pleanála
64 Marlborough Street
Dublin 1

27th May 2019

RE: ABP Ref No. 304028

AN BORD PLEANÁLA	
LDG-	016217-19
ABP-	
27 MAY 2019	
Fee: € 50	Type: Cash
Time: 14.05	By: Aarel.

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. THE 2.35 HA SITE IS LOCATED ON A CITY BLOCK BOUNDED BY MICHAEL ST, ELLEN ST, RUTLAND ST., PATRICK ST. AND BANK PLACE, LIMERICK

Dear Sir/Madam,

I, Peter Carroll, of 10, Janemount Park, Corbally, Limerick, wish to make a submission on the Section 175 planning application to An Bord Pleanála (ABP Ref. No. 304028) by Limerick 2030 Strategic Development DAC lodged with Limerick City and County Council on the 22nd March 2019 for a proposed development at a city block bounded by Michael Street, Ellen Street, Rutland Street, Patrick Street and Bank Place, Limerick.

My grounds of objection are as follows:

Context of the Proposal:

- The plan presented is totally disregarding the value of the historic heart of the city of Limerick and the character of the existing, In fact the plan is presenting a serious threat to this by causing an aggressive clash in scale on Bank Place and blocking out daylight to crucial public areas.
- It is difficult to reconcile the sheer scale and height of the proposed tower development with the magnitude and significance of its impact. A tower development of this nature and scale, isolated from other tall elements in the city, and directly adjacent to low-rise Georgian streetscapes, must be acknowledged to have a significant and negative impact. A transition in scale

from 2 to 14 storeys of development cannot be anything other than significant.

- The opposite side of Bank Place on the Abbey River, with Locke's Bar and a sunlit quay, much loved and visited today, would be over-shadowed by the huge 14-storey office tower proposed, on crucial times of the day and year. It would also become intimidated by this alien view, presumably dominated by steel and glass, as presented in the earlier version of this plan.
- The buildings proposed in the planning application are unsustainable as they are so deep that artificial lighting will be needed even during daytime. This is not in line with urgent ambitions to minimise energy use, nor is it in line with current health value of natural daylight for human beings. It is a very old fashioned way of designing.
- This proposal does not seem to realise the incredible attraction and value, even commercial, of the historic center with its particular scale and character as a city center growing over time in sympathy with its character and with places where people want to gather.

Content of the Plan:

- The proposal does not include residential areas in real terms. Apartment hotel cannot be called residential in the meaning of people living there. Residential buildings are badly needed in Limerick city to form this part of the city into a vibrant quarter. The tiny remaining part of residential in this plan is unspecified.
- To propose 70% commercial area (offices and retail) is condemning this large city center block to being completely dead in the evening and night, adding to the alienation of the area. The library proposed is not enough as it is also closed at night and there will not be people living here.
- The public areas are badly designed as they do not benefit from enough afternoon and evening light and are shadowed by the tall and very deep buildings proposed.

The proposal is an obsolete and unsustainable plan and it is very disappointing that Limerick City should buy this site to turn into a dead area, missing the chance to create a vibrant, LIVING city by destroying its best asset: the historic centre.

Having regard to the above, it is submitted that no Part 8 approval should be forthcoming for the proposed development. I would ask that an architectural competition be run to generate ideas for the citizens of the city to consider and that the site is appropriately and sustainably developed.

Yours faithfully,

Peter Carroll

B.Arch MRIAI



