

# Cleeves Riverside Quarter Illustrative Masterplan - Vision Document



LIMERICK  
TWENTY  
THIRTY

# EXECUTIVE SUMMARY

Limerick Twenty Thirty (LTT) is a dynamic property development company established to plan and develop key strategic sites in Limerick City and County. These sites will act as anchors for enterprise and investment development across Limerick and the Mid-West Region to proactively position the area for the future. LTT's vision is to accelerate this development and reinvent Limerick as a vibrant modern and dynamic place to live, learn, work, and grow up in.

The delivery of Cleeves Riverside Quarter is fundamental to realising this vision and will become an exemplar of this in a European context. This amazing 10-acre site will celebrate all that is best in the rejuvenation of Limerick; a city looking to the future, a city which inspires, a city with sustainability at its core and at the same time embracing its wonderful architectural heritage and proud past. This development will turn towards and celebrate the majestic River Shannon, a river that the city owes its origins to, and that has defined it for 1,100 years. Cleeves Riverside Quarter will create a new riverside 'destination' for the people of Limerick, the success of which is underpinned by the World-Class Waterfront initiative. Supported by €73m under the Urban Regeneration Development Fund (URDF), the World Class Waterfront initiative, includes a pedestrian bridge linking the city core to Cleeves Riverside Quarter. A city that celebrates its people, their diversity and inclusiveness; Cleeves Riverside Quarter will be all this and more.

The former flax spinning mill, constructed in the mid-19th century, was a prominent site in the history of industrial development in Limerick, with various phases of use including flax, flour, condensed milk, and dairy production. Despite temporary uses, the site has remained vacant since milk processing ceased in 2011, but its rich 170-year history is evident in the surviving structures and notoriety. The heritage site, having been walled off from the public for several years, was once again opened to the public during the masterplan engagement process undertaken by LTT. We are excited to bring this site into fruition and showcase this hidden gem to the public.

This masterplan has been developed with careful, thoughtful, and creative planning. Ambitious in scale, the site offers boundless potential which will emerge over the coming years to become one of the most interesting developments in Europe matching the ambition and success of developments such as Kings Cross Central in London.

The initial vision for the site is for mixed use, including residential, office/commercial and/or educational uses. It will also be a site for the people with a strong cultural offering and public realm. Sustainability is at the forefront of this vision, a sustainable development starts with the community, creating an inclusive neighbourhood that encourages and enables a sustainable lifestyle. Creating generous internal and external community spaces, sustainable transport connectivity, zero water and zero carbon with a focus on local and sustainable food and materials.

Site-specific principles were developed to provide a key framework to underpin the masterplan design process and keep the ambition in line with our objectives for the site which include

1. Revitalise and redevelop the area by delivering a world class proposal for this key strategic city centre site.
2. Encourage and facilitate new business investment.
3. Accommodate a mix of uses whilst expediting Residential development.

Limerick Twenty Thirty has a mission to reimagine and enable economic development and investment to proactively position our region for the future and improve the quality of life for all its citizens. Cleeves Riverside Quarter will exemplify this. We look forward to working in partnership with stakeholders from our shareholder, Limerick City and County Council, our public representatives, heritage interests, the wider public and investors – to ensure this remarkable site is reinvented in the way it deserves and becomes a new quarter for our city and region to be proud of for decades to come.

The site's potential has been underscored by the commitment of €35m under the URDF – a pivotal moment for a project of local, regional, and national significance. The URDF grant will be utilised to activate development of the site and act as a catalyst for the development of Cleeves Riverside Quarter.

Limerick Twenty Thirty's ambition is to raise the bar, for our city, for our people, and for our environment. In the seven years of operations so far, it has a remarkable track-record of delivery and achievement. Our award-winning Gardens International on Henry Street set a stunning new award-winning standard for the city and region for sustainable development that mixes the best of old and new architecture. Work is also apace on our eagerly anticipated Opera Square development, which will rejuvenate the economic, social, and visual landscape of Limerick city centre.

Cleeves Riverside Quarter is an opportunity that has been waiting to happen in Limerick for over a decade and LTT are very excited to bring it into the 21st Century.



*David Conway*

**David Conway**  
CEO  
Limerick Twenty Thirty  
Strategic Development DAC



DESIGN REPORT

# CLEEVES RIVERSIDE QUARTER

## ILLUSTRATIVE MASTERPLAN - VISION DOCUMENT

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### 1 INTRODUCTION

SITE OVERVIEW  
MASTERPLAN PRINCIPLES  
PROPOSED MASTERPLAN  
SITE HISTORY  
DEVELOPMENT ZONES  
SITE CONTEXT  
SUMMARY OF PLANNING AND DEVELOPMENT

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### 2 THE FUTURE OF CLEEVES

THE FUTURE OF PUBLIC SPACE  
THE FUTURE OF THE HERITAGE BUILDINGS  
THE FUTURE OF WORK  
THE FUTURE OF LIVING  
THE FUTURE OF LEARNING  
THE FUTURE OF MOBILITY  
THE FUTURE OF SUSTAINABILITY

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### 3 CONCLUSION

PHASING STRATEGY  
MASTERPLAN OVERVIEW

# 1

# INTRODUCTION

## INTRODUCTION

## INTRODUCTION



The ambition of Limerick Twenty Thirty (LTT) is to revitalise the Cleeves site and surrounding area to deliver a world class proposal for this strategic location in Limerick's urban core. The success of the proposals will lie in their ability to achieve a number of primary objectives:

- supporting the growth of a strong local economy;
- encouraging and facilitating new business investment;
- retaining and integrating the historic buildings and site industrial heritage with contemporary buildings;
- accommodating a mix of uses anchored by a public realm that relates and links to the City core and the River Shannon, whilst implementing high-quality urban design with sustainable and innovative design.

Once fully developed, the site has the potential to help build a strong local economy through the creation of employment and new local attractions and encourage and facilitate new business investment.

The masterplan presented in this report has been developed by the Architect-led Integrated Design Team (AIDT). It presents design solutions that are both sustainable and innovative, that integrate the historic buildings and industrial heritage within the proposed development and include a public realm space that relates both to the urban core and the River Shannon.

This masterplan document is being prepared in response to the requirements of the Limerick Development Plan 2022 – 2028 and provides a broad framework intended to guide and coordinate development across 5 hectares of land. Whilst the masterplan has been prepared as a non-statutory document, it does consider the future of various constituent elements that will be needed to create an exemplar urban quarter that will be an attractive cultural hub destination, offer new gathering spaces for the city and community and act as a catalyst for new models of sustainable urban living and working.

It focuses on the various aspects of the vision for the Cleeves Site to create a new sustainable and vibrant quarter for the people of Limerick City, with a clear focus on climate resilience and mobility. The heritage buildings are at the core of the masterplan in almost every way. This document sets out Limerick Twenty Thirty's vision for the future and creative re-use of these valuable assets.

## INTRODUCTION

## SITE OVERVIEW

## Cleeves Site Connectivity

The Cleeves site has a unique location being situated to the north-west of the River Shannon, yet also being assigned part of the City Centre Area.

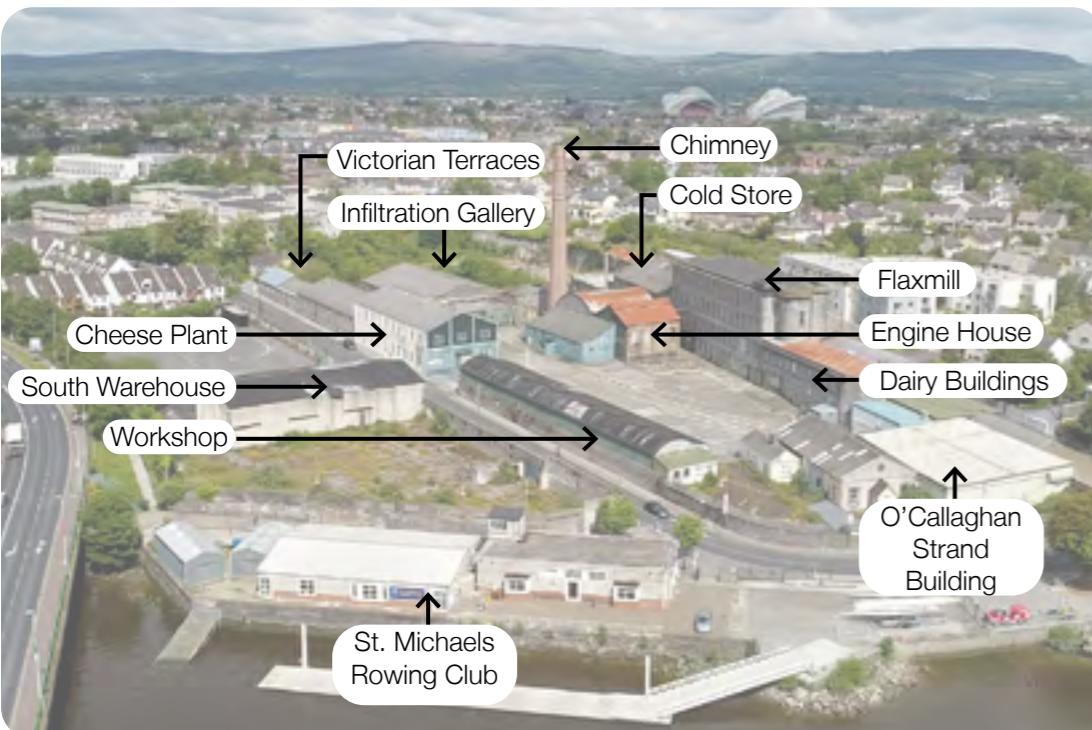
The river visually separates the site from the main city which allows it to form a stronger relationship with the immediate context west of the river. Local residential neighbourhoods and educational facilities, public parks and sports facilities, as well as the Westfield Wetlands (part of the SAC) are all comfortably reachable within a 10-25 minute walk.

The site's favourable location adjacent to the Shannon Bridge allows direct access across the river to the city centre, with local facilities along the docks, the hospital and the train station sitting within a 15 minute walk radius.

Condell Road which runs past the site into the City Centre is the main route between Shannon Airport and the City itself. Therefore, the site will not only benefit from direct and easy access to the airport but also has the opportunity to form a gateway to the City, welcoming local and international visitors.

The existing character of the riverine landscape has always been an important part of the character of this site, though much has been lost following the walled enclosure of the Cleeves site. There is an opportunity to re-create this link to the river both in terms of opening up the landscape and creating new landmark buildings.

The dominant cliff faces of the quarry and the reservoir's breadth of water make this a unique opportunity for an interface of active amenity and biodiversity in the city. The Cleeves scheme will offer distinct spaces that do not replicate the amenities and character of other urban spaces but will complement them. In this way, the Cleeves site is to be seen as a part of a suite of public realm spaces across the city.



- Site Boundary
- National Roads
- Route Roads
- Limerick Train Station
- Bus Stops
- Schools



## INTRODUCTION

## SITE HISTORY

## Historic Site Uses

The centre of the main site at present is the former Flax Spinning Mill, constructed between 1851-53 by flour milling magnates J.N. Russell. The Flaxmill is a fifteen-bay four-storey stone building constructed from cut and dressed limestone mined from the quarry on site. Production began in 1853 and in 1855 a weaving complex was built to the West of the Spinning Mill to create a fully integrated Spinning and Weaving Mill, one of the largest industrial buildings in the country at the time. The iconic chimney was added in 1860 and shortened by 30ft in 1960.

Studies conducted have identified 5 key phases of development and use throughout the 170-year history of the site. These can be broadly seen through the historical dating on the surviving structures on the site.

The phases of use on the site can be identified as the following:

Phase 1 - Flax (1833 - 1877)  
 Phase 2 - Flour (1877 - 1890)  
 Phase 3 - Condensed Milk (1890 - 1927)  
 Phase 4 - Dairy Disposal Co. (1927 - 1974)  
 Phase 5 - Golden Vale (1974 - 2011)  
 Vacant (2011-Present)

As of 2011, the milk processing stopped on the site and aside from temporary uses, the site remains vacant.



## Phase 1 - Flaxmill

1850-1851  
 Spinning Mill constructed by flour milling magnates J.N. Russell



1877: End of site life as a Flaxmill



## Phase 2 - Flour Mill

1877-1890  
 1877 - Russell flour processing business uses site for the company  
 1890 - End of site life as a Flour Mill



## Phase 3 - Condensed Milk

1890-1927  
 Site used for Cleeves Condensed milk and becomes a major supplier to British forces in WWI



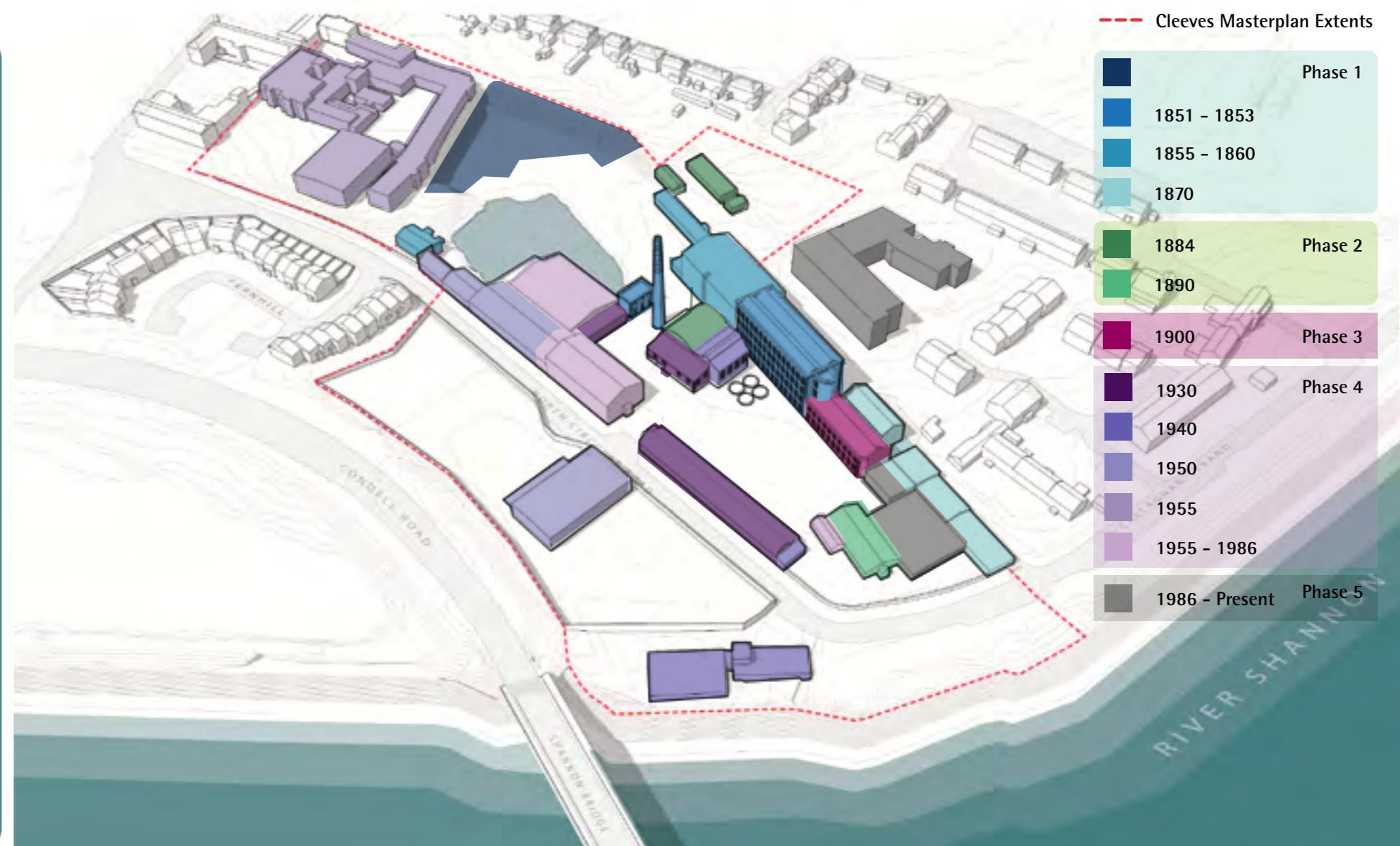
## Phase 4 - Dairy Disposal Co.

1927-1974  
 1927 - Factory in state ownership  
 1960 - Chimney shortened by 30ft



## Phase 5 - Golden Vale

1974-Present  
 1970s - Site operation and production moved into Golden Vale ownership  
 2011 - Site becomes vacant  
 2015 - Site purchased by LCCC  
 2020 - Site transferred to LTT



## INTRODUCTION

## MASTERPLAN PRINCIPLES

Site-specific objectives that act as a foundation for the Cleeves vision

A series of site-specific masterplan principles have been developed based on the AIDT response to the brief ambition and project objectives. These principles are underpinned by an integrated framework of layered sustainable site strategies.

Principle 1:  
Enhancing Engagement with the City and Celebrating the River's Edge

Principle 2:  
Harnessing the Value of Unique Heritage Fabric, offering a specific identity

Principle 3:  
Creating a Strong Public Realm around Accessible Urban Spaces and Connecting Public Open Spaces of the Character Areas

Principle 4: Connecting to the City: Supporting a Sustainable Movement Infrastructure and Enhancing Pedestrian and Cycle Connectivity

Principle 5:  
Offering Permeability and Enhancing Urban Connectivity

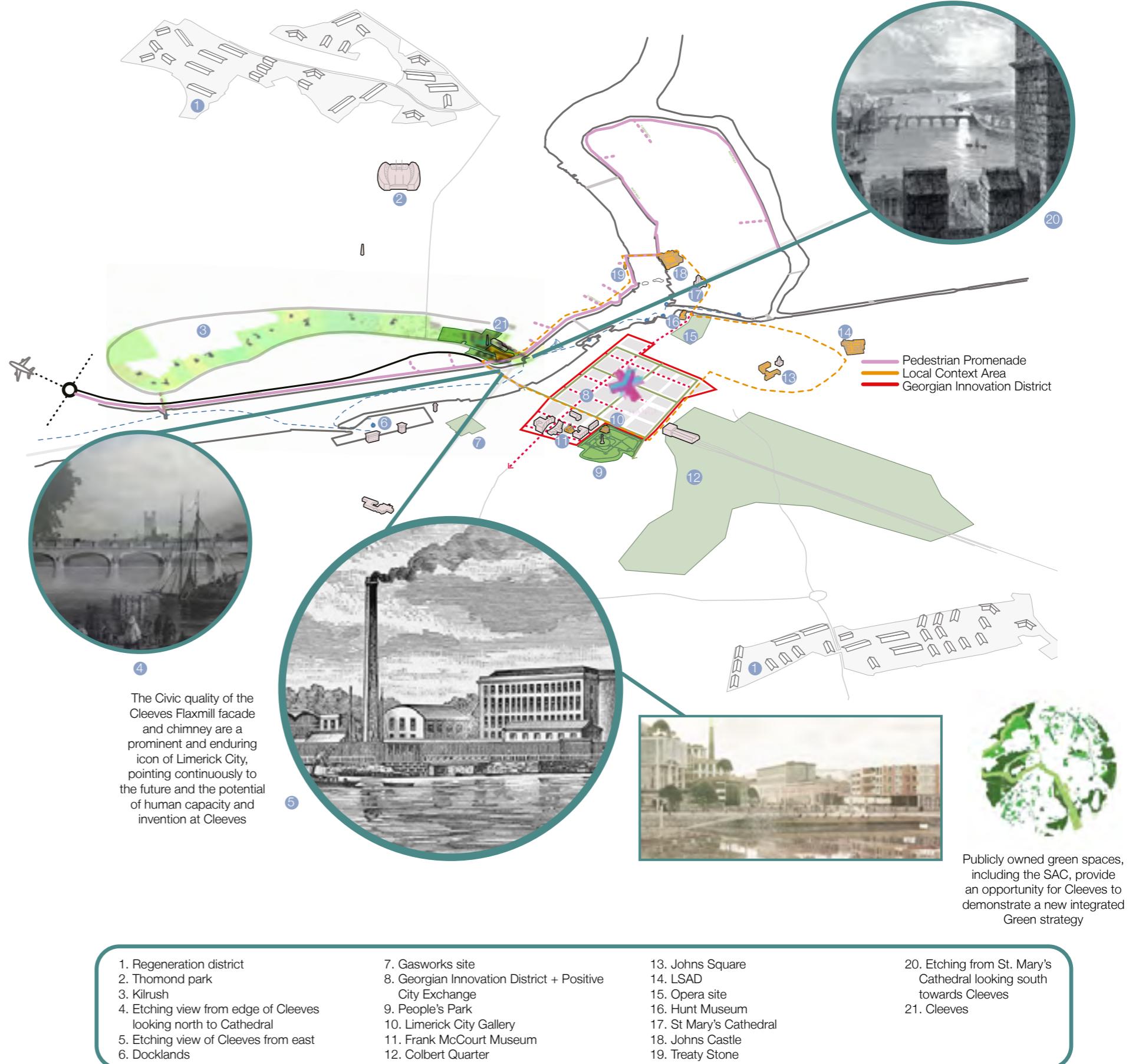
Principle 6:  
Optimising compact development whilst respecting Historic Context with Complementary Contemporary Massing

Principle 7:  
Integrating a Diverse and Complementary Mix of Uses with Mutual Synergies to Create a Vibrant Quarter, Offering Flexible Venues for Public Uses to Activate the Public Realm.

Principle 8:  
Connecting with Natural Eco-Systems and Enhancing Bio-Diversity

Principle 9:  
Providing a Resilient Response to the Environmental and Climate Setting, Harnessing Naturally Available Energies within a Framework of Exemplar Sustainability Targets

Principle 10:  
Supporting Sustainable, Integrated Development



## INTRODUCTION

## MASTERPLAN PRINCIPLES

## 1. Enhancing engagement with the city and celebrating the river's edge: connecting nature and the River Shannon

- Optimising the Strategic Position of Cleeves on the bank of the Shannon
- Reinforcing the Setting on the River Shannon and links to the Special Area of Conservation
- Nature as Public Realm: One of the Cleeves Riverside Quarter's strongest characteristics and biggest urban opportunities is the form of nature within the city - the broad access to the River Shannon, direct access to the Special Area of Conservation along the Estuary, the change in levels across the site from the Quarry and the Reservoir up to the Salesians site all bring enhanced textures of biodiversity, topography, and intertwined natural systems within the City Centre
- Promoting River Based Recreation opportunities: exploring options to improve public accessibility for a range of activities and events

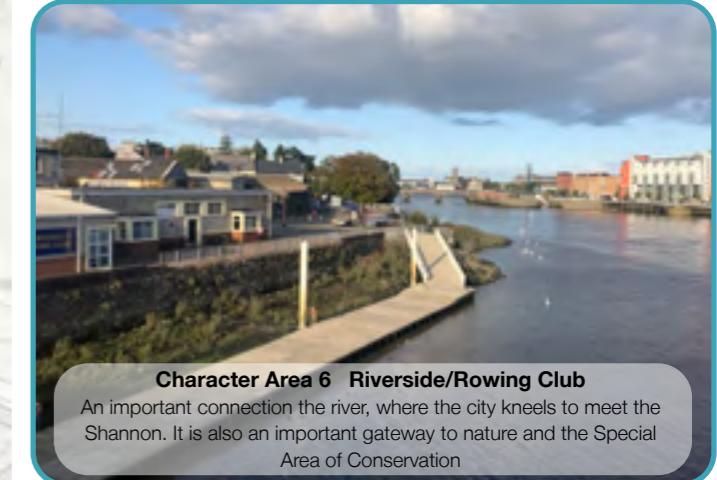
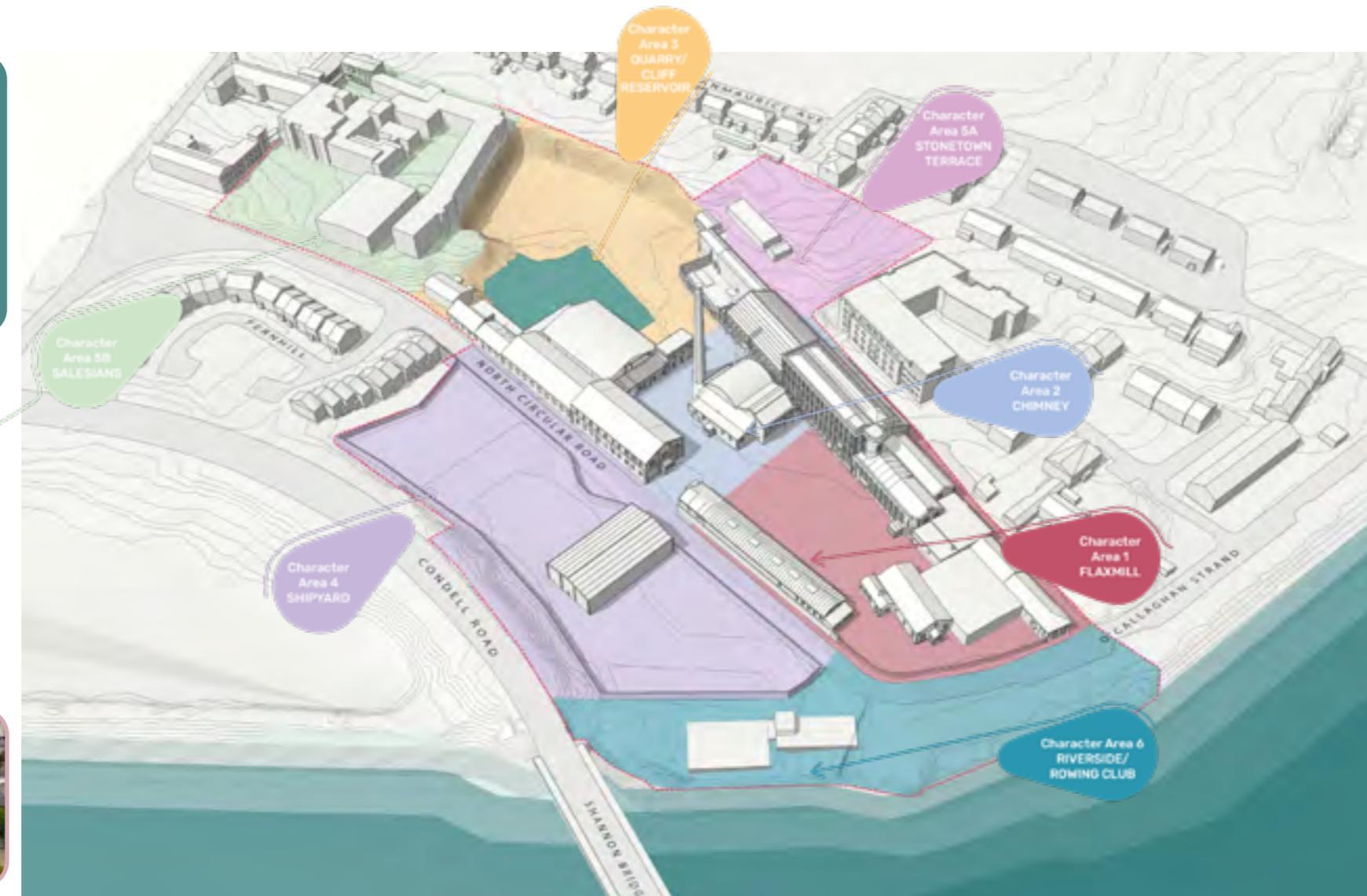


## INTRODUCTION

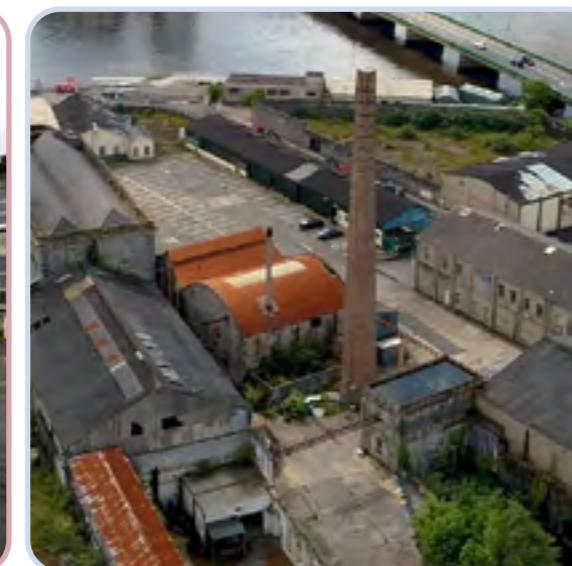
## MASTERPLAN PRINCIPLES

## 2. Harnessing the value of unique heritage fabric, offering a specific identity

Industrial Heritage at the heart of the Masterplan: The Cleeves factory buildings provide an industrial 'axis' that will support a new transformative programme of mixed uses linking the river with the Quarry / Reservoir site beyond.

**Character Area 1 Flaxmill**

Comprising the Flaxmill, Dairy buildings, partial perimeter walls and O'Callaghan Strand Offices. One of the most significant industrial sites in the country

**Character Area 2 Chimney / Engine House / Water Tank / Infiltration Galleries**

Comprising the Chimney, Water Tank Building, Engine House, Infiltration Galleries and partial perimeter walls to also significantly contribute to one of the most important industrial sites in the country

**Character Area 3 Quarry / Cliff Reservoir**

Biosphere area of natural restoration / new ecology / urban ecological zone / human / plant / animal habitat / water / limestone / sheltered micro-climate / recreation / living community within landscape

**Character Area 4 Shipyard**

Gently sloping towards the River, part of the tidal flood plane

**Character Area 5B Salesians**

Village of Connected Spaces reminiscent of an Italian Hill town

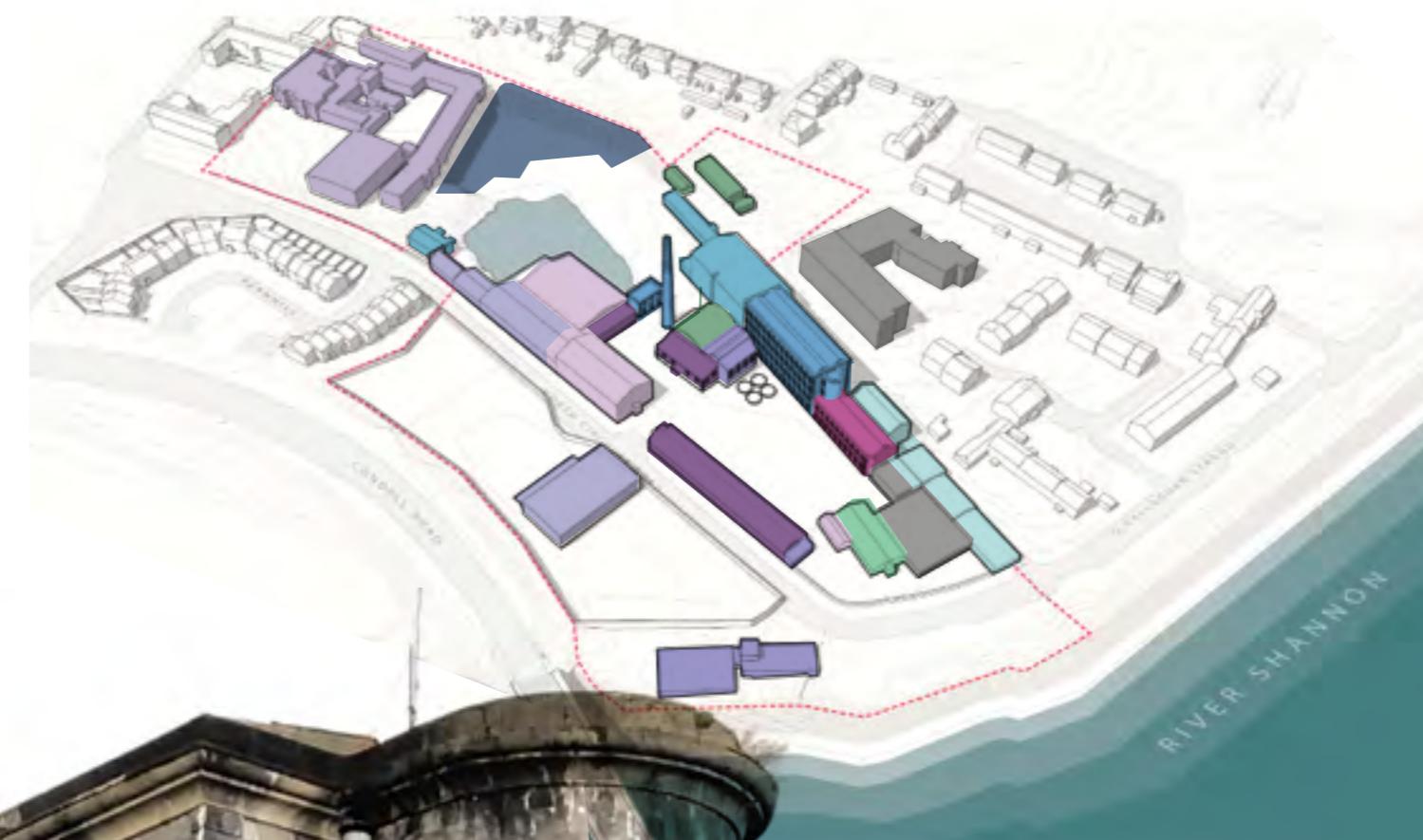
## INTRODUCTION

## MASTERPLAN PRINCIPLES

## 2. Harnessing the value of unique heritage fabric, offering a specific identity

Capturing and revealing the memory of the site as an important site of production within Limerick City

Bringing a unique meaning to the public and community environments in the interfaces between new and old: Promoting opportunities for activation of both the existing building environment as well as the new public realm.



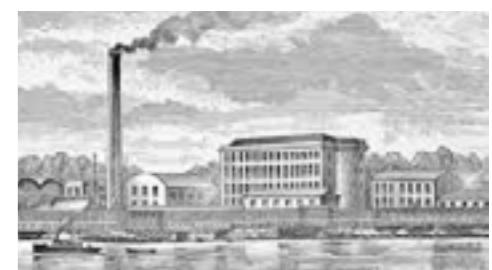
Cleeves Masterplan Extents	
Phase 1	1851 - 1853
Phase 1	1855 - 1860
Phase 1	1870
Phase 2	1884
Phase 2	1890
Phase 3	1900
Phase 4	1930
Phase 4	1940
Phase 4	1950
Phase 4	1955
Phase 4	1955 - 1986
Phase 5	1986 - Present



The chimney, a powerful symbol of industry, is transformed into a powerful symbol of contemporary industry: sustainability



Working people, entwined in Cleeves past, are the catalyst for a new future



The facade of the Flaxmill is a civic facade. Presented to the city, it can become the facade of a new public space for Limerick



## INTRODUCTION

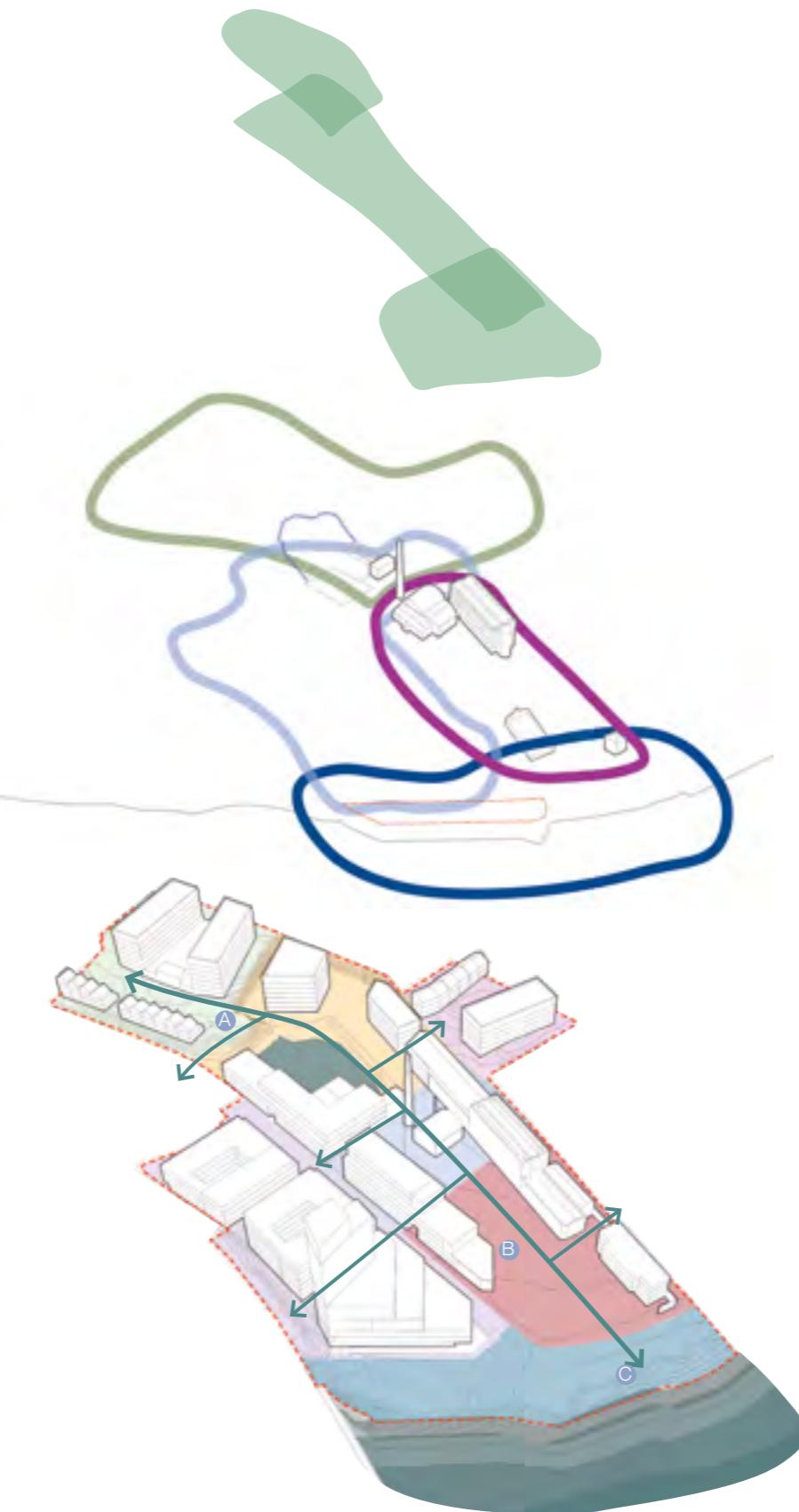
## MASTERPLAN PRINCIPLES

## 3. Creating a strong public realm around accessible urban spaces

## Identifying linked character areas connected by new public spaces.

- Defining Connected Urban Spaces, each with a strong identity, and character of the spaces “in between” benefiting from the unique history and geology of the site
- Diversity of Public Realm: The different site character areas present great opportunities for diversity of use and flexibility around a strongly formed public realm that flexes to adapt to the changing environments across the site.
- Identify synergies between character areas and new uses, woven together by the public realm.
- Establishing a Hierarchy of Spaces
- Creating a necklace of open spaces with distinctive urban character: a connected spine to link from the upper sites to the riverside

Distinctive public realms



Linked character areas

## Key to Character Areas

<span style="background-color: #e64a4a; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Flaxmill
<span style="background-color: #a6a6d9; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Chimney/Engine House/Water Tank/Infiltration Galleries
<span style="background-color: #f9a86a; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Quarry/Cliff Reservoir
<span style="background-color: #a6a6f9; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Shipyard
<span style="background-color: #d9e6a6; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Salesians
<span style="background-color: #f9a6c2; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Stonetown Terrace
<span style="background-color: #a6c2f9; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Riverside/Rowing Club

A public realm strategy to link the character areas and create unique but cohesive public spaces



## INTRODUCTION

## MASTERPLAN PRINCIPLES

## City and Urban Connectivity

**4. Connecting to the City: Supporting sustainable movement infrastructure and enhancing pedestrian and cycle connectivity**

A Sustainable Mobility and Movement Strategy to Optimise Accessibility and Connectivity

- Prioritising pedestrian and cycling permeability and movement between the site and the city and within the site areas, with consideration for potential new pedestrian bridge
- Minimising vehicular access within the main public spaces
- Supporting connectivity at the site edges: River's edge, North Circular Road, Stonetown Terrace, Condell Road
- Connection to the public road system by establishing the principal entrance for automotive traffic along the North Circular Road, adjacent to the bulk of the vehicle storage zones
- Shared Pedestrian Realm: The North Circular road to O'Callaghan Strand is to be a shared pedestrian/cycle/vehicular realm, creating a new inclusive space that allows the heart of Cleeves to embrace the River edge
- Offering a generous mobility hub to encourage new modes of sustainable movement
- Accommodation of high-quality cycle parking infrastructure, including shared mobility solutions

**5. Offering permeability and enhancing urban connectivity**

Providing a Pedestrian Prioritised Site Permeability Strategy, to support a cohesive and vibrant quarter

- Activate the Site: Promote east-west links across the North Circular Road to create a cohesive quarter, encouraging pedestrian and cycle access to all facilities
- Explore opportunities arising from creating connectivity between site areas with significant level changes, as an enhanced experience and extension of the public realm (Stonetown Terrace and Salesians with the Quarry site; Stonetown Terrace and the Flaxmill Site)
- Developing connections through distinct spaces that do not replicate the amenities and character of other urban spaces, but complement them. Consideration for connecting spaces as part of a suite of public realm spaces across the city.



## INTRODUCTION

## MASTERPLAN PRINCIPLES

## Creating a Vibrant Quarter

**6. Optimising compact development whilst respecting historic context with complementary contemporary massing**

- Considering Massing in the Context of the Site and the City, including: views from the Flaxmill space to Limerick City, views to the SAC and estuary, and views to the Cleeves Site from the City - acknowledging views of the iconic Cleeves chimney and Flaxmill façade while offering a contemporary gateway to the city
- Massing Strategy to prioritise orientation of living and working spaces along the north-south axis to maximise access to sunlight

**7. Integrating a diverse and complementary mix of uses with mutual synergies to create a vibrant quarter, offering flexible venues for public uses to activate the public realm**

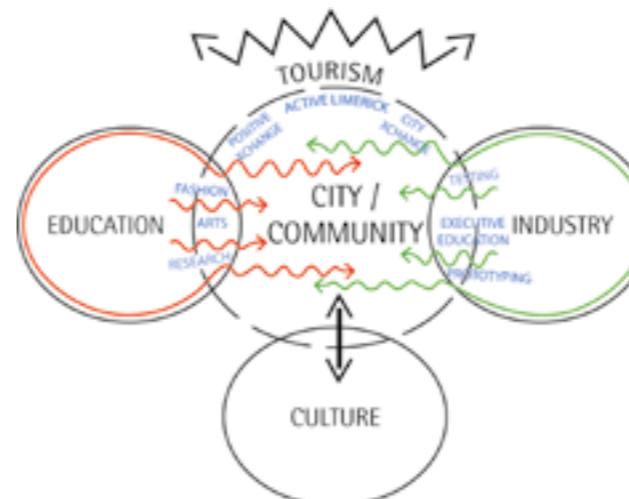
It is envisaged that at the heart of the new Riverside Quarter a mix of complimentary public uses will bring vibrancy and energy to offer a new destination for Limerick City. Alongside the live/work accommodation located across the residential and Shipyard sites, in a world where a new focus has emerged on how live and work settings can support new models of blended working and learning, there exists an opportunity in Cleeves to offer unique venues for cross sectoral engaging, synergies and collaboration in adaptable settings offering new models for meeting and engaging, for learning, for cultural curation, for community hubs, regenerative amenity spaces and more.

- Promoting diversity of public and semi-private mixed uses at ground floor level within the Flaxmill character area, allowing opportunities for active frontages and synergies with the public realm
- Reinforcing social cohesion
- Consideration of potential thematic uses within the heritage and new fabric such as: Creative Work; Live/Work; Water Activities; Culture/Arts
- Bringing vibrancy of use throughout the day and night, and the seasons
- Heritage Fabric as a Catalyst for Creative Re-Use
- Identifying Potential Meanwhile Uses to bring Vibrancy to the Quarter. Assessing the diversity and needs of Limerick festivals / events, with potential to activate the public realm, engage a broad spectrum of the community, testing the future viability of future uses on the site, and early energising of the site.

Axonometric - Mix of uses



Concept diagram identifying potential synergies



Selection of events happening in Limerick City



Head of the river- St Michael's Rowing Club



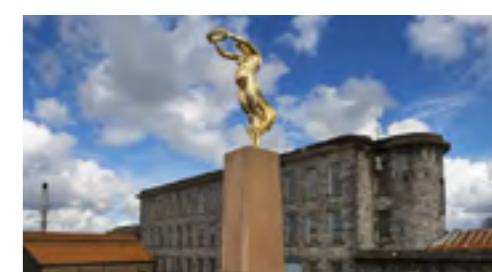
Limerick Jazz Festival with music events held around the city



LEAF Limerick Electronic Arts Festival



Pigtown Culture and Food Series



EVA International Arts Festival

## INTRODUCTION

## MASTERPLAN PRINCIPLES

## Sustainability and Resilience

## 8. Connecting with natural ecosystems and enhancing biodiversity

- Creating a framework for coordinating amenity, natural heritage and sustainable water management

Key strategies for consideration:

- Optimising the massing and orientation of buildings to benefit from the passage of sun and wind throughout the day and seasons
- Minimise impact on the existing natural ecosystems
- Wind- and rain-protected outdoor public spaces
- Low/Zero operational carbon to be optimised through fabric efficiencies
- Potential for the chimney to potentially act as climate sensor/beacon for the city
- Using smart technologies and sensor controls to optimize environmental systems ensuring internal comfort levels and high internal air quality
- Promoting Zero waste, with a comprehensive Site Waste Management Plan
- Sustainable Materials, local, renewable, low embodied carbon, low VOC, potential reuse of existing materials
- Sustainable Water Management: SuDS, Rain Gardens, Green Roofs, Rain water harvesting, Re-use and recycling, leveraging site topography, and industrial fabric to incorporate water into public realm as a sustainable amenity

## 9. Providing a resilient response to the environmental and climate setting, harnessing naturally available energies within a framework of exemplar energy targets

Holistic and Integrated Sustainability Strategies to Support the new Quarter:

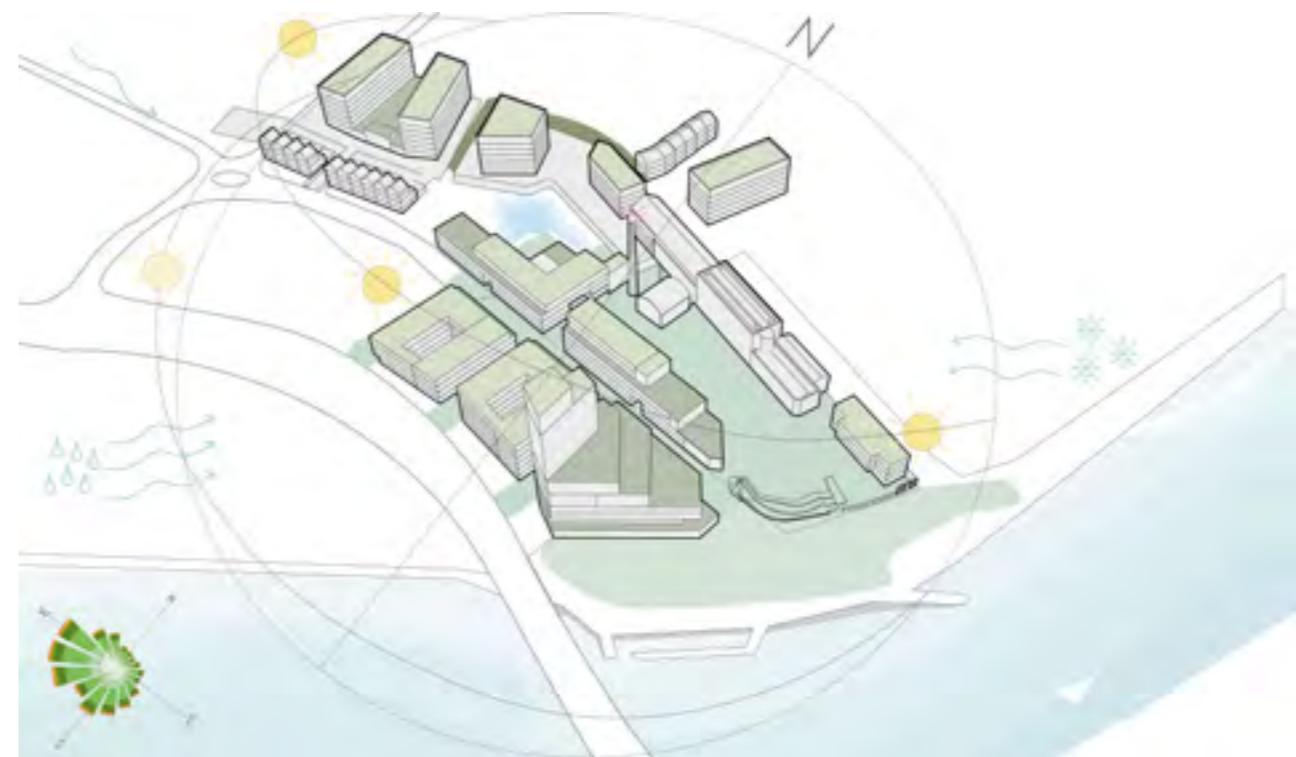
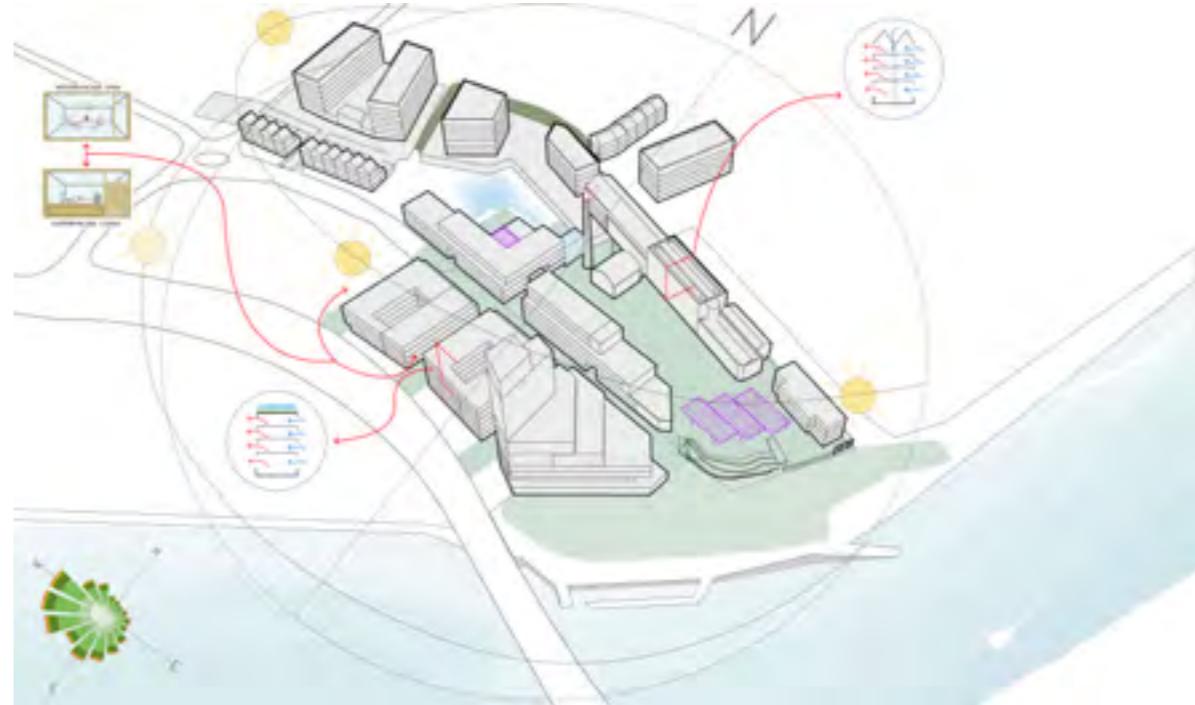
- Environmental (climate resilience): Exploring ways to integrate Exemplar Site Environmental Strategies with the micro-climatic conditions of the Site Character Areas
- Social (supporting communities): Cleaves different character areas present great opportunities for diversity, inclusivity and flexibility around a strongly formed public realm that flexes to adapt to the changing environments across the site.
- Economical (viable and adaptable): Consideration for the potential evolution of the Quarter over time

Strategies to be implemented within a Framework of Exemplar Goals and Certification Systems:

The site has the opportunity to become a precedent development addressing the twin global crises of the climate emergency and biodiversity loss. The Cleeves masterplan can be an example of low carbon urbanism applied to a diverse public realm.

## 10. Supporting sustainable, integrated development

- Potential Opportunities for Incremental, Sustainable Site Phasing Strategies. (Refer to Section 3, Conclusion)



## INTRODUCTION

## VISION FOR CLEEVES RIVERSIDE QUARTER

An integrated mixed-use Masterplan focused around a transformational Public Realm that supports the future of working, living and learning



## INTRODUCTION

## VISION FOR CLEEVES RIVERSIDE QUARTER

An integrated mixed-use Masterplan focused around a transformational Public Realm that supports the future of working, living and learning

**Based on the masterplan principles, an integrated masterplan underpinned by a resilient and phased design approach is proposed, that:**

- Enhances engagement with the City and celebrates the Rivers edge by opening up the Flaxmill site to the river, offering a new riverside vantage point, activating the Shipyard site edge with water-related boating uses. The masterplan responds to the surrounding natural ecosystems and biodiversity, creating an enhanced and accessible public promenade linking O'Callaghan Strand to the Westfields Wetlands.
- Harnesses the value of the unique industrial heritage at Cleeves by organising the Quarter around spaces anchored by the specific heritage elements – Flaxmill buildings and Engine House; Chimney/Water Tank House/Infiltration Galleries; Reservoir/ Quarry, thus amplifying the unique nature of the site and its specific sense of place
- Creates a vibrant public realm at the heart of the Quarter that links the diverse character areas whilst forming a spine that connects from the Riverside to the Reservoir/ Quarry
- Strengthens Connections to the City by an enhanced realm for pedestrians, cyclists and boaters, promoting sustainable modes of movement, with potential for a mobility hub connecting public transport on Condell Road with facilities for shared bikes, scooters etc.
- Creates a permeable and inviting Quarter, enhancing neighbourhood and urban connectivity by pedestrian and visual linkages from Condell Road through to the Flaxmill site and from the upper Salesians and Stonetown Terrace sites to the Reservoir.
- Optimises compact development within the site constraints, whilst respecting visibility of the heritage fabric by concentrating massing away from views of the Flaxmill façade and iconic chimney from the wider context
- Integrates a diverse and complementary mix of Working, Living and Learning uses, in a public realm offering settings to enable benefits to be gained from synergies between different groups, strengthening a sense of community
- Provides a Resilient Response to the Environmental and Climate Setting through designing with sustainable initiatives and optimising massing for quality internal and external spaces, with a diverse range of uses
- Sets out a sustainable incremental phasing strategy with new phased connection routes that enhance the site's dynamic terrain



## INTRODUCTION

## DEVELOPMENT ZONES

## 5 Connected Sites

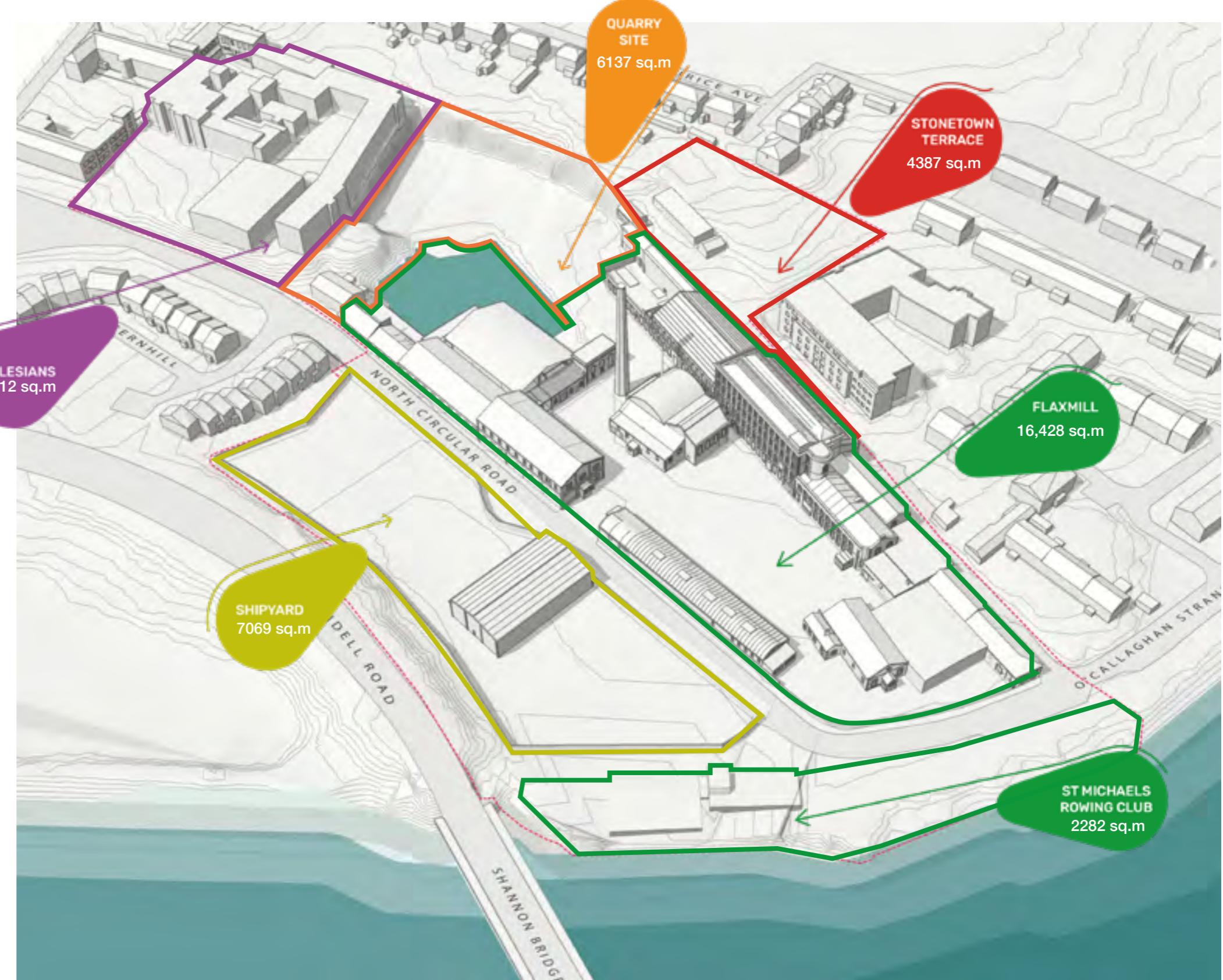
Limerick Twenty Thirty (LTT) are tasked to 'plan and develop key strategic sites in Limerick City and County that will act as anchors for enterprise and investment development across Limerick.' The development of the Cleeves Riverside Quarter is a key part of this strategic aim.

Cleeves Riverside Quarter has the capacity to provide a mix of uses such as residential, commercial offices, educational and cultural/visitor attraction uses. Once fully developed the site has the potential to help build a strong local economy through the creation of employment and new local attractions and encourage and facilitate new business investment.

The overall development site is divided into six sections:

- The 'Flaxmill Site' which includes the Historic Flaxmill Factory building,
- the 'Shipyard Site' (Southern Site),
- St Michael's Rowing Club (the Riverfront),
- the 'Stonetown Terrace Site',
- the 'Quarry Site'
- the 'Salesians Site'

Each section, or development zone, provides a unique character that contributes to the richness of the overall Masterplan vision.



## INTRODUCTION

## SITE OPPORTUNITIES

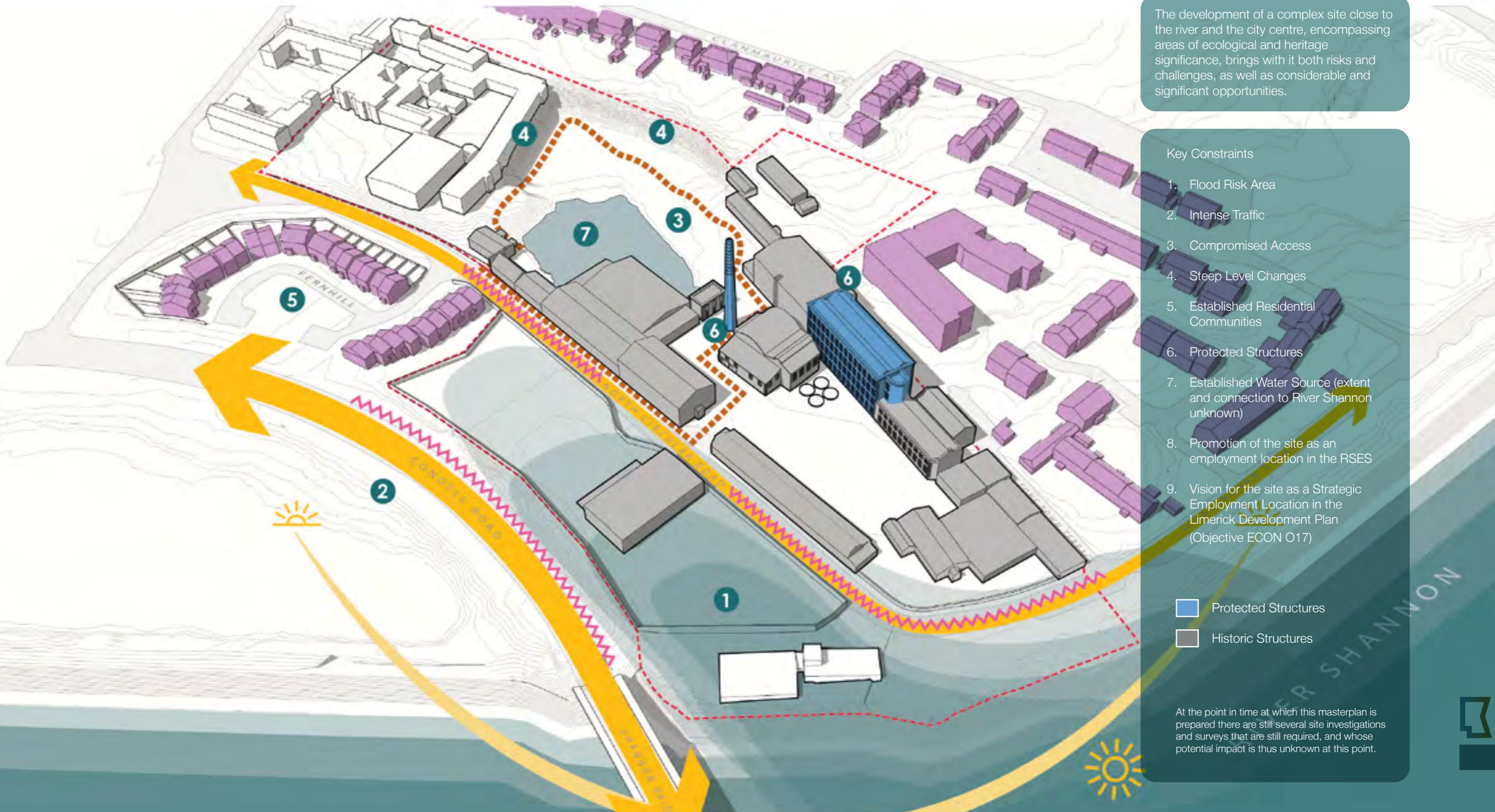
## Embracing the Existing Site



## INTRODUCTION

## SITE CONSTRAINTS

## Awareness of Context



## INTRODUCTION

## SUMMARY OF PLANNING AND DEVELOPMENT

## Masterplan Context

**Planning and Development**

The World Class Waterfront development is a key revitalisation and transformation project under the Limerick 2030 Plan focused on mixed-use brownfield regeneration, adaptive re-use and reversal of vacancy and dereliction in Limerick City Centre. It comprises three elements, including, the Riverside Infrastructural Works; the University of Limerick City Campus; and Cleeves Riverside Quarter. Identified and supported as a key infrastructure and transformative project within Limerick City, Cleeves is recognised as a key strategic site in the recently adopted Limerick Development Plan 2022 – 2028.

Regeneration of the Cleeves site is promoted at national, regional and local policy level, providing a solid planning framework for its development. There are also a number of more strategic and generic policies and objectives influencing the approach to development on the site.

In addition to compliance with national, regional and local statutory documents, including the National Planning Framework 2040 (NPF) and the Regional Spatial and Economic Strategy for the Southern Region (RSES), development on the site must also comply with a suite of national guidelines including the:

- Sustainable Urban Housing – Design Standards for New Apartments 2022;
- Urban Development and Building Height Guidelines for Planning Authorities 2018;
- Planning Guidelines for Childcare Facilities (2001); and
- Architectural Heritage Protection – Guidelines for Planning Authorities (DEHLG) 2004

**National Planning Framework (NPF)**

The objectives of the NPF are set out in a number of National Policy Objectives (NPO's). These objectives, although strategic in nature, have influenced the direction of development on the site.

The growth enablers identified in the NPF include implementation of the Limerick 2030 Economic Strategy to create modern, city centre office accommodation and a series of transformational city centre public realm projects. The Cleeves Riverside Quarter is identified as one of those transformational projects.

These strategic policies and objectives provide a solid platform and the necessary support to advance development on the Cleeves site.

**Regional Spatial and Economic Strategy for the Southern Region (RSES)**

The Regional Policy Objectives (RPO's) promoted in the RSES effectively translate national policy into regional policy. The RPO's are more specific than the NPO's and carry significant weight in the context of a planning application. There are two RPO's of relevance that must be complied with including placing a greater emphasis on encouraging mixed use developments on regeneration sites within the city and suburbs (RPO163f) and to attain sustainable compact settlements with the "10-minute" city and town concepts, whereby, a range of community facilities and services are accessible in short walking and cycle timeframes from homes (RPO176).

The identification of Cleeves as an employment location, suitable for a mix of uses at a regional level is significant and must influence the mix of uses within any development proposal going forward. It is important that the uses on site represent an appropriate mix, such that residential use does not become overtly dominant.

**National Guidelines**

An assessment of development options against national guidelines is premature pending further detailed design including floor plans and building heights.

**Local Policy**

The Cleeves site has two land use zonings afforded to it in the Limerick Development Plan 2022 – 2028 (LDP). Whilst most of the site is zoned for 'City Centre' (mixed use) uses, Stonetown Terrace is largely zoned for 'Existing Residential Use'. The objective of existing residential use is "to provide for residential development and to protect and improve existing residential amenity". Cleeves is identified as one of a number of Strategic Employment Locations in the city (Objective ECON O17).

In accordance with Objective CGR03 of the Development Plan, a masterplan has been prepared to provide for the coherent and sustainable development of such lands, addressing issues of the sustainable use of available lands, preservation of existing residential amenity, access, urban design and connectivity. The Masterplan is intended to set out the framework for the sustainable, phased and managed development of Cleeves and provides a practical phasing strategy for the site which can be submitted with a planning application to demonstrate an integrated and considered approach.

The LDP focuses delivery of tall buildings in the City Centre, with tall building clusters encouraged on the Cleeves site (Objective CGR O9). Objective CRQ O1 in the LDP details a number of requirements in any redevelopment proposal on the site including:

- A high-quality urban design solution with a mix of uses;
- A sustainable solution that creates a distinct riverside quarter, respecting the significant historic buildings, enabling the potential for greater height and density, while creating a landmark City gateway;
- Implement conservation principles that facilitates the practical regeneration and reuse of the site;
- Enhance permeability of the public realm by removing and/or decreasing the effects of existing barriers to and within the site, including amongst other things, removal of section(s) of the existing Cleeves wall;
- Enhance the legibility whilst ensuring delivery of a high-quality public realm that relates and links to the City core and the River Shannon;
- Identify and enhance natural heritage areas to improve biodiversity and provide for quality public realm;
- Support sustainable modes of transport and use of the public realm;
- Facilitate a holistically sustainable and low carbon development; and
- Promote a site-specific approach, reflecting emerging best practice, in addressing flood risk.

Cleeves has been identified as having potential for increased building height with tall building clusters encouraged on the site. The LDP requires that all new developments in the City shall comply with the guidance set out in the Building Heights Strategy. In respect of Cleeves it requires the implementation of a strategic masterplan that allocates areas of height in a careful manner, while responding to existing guidance within the Limerick 2030 Plan.

**Environmental Screening**

Both a Preliminary Environmental Impact Assessment (EIA) Screening Report and an Appropriate Assessment (AA) Screening Report have been undertaken in respect of the site and prospective development proposal.

**AA Screening Report**

An AA Screening report was prepared by HRA Planning to assist determination as to whether the proposed development is likely to give rise to potential for significant effects on the Natura 2000 network that would cause a requirement to undertake 'Appropriate Assessment'.

The report confirms that whilst the project is unlikely to result in direct effects by way of loss or fragmentation of the Natura 2000 network, the potential for secondary indirect effects by way of water quality issues, cannot be ruled out without further assessment and consideration of mitigation practices. This assessment thus recommends Stage 2 Appropriate Assessment.

2

## THE FUTURE OF CLEEVES

# THE FUTURE OF PUBLIC SPACE

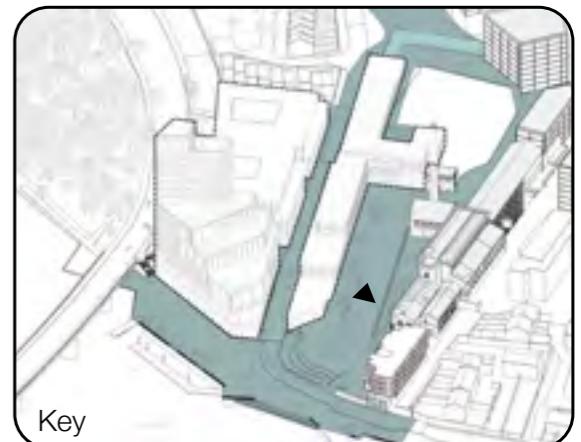
Anchored by Rich Industrial Heritage



A generous civic plaza anchored by the heritage buildings opens up towards the river, engaging with the waterfront and revealing the Cleeves site to the City and the community

Creating a Strong Public Realm Around Accessible Urban Spaces - Potential to Enhance Character Area Open Spaces and Connecting the Public Realm of the Character Areas:

- The Flaxmill complex and its rich industrial heritage is at the heart of the masterplan and establishes the core Public Space of the Cleeves Riverside Quarter
- Defining Connected Urban Spaces, each with a strong identity, and character of the spaces “in between” benefiting from the unique history and geology of the site
- Diversity of Public Realm: The different site character areas present great opportunities for diversity of use and flexibility around a strongly formed public realm that flexes to adapt to the changing environments across the site
- Identify synergies between character areas and new uses, woven together by the public realm
- Creating a necklace of open spaces with distinctive urban character: a connected spine to link from the upper sites to the riverside

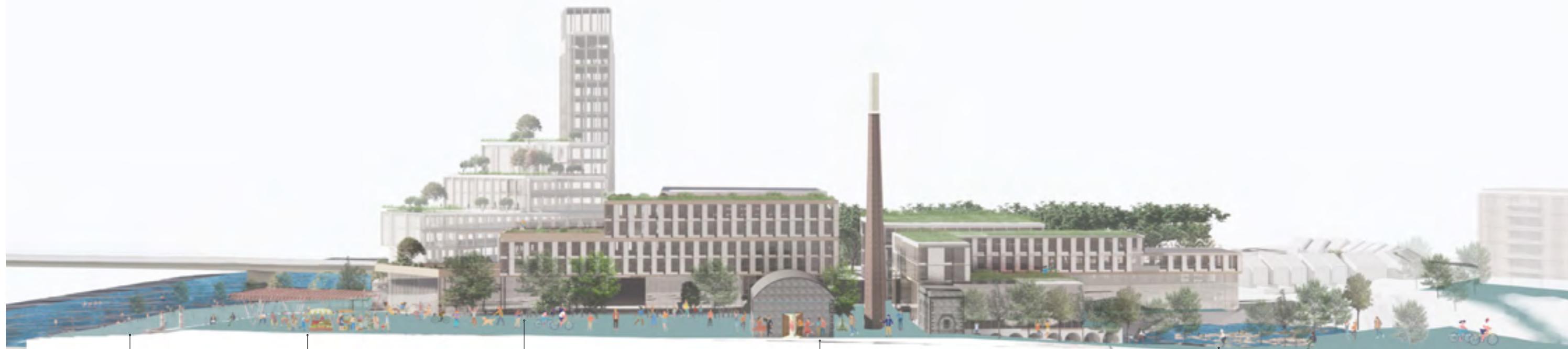


Key

# THE FUTURE OF PUBLIC SPACE

## Connecting Distinctive Character Areas

Sectional perspective view through the public realm showing possible public space proposals



### ACTIVE WATERFRONT

Waterfront activated by rowing club and other water craft uses

### ENVIRONMENTAL CANOPY

Offers a sheltered location for informal gatherings, a setting for pop-up seasonal uses eg: markets, riverside activities, viewing venue

### SUPPORT CREATIVE WORKPLACE

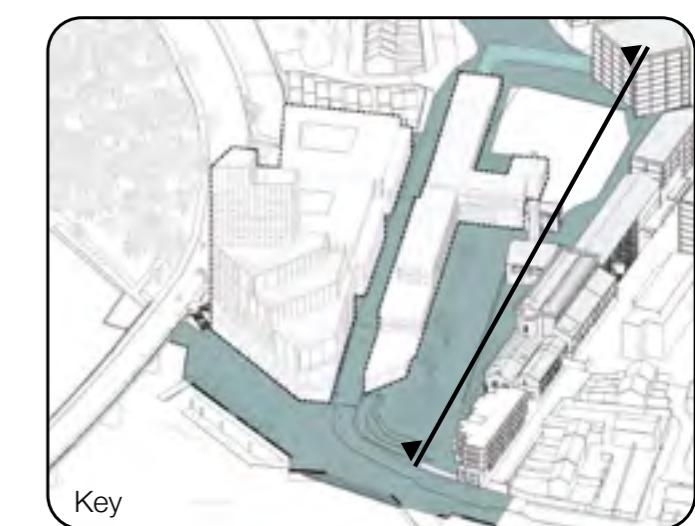
The Flaxmill public realm space is activated by mixed ground floor public uses

### COMMUNITY THEATRE

Encouraging creative daytime and nighttime ancillary uses

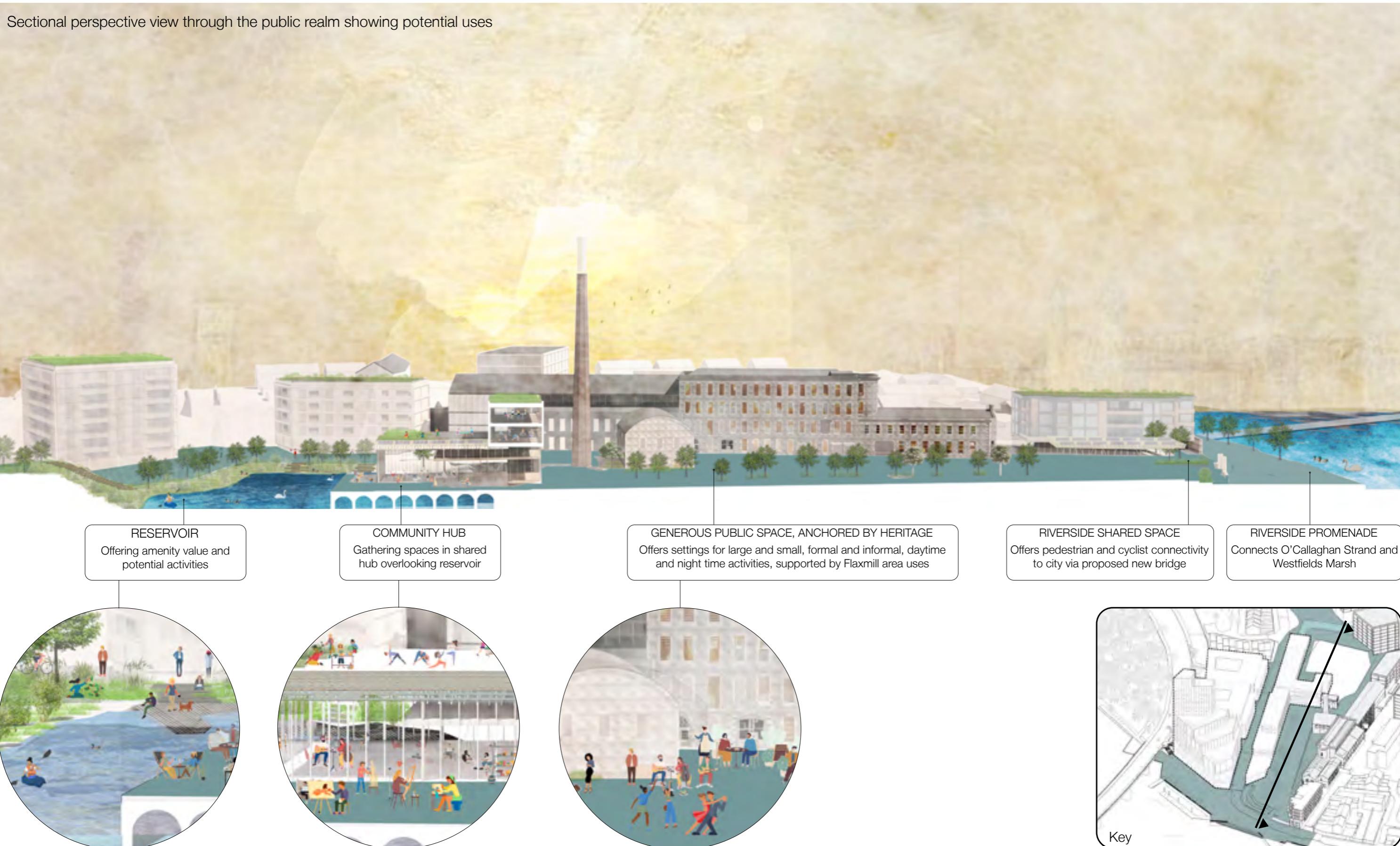
### LIVE / WORK AMENITY SPACES

Biodiverse spaces with boardwalk / seating edge around the reservoir



# THE FUTURE OF PUBLIC SPACE

Offering Flexibility and Sheltered Spaces for Diversity of Use



# THE FUTURE OF PUBLIC SPACE

Celebrating the River's Edge: Providing active spaces to engage with the riverfront and build a strong public realm



View overlooking the riverfront



A new pedestrian connection with Condell bridge is provided along a viewing terrace overlooking the river, supporting riverside festivals and events, and offering upper level access to the rowing club training / social areas

Shared surface to promenade with potential boardwalk seating to extend public realm

Potential for Boating activities associated with St. Michael's Rowing Club to be relocated to provide active frontage to quayside edge with water compatible uses, with boat storage and pontoon access at the riverside level

Seating edge formed on remnants of boundary wall provides a vantage point overlooking the Promenade, River and City quays opposite

Riverside Cafe with sheltered seating terrace formed by existing corner of boundary wall, reusing existing openings to offer river views

# THE FUTURE OF PUBLIC SPACE

## Illustrative Landscape Plan



# THE FUTURE OF THE HERITAGE BUILDINGS

## Sustainable Re-use Proposals as a Catalyst for the Masterplan

Linen was Ireland's most important industry for almost 300 years, associated with major events, war, politics, technology and the economy.

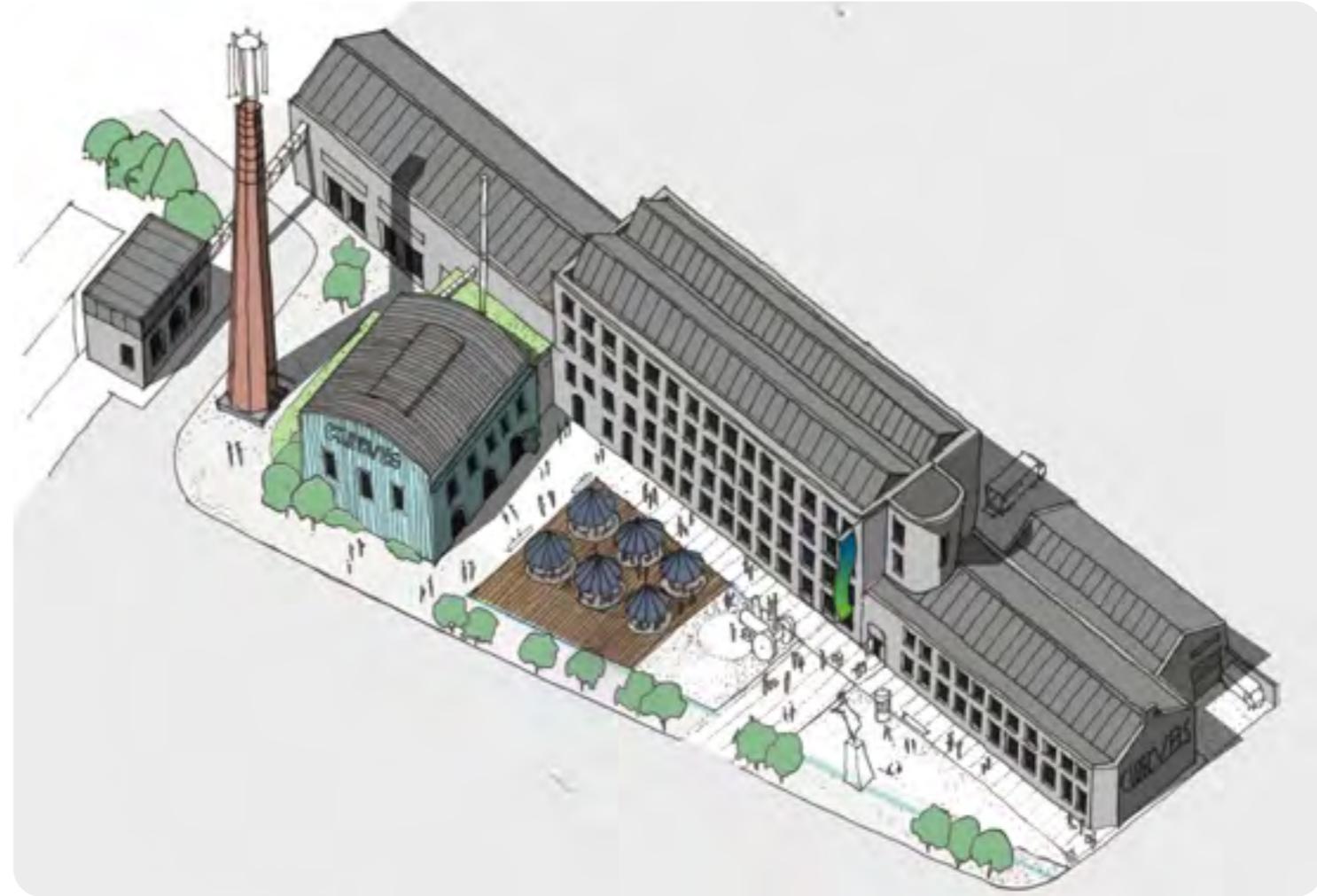
One of the largest industrial buildings in the country at the time, **the Flaxmill is significant in both the 170-year history of the site and the future development of this area of Limerick.**

### The approach

- Preserve one of the most significant Flaxmills in Northern Europe for new life
- Combine exemplary conservative repair with dynamic new opportunities
- Enhance the industrial axis with a new transformative programme of cultural, education, commercial and residential uses
- Strengthen the site's relationship with the water

### The aims

- Act as an exemplar for conservation-led regeneration scheme of national and international significance
- Form part of an economic kick-start to the local economy, offering much wider benefits and opportunities
- Promote the development of a happy, sustainable community integrated within the broader social life of Limerick



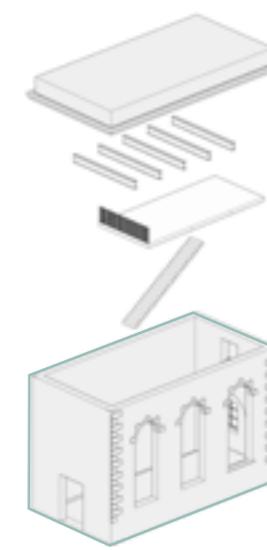
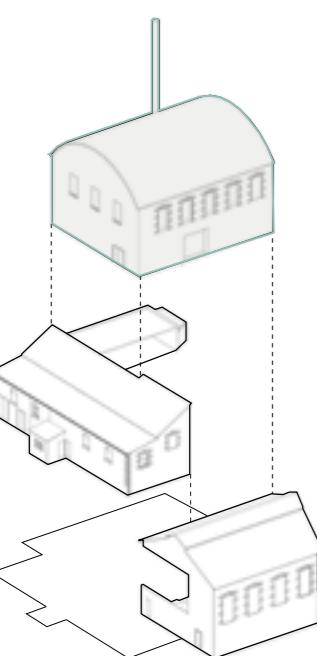
# THE FUTURE OF THE HERITAGE BUILDINGS

## Creative Re-use Proposals

The land form at Cleeves is borne out of the cultural heritage, particularly the quarried site and the stone buildings. The reservoir and buildings speak of the industrial functions and the harnessing of natural resources beside the Shannon.

The open spaces are therefore imbued with heritage from the association of those elements through to the detail in industrial artefacts, furniture and surfacing.

The redevelopment of Cleeves as a place to live, work, and play means that the open spaces and new spaces that interact with the historic structures also become places where new heritage is generated.



Engine House

Water Tank Building

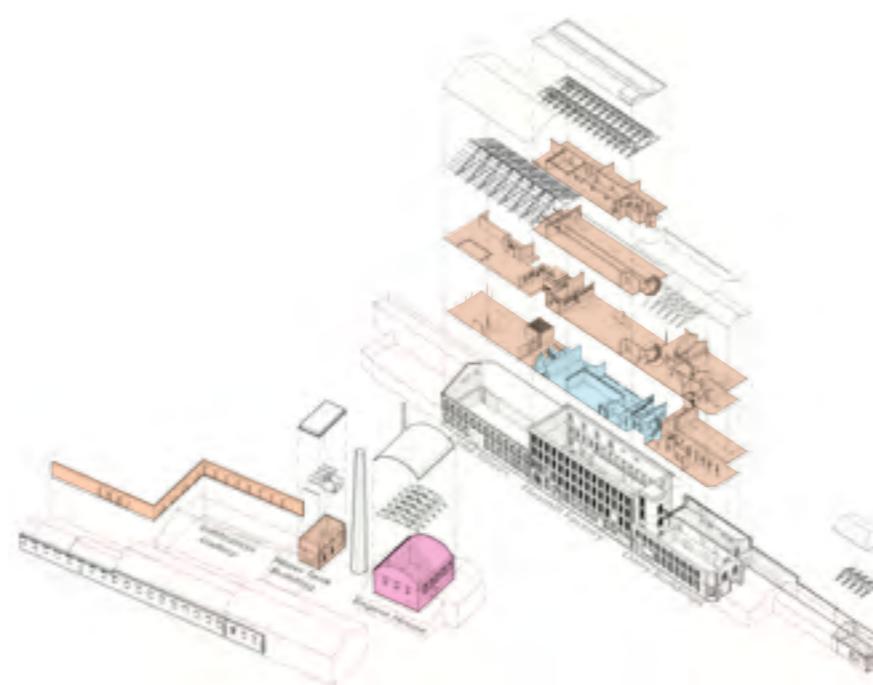


Diagram showing creative re-use of heritage elements

- Food and Beverage
- Workspace
- Culture

### Potential Scenario

The Engine House is stripped back to its original 1884 structure. A glazed connection between the retained elements of the Engine House and the Flaxmill creates a relationship between the two buildings, and the lobby space also creates room for a reception and meeting/bar area. The Water Tank Building suits a small studio or office space, with the Infiltration Gallery providing commercial workspace opportunities.

# THE FUTURE OF THE HERITAGE BUILDINGS

## Creative Re-use Proposals

### Potential Scenario

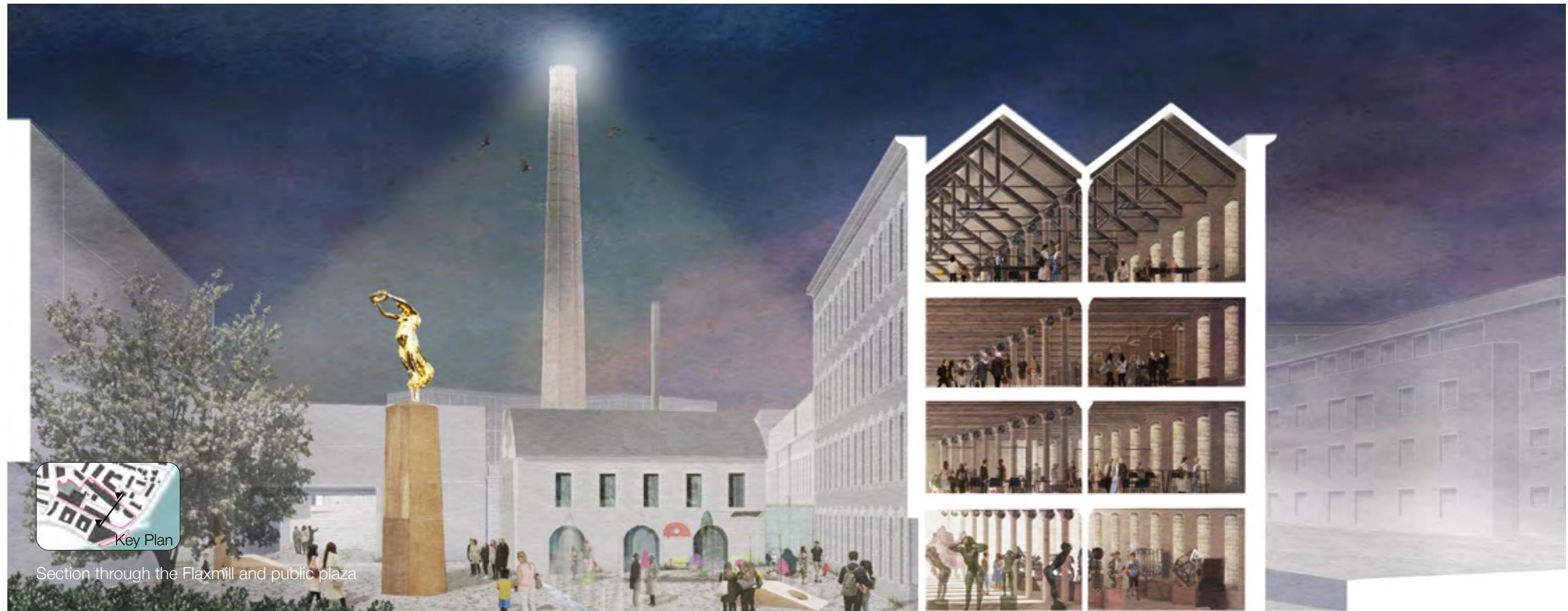
The main Flaxmill space is activated on the ground floor on both sides by public uses which will spill out into the space - a restaurant in the Flaxmill, a venue space in the old Engine House and a City information and Display Hub along North Circular Road.

The masterplan opens up the elevation of the Flaxmill, the ground floor of which features a restaurant with a unique atmosphere. In the floors above the focus is on creative workspace/educational space, with a split between small business leases and learning uses such as learning and technical spaces.



Creative workspace: Shrewsbury Mill by FCB Studios

Heritage and local business: Middleport Pottery by FCB Studios



# THE FUTURE OF WORK

## Diverse and Sustainable Working Environments



View of the Shipyard site from Condell Road

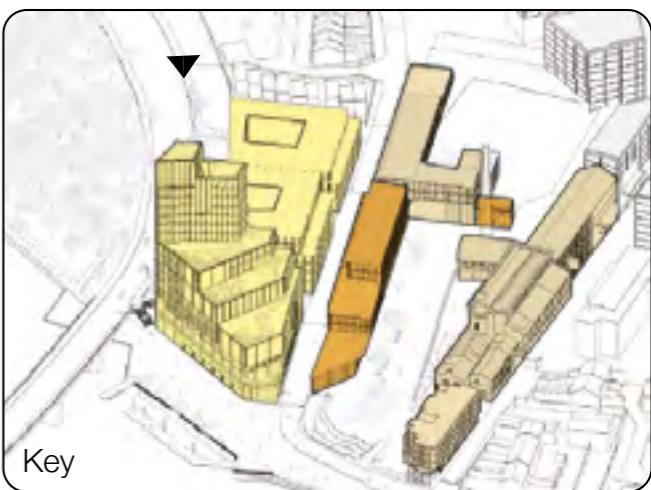
### Potential for Diverse Workspaces Across the Cleeves Riverside Quarter:

- Flexible development opportunities: Accommodates workspaces of different sizes which could be developed on a phased basis. Potential for single or multiple tenants accommodated.
- Orientation Optimised: The majority of workspaces are oriented on the North-South axis with East and West facades accessing consistent daylight, whilst south facing break-out spaces along Condell Road can offer views over Westfields Wetlands.
- Shipyard Site Massing: The building form steps incrementally, rising towards the Shannon bridge to form a landmark tower at the waterfront, a gateway to the City.
- Large gathering spaces / collaboration zones address the River and City with large openings and terraces in the stepped Shipyard tower



### Potential Workspaces Offered Across the Riverside Quarter, by Size

- Medium to Large Floorplate Workspaces
- Medium Floorplate Workspaces in new and existing heritage fabric
- Small Workspaces to support local enterprise



# THE FUTURE OF WORK

## Flexible Development Opportunities



Sectional perspective view through the Shipyard site showing potential for medium to large scale workspaces

- Diverse work settings to support new ways of collaborative working and learning
- Floorplate configurations to optimise access to natural daylight and ventilation
- South facing garden courtyards with amenity breakout spaces / roof gardens enhancing biodiversity



Potential for winter garden amenity spaces



# THE FUTURE OF WORK

Adaptable Small and Medium Workplace Opportunities to Support Local Enterprise and Growth



Sectional perspective view

## Potential for Adaptable Small to Medium Scale Workspaces:

- Blurred boundaries between working and living, between public and private realms offer social and economic contributions to the neighbourhood and city
- Restorative break-out spaces offering connections to nature
- Hub setting overlooking reservoir offers venues for informal and formal gatherings and interactions, promoting knowledge exchange
- The Infiltration Gallery site could accommodate generous inside-outside flexible space for local business enterprises, offering a work area shared by adjacent small workshops



Shared inside-outside break-out space



Potential for Healthy, low carbon workspaces

- Medium Floorplate Workspaces in new and existing heritage fabric
- Small Workspaces to support local enterprise



## THE FUTURE OF CLEEVES

## THE FUTURE OF LIVING

## Building Mixed Use Communities

There are different ways to live at Cleeves Riverside Quarter, possibly with outright purchase, low cost sale schemes, shared ownership, and opportunities for both social and private renting. Each phase of the development will include a variety of accommodation from one and two bed apartments up to three bed family townhouses. The possibility for student residential use has also been explored.

For residential use, the designs of the apartments and houses provide high levels of privacy, but also benefit from communal gardens, public spaces, and the extraordinary features of the reservoir and Shannon riverside.

The masterplan gives provision for flexibility through a range of apartment sizes such as studios to three-beds, duplex apartments and townhouses with integral parking.

**A unique proposal for a unique site**

The architecture comes from a response to place. This includes the physical and environmental context, its history and its potential futures.

**A true mixed-use community**

A successful and thriving new place needs to function as a living community. A mutually beneficial mix of uses that generate human, social, cultural, commercial and education activities in different shapes, tones and colours through many decades.

**A family of building typologies**

Responding to the site location and taken in account the site topography in relation to form, scale and massing.

**Make green**

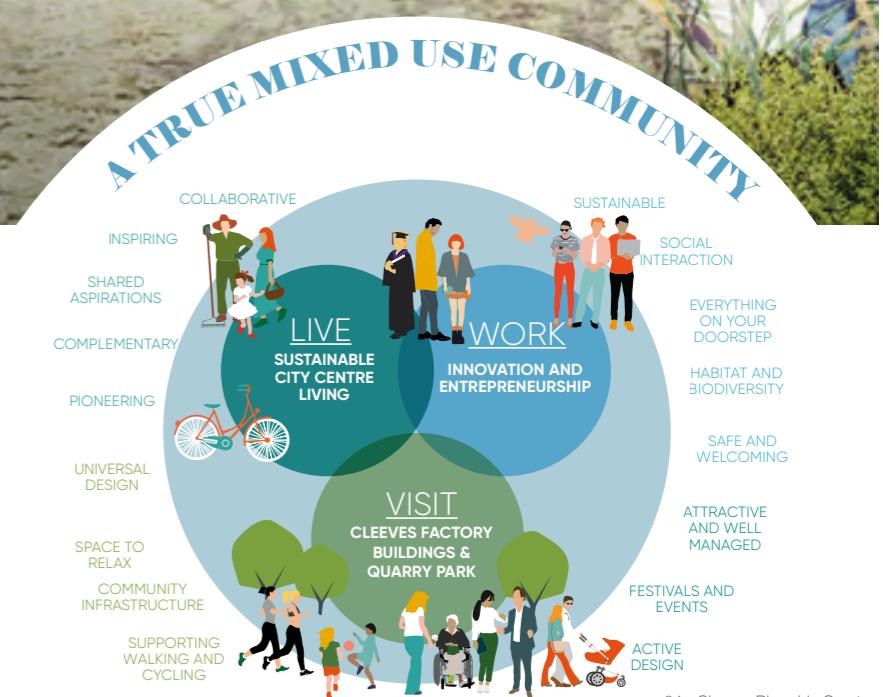
Diverse landscape zones could be created within shared and private gardens, community fields or orchards, mini plots, and allotments.

**People first**

The site planning will encourage community contact and pride in the environment with pedestrian and cycle priority.

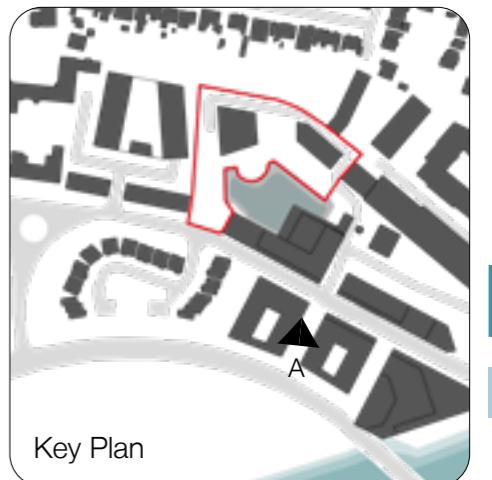
**Community space:**

The articulation of each plot will promote community neighbourliness through the design of generous public realm and creation of community facilities.



# THE FUTURE OF LIVING

## Quarry Site



# THE FUTURE OF LIVING

## Quarry Site

### The Proposal

- Living in the Landscape - The dominant cliff face, the old reservoir and the post-industrial early succession vegetation make this site unique.
- Exemplar Sustainable Regeneration
- Health and Happiness
- Excellent Connectivity
- Boardwalk and Reservoir Trail – Explore the reservoir edge with a variety of stopping points and habitats
- Living by the Water - The ecological character of the site needs preserving but it will become the focus of a predominantly residential development focused around the water body
- This site should be thought of a residential site without car provision other than disabled parking and the possibility of shared car spaces

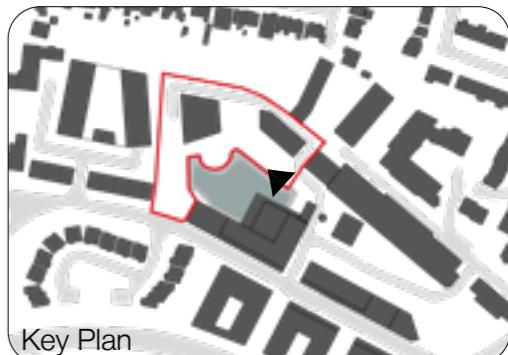
Right: View overlooking the Quarry and Infiltration Gallery sites from the boardwalk



### RESIDENTIAL (UNITS)

Quarry	60 - 70 Units
Stonetown Terrace	40 - 50 Units
Salesians Site	130 - 150 Units
NCR and O'Callaghan Strand	10 - 20 Units

\*an additional option has been explored to provide circa 275 student residential beds



Key Plan

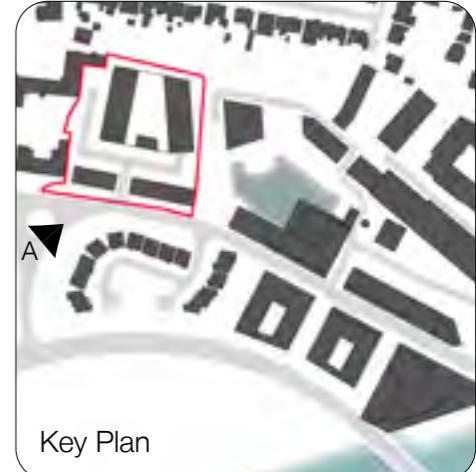
# THE FUTURE OF LIVING

## Salesians Site



### The Proposal

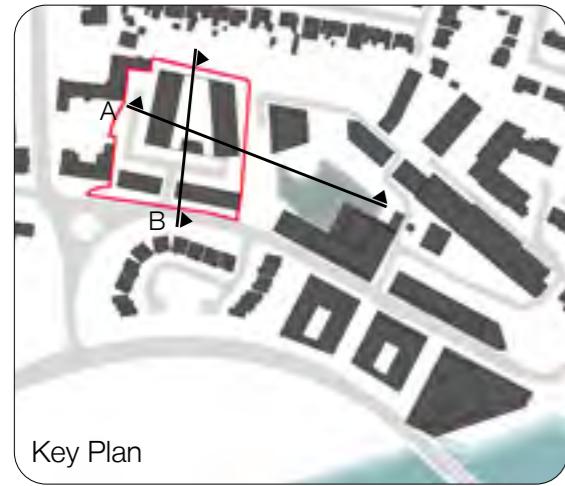
- Living on the hillside- Sat at the top of the dominant cliff face, views onto the Quarry and Flaxmill sites within the Cleeves.
- Community hub - active street frontage and pedestrian routes.
- Embracing the dynamic terrain of the site - the proposals work with the existing terrain.
- Connections - forming pedestrian routes with the Quarry site and NCR, connecting with the existing terrain.



# THE FUTURE OF LIVING

## Salesians Site

RESIDENTIAL (UNITS)	
Quarry	60 - 70 Units
Stonetown Terrace	40 - 50 Units
Salesians Site	130 - 150 Units
NCR and O'Callaghan Strand	10 - 20 Units



A - Section through the Salesians residential buildings and communal garden



B - Section showing the view from the Salesians site down to the Quarry

### The Proposal

- Exemplar Sustainable Regeneration
- Health and Happiness
- Excellent Connectivity
- Living as a community - The residents will have the opportunity to become a part of the site wide community.
- Landscaped Podium – Explore a private garden, perfect for families.

Note: The mixed use figures shown above should include for the provision of childcare facilities. The Planning Guidelines for Childcare Facilities (2001) recommend that for new housing areas, such as those proposed for the Salesians and Quarry sites, an average of one childcare facility for each 75 dwellings would be appropriate. A childcare facility has been illustrated on the masterplan proposals for the Salesians site.

# THE FUTURE OF LIVING

## Stonetown Terrace Site

### The Proposal

- Exemplar Sustainable Regeneration
- Health and Happiness
- Excellent Connectivity
- Living as a community - The residents will have the opportunity to become a part of the site wide community.
- Stonetown Park - Generous private or communal gardens
- Unique views looking onto the Flaxmill site
- Sunny and Sheltered spaces
- Connections - forming a pedestrian route with the Quarry/Flaxmill sites



# THE FUTURE OF LEARNING

## Opportunities for Flexible Design

The Cleeves Site has the opportunity to support local demand for education spaces.

- Joining up Learning and Working - While across Limerick City Centre area there is a mix of uses they tend to be quite segregated from each other all indications are that contemporary life calls for a more integrated approach to land uses in this masterplan
- New Types of Learning Space - New spaces for learn, work, research, commercial and outreach activities are emerging. The intention is to achieve enhanced productivity and innovation via greater interaction, multi-disciplinary collaboration and sharing of expensive resources



View from inside the Engine House as an auditorium/lecture theatre



View from inside the Flaxmill exploring the flexibility of the space as a work location or a place for students to work

# THE FUTURE OF LEARNING

## Opportunities for Flexible Design



A - Section through flaxmill, highlighting the flexibility of the quality of space to be used as learning spaces.

- Cleeves as a series of Flexible Learning Spaces - It could be configured to allow users and buildings change and adapt at a natural pace over time. A flexible base-build/fit-out design framework is created within which space types can be configured, and reconfigured, to meet ongoing organisational and academic requirements, generally without major modification to the building/s involved
- New Models of Learning - New ways of providing, allocating and managing these spaces are emerging. Government, educational institutions, charities and commercial organisations are coming together, pooling their expertise and resources to develop innovative and affordable ways forward. Cleeves is well placed to adopt these models
- New Types of Learning Space for Limerick - The goal is to create places that express purpose and industry, buzz and vitality. Most important of all, a strong sense of identity and belonging

B - Section through the public plaza whilst being used for a sculptural art exhibition



# THE FUTURE OF LEARNING

Providing Flexible Public Space



potential for water activities within reservoir

Inside - Outside Shared Space under environmental canopy to support hub and adjacent uses

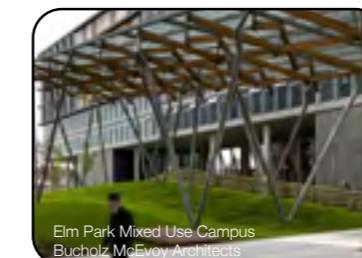
Potential for indoor / outdoor fitness, growing spaces as part of hub

Community Hub overlooking reservoir can accommodate student support and recreational facilities

Cultural / Performance Venue in historic Engine House offers potential for synergies with educational uses and night-time activities

Public Uses at ground floor of Flaxmill (such as restaurant) activate and support the adjacent civic space

- Diverse learning environment integrated into a vibrant public realm can offer settings for both formal and informal knowledge exchange and learning
- Restorative amenity spaces offer connection to a biodiverse public realm and active uses
- Potential for Flexible Educational Support and Recreational Amenity Spaces to be accommodated on the infiltration gallery space



Key Plan

# THE FUTURE OF MOBILITY

## Supporting Connectivity and Permeability



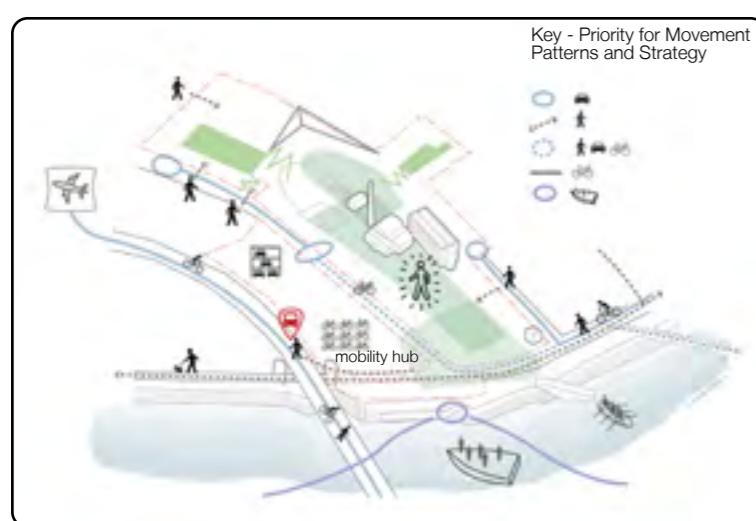
Condell Rd  
primary cycle  
route with  
public transport  
connections

Sectional perspective view through the public realm connector

New Public Realm Connector to promote site permeability  
Priority for cyclists and pedestrians with majority of car parking below ground  
Public Realm Activated by bicycle parking under sheltered solar canopies

Shared Surface to  
N.C.R. with priority  
for pedestrians and  
cyclists

Cyclist and Pedestrian priority to Flaxmill Area Public Realm  
Views across the Infiltration Gallery to the Reservoir / Quarry enhance connectivity with the Quarter



Potential for Active Mixed Uses  
at Ground Floor Level to promote  
permeability in the heart of the  
riverside quarter

- 1 Cafe with terrace
- 2 St. Michael's Rowing Club
- 3 City Information Hub
- 4 Enterprise Support
- 5 Community Hub
- 6 Canopy
- 7 Performance Venue
- 8 Restaurant

- Secure bicycle parking is accommodated for staff and visitors under solar energy collecting canopies along the new public connections between the Condell Road and the North Circular Road / Flaxmill site
- Shared surface to the raised North Circular Road with pedestrian and cyclist priority, enhanced with planting / trees as part of traffic calming measures
- The majority of car parking is accommodated below ground level on the Shipyard site, with priority given to the public realm

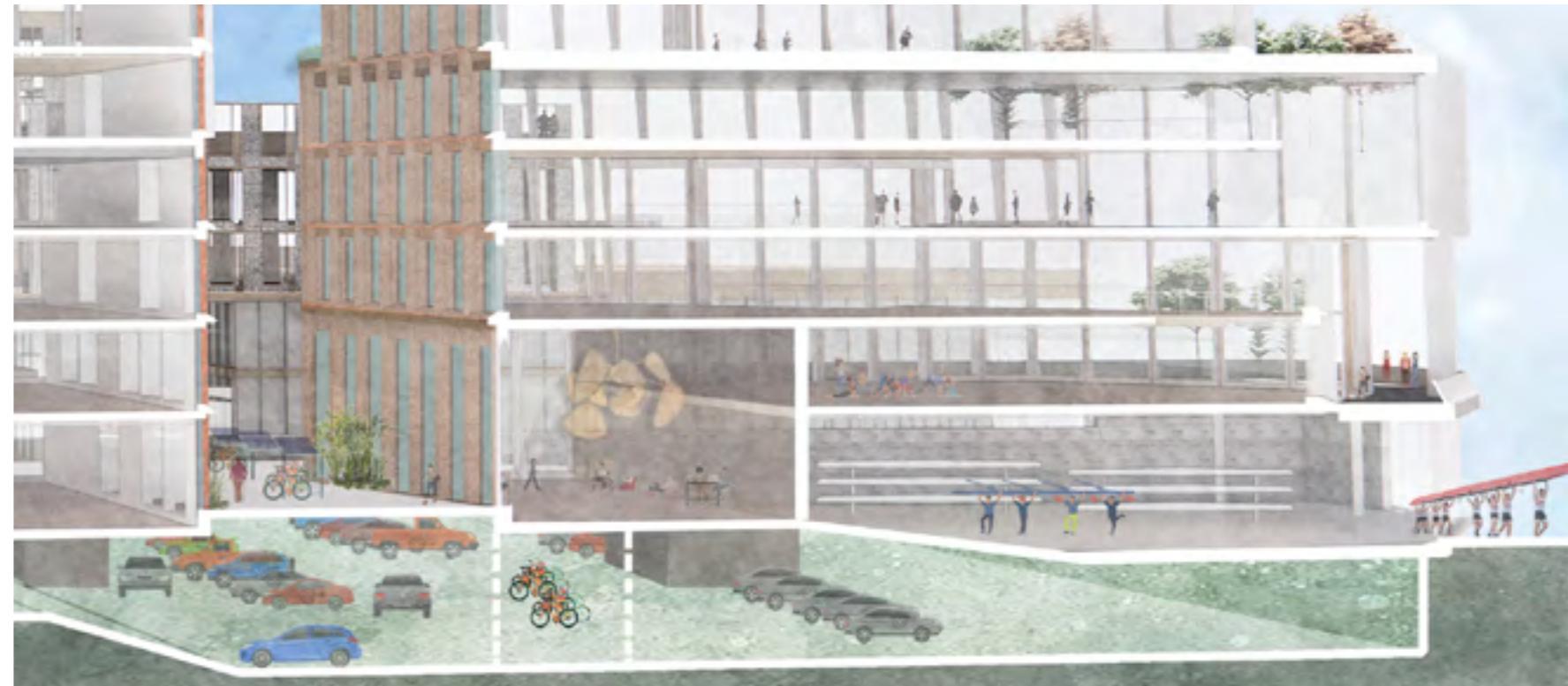


# THE FUTURE OF MOBILITY

## Sustainable Mobility Strategy Supporting Diverse Uses



Public Connection activated by sheltered bike parking



Public Connection activated by sheltered bike parking

Potential Mobility Hub with links to public realm and public transport

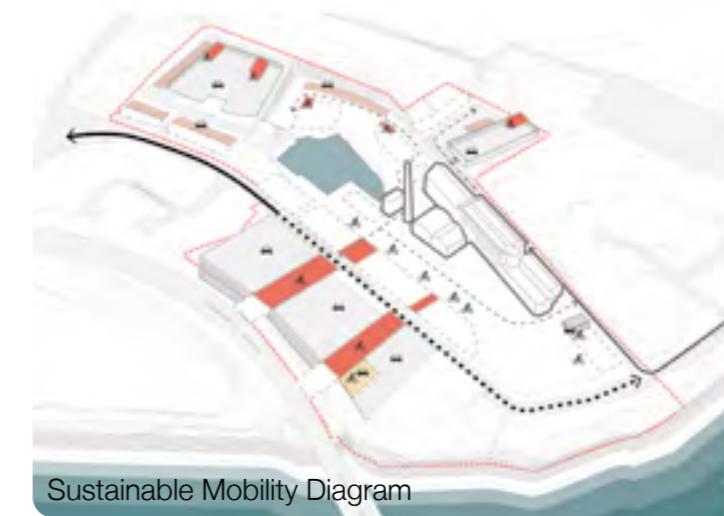
St. Michael's Rowing Club boat storage under gym / meeting space activating the public waterfront edge

### Mobility and Connectivity Potential:

- Sheltered bike storage to support office uses and to enhance permeability / activate links through the site
- Underground car parking supporting workplace and mixed uses allows priority for bikes and pedestrians in the public realm
- Potential for Mobility hub to support links to public transport and diverse, sustainable modes of transport including shared mobility solutions
- Supporting Boat Storage - possibilities to relocate St. Michael's Rowing club and potential for future public use



Shared surface to public realm promoting sustainable mobility



The Mobility Hub serves the commercial and mixed-use areas in the Shipyard and Flaxmill zones on the Cleeves Site.

For residential zones (Quarry, Stonetown and Salesians), car and cycle parking provision - including car club spaces - is located on-site for each proposed development.

#### Key

Building Footprint	Bike Parking
Car Parking (Underground, Undercroft)	Shared Pedestrian/Cycle/Vehicular realm to NCR and O'Callaghan Strand
Car Parking (Surface)	
	Mobility Hub

# THE FUTURE OF SUSTAINABILITY

## Regenerative Strategy

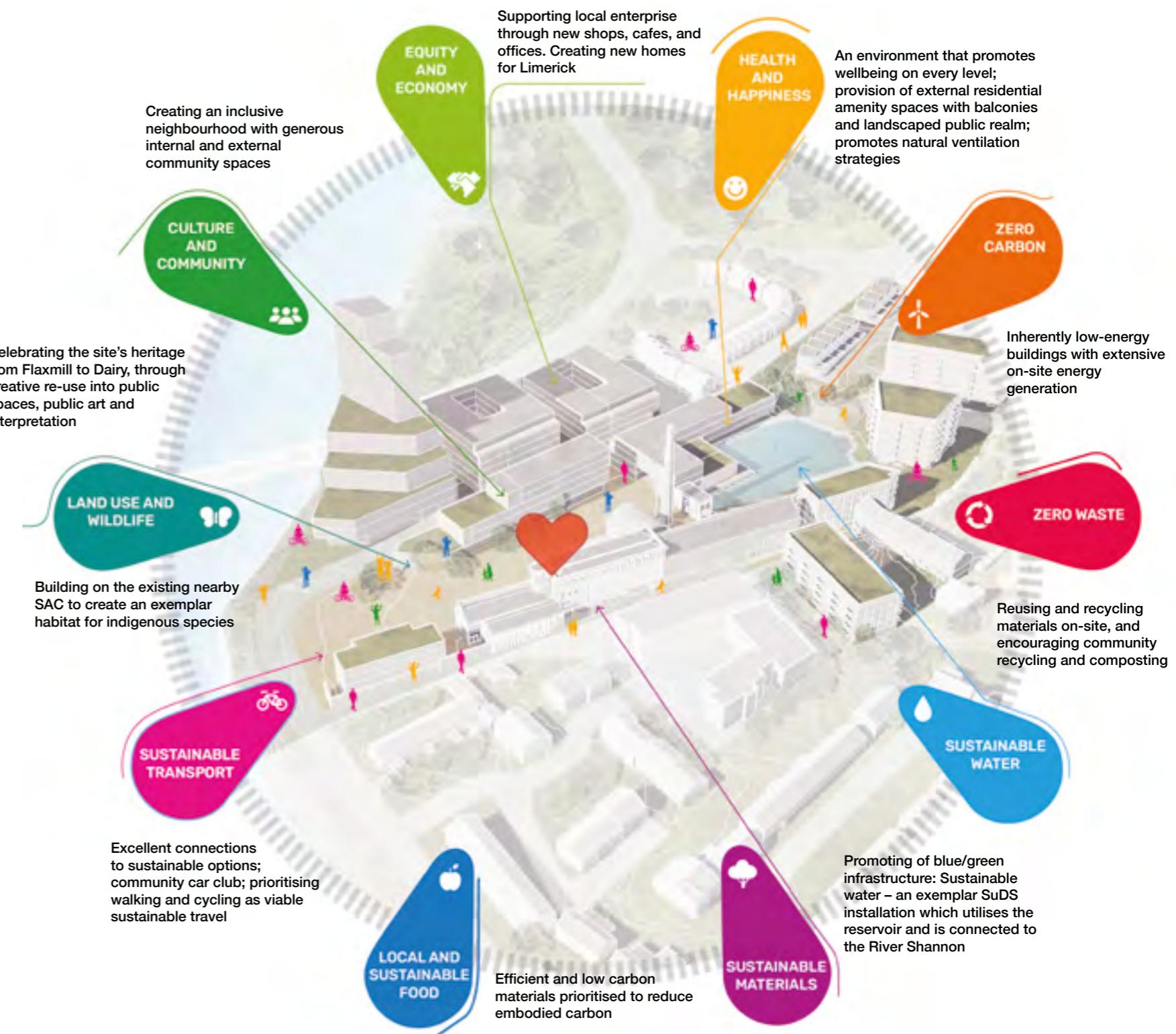
A sustainable development starts with the community, creating a neighbourhood that encourages and enables a low-impact lifestyle. A Site environmental strategy such as described below would address the Masterplan Principles concerned with sustainability.

## Site environmental strategy

- Fabric-first principles to minimise heat loss
- Solar design to maximise beneficial solar gains, and reduce overheating
- Green roofs providing extensive on-site biodiversity
- Sheltered outdoor spaces to enable year-round use
- Climate beacon chimney shifts colour according to energy status of site
- Environmental canopies provide protection from rain and wind while generating energy with solar PVs
- Efficient and low carbon materials prioritised to reduce embodied carbon
- Zero waste - comprehensive Site Waste Management Plan
- Healthy materials, avoiding potentially harmful chemicals

## Whole Life Carbon

The suggested approach embraces operational and embodied carbon emissions, including the construction, replacement and maintenance cycles and what happens to the building at the end of its life.



FCB Studios diagram illustrating a building's operational and embodied carbon emissions

## Diagram of key principles for a holistic approach to sustainable design

# THE FUTURE OF SUSTAINABILITY

## Cleaves Masterplan Potential Sustainable Strategies Overview

The following strategies set out a Framework for the Cleaves site, subject to developed design, that address the Masterplan principles for the Cleaves vision as a precedent of low-carbon, sustainable urbanism.

### Prosperity

#### Creating a prosperous community

- Equity and fair trade – Supporting local enterprise through new shops, cafes, and offices. Creating new homes for Limerick.
- Health and happiness – an environment that promotes wellbeing on every level; provision of external residential amenity spaces with balconies and landscaped public realm; natural ventilation strategies

### Purpose

#### Revitalising the neighbourhood for future generations

- Enhanced Mobility Strategy / Permeability to create an active site; improve connections to existing pedestrian networks from the town centre to site
- Local and sustainable food
- Culture and heritage – Celebrating the site's heritage from Flaxmill to Dairy, through creative re-use into public spaces, public art and interpretation

### Potential Exemplar Standards

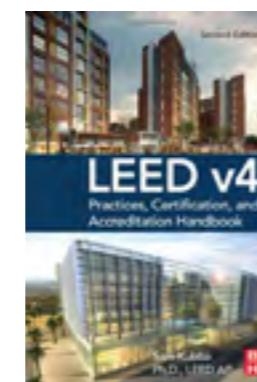
Possible accreditation standards to be explored at future stages



BREEAM



NZEB



LEED V4



HPI



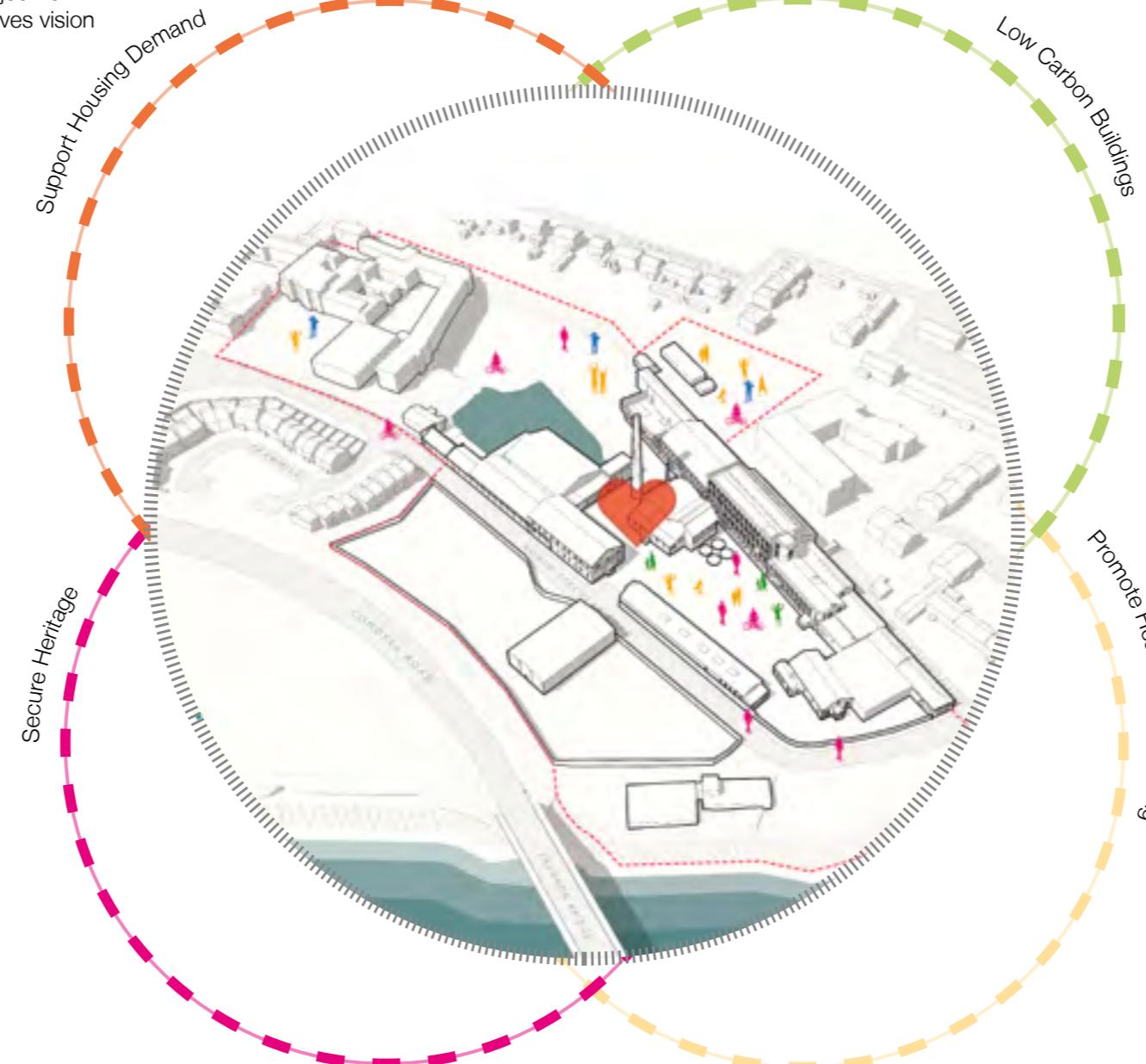
RIBA 2030 CHALLENGE



LETI CEDG



WELL



### Planet

#### Producing a sustainable future

- Zero CO2 – Inherently low-energy buildings with extensive on-site energy generation.
- Zero waste – Re-using and recycling materials on-site, and encouraging community recycling and composting.
- Sustainable materials
- Promoting of blue/green infrastructure: Sustainable water – an exemplar SuDS installation which utilises the reservoir and is connected to the River Shannon
- Natural habitats and wildlife – building on the existing nearby SAC to create an exemplar habitat for indigenous species

### People

- Sustainable transport – excellent connections to sustainable options; community car club; prioritising walking and cycling as viable sustainable travel
- Community - creating an inclusive neighbourhood with generous internal and external community spaces.

# THE FUTURE OF SUSTAINABILITY

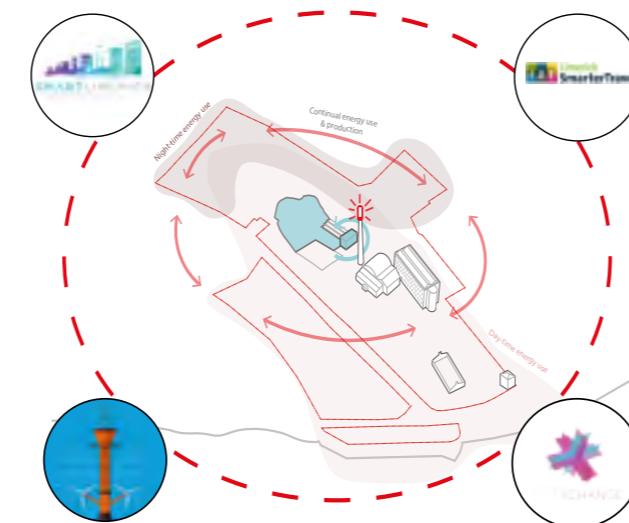
## Supporting Resilience and Synergies across the Site



1. Blue-green Infrastructure: promoting nature based solutions for sustainable drainage across the riverside quarter in consideration of the local riparian and wetland habitats, use of green/blue roofs, greywater recycling opportunities, integrating with playscapes
2. Enhancing ecology and biodiversity throughout the quarter; creating diverse habitats with pollinator friendly and native planting
3. Exploring the potential for harnessing natural energy sources
4. Potential Climate Change sensor for the city
5. Solar Collecting Canopies to support electric vehicle / e-bike charging

### Smart City Strategy

Holistic site energy strategy to allow for phased development with renewable energy sources. Exploring potential links to sustainable initiatives within the wider city



### Water Strategy

Using measures such as SuDs and rainwater harvesting, and utilising the reservoir for sustainable water management



# THE FUTURE OF SUSTAINABILITY

## Use Principles

### Work



Ballyogan Operations and Maintenance Depot by Bucholz McEvoy Architects

- Climate attuned skins: promote low energy use, indoor air quality, health and well being
- Ecology integrated on green roofs and within communal amenity spaces to support workplace
- Low embodied carbon materials prioritised where possible to promote healthy work environment

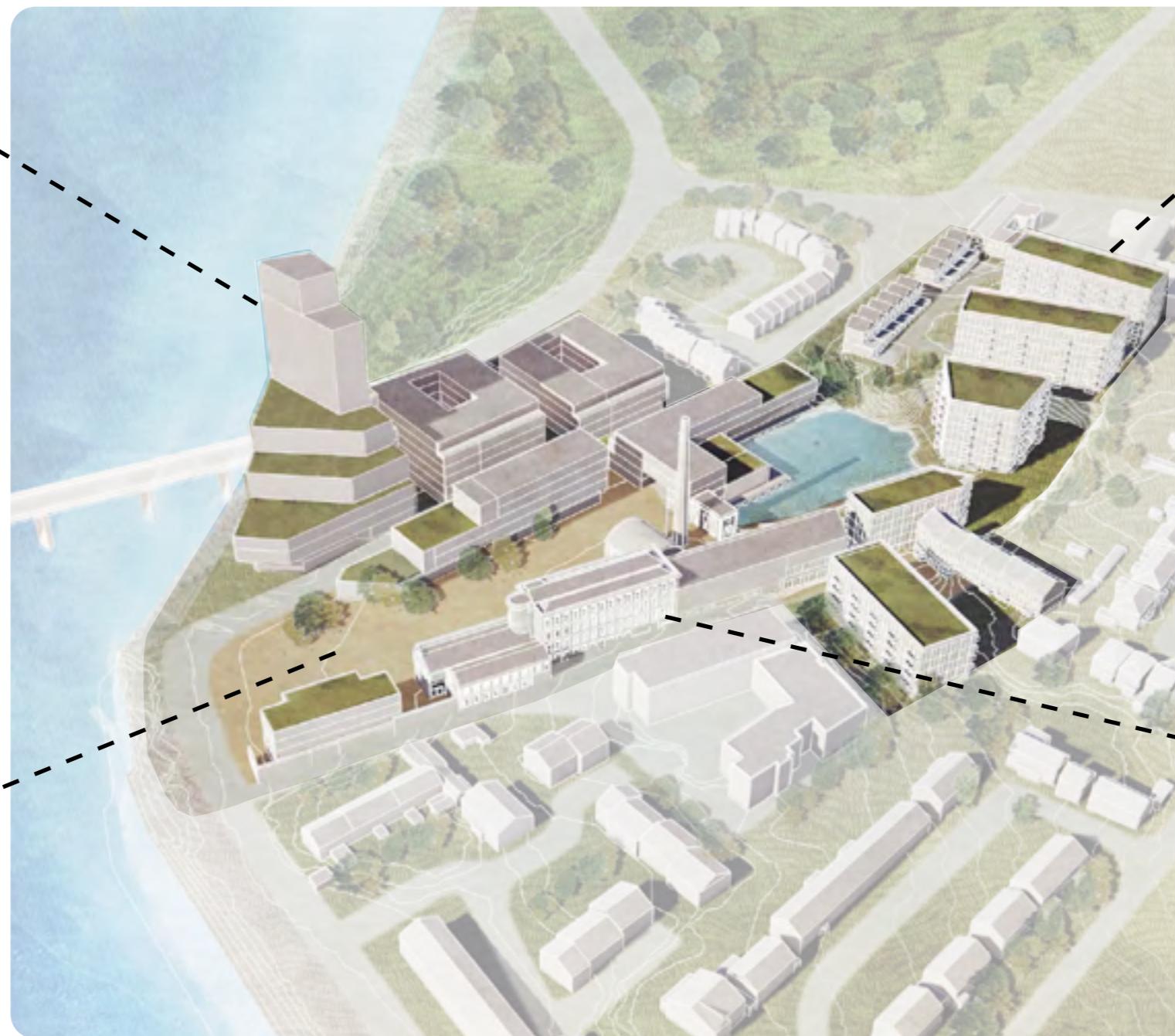
### Public Realm



Riverside Gardens, Kilkenny by Mitchells

- Working adjacent to an SAC
- Introducing pollinator friendly planting species and attracting wildlife
- Improving pedestrian connections along the river

- Protecting and enhancing site biodiversity
- Providing a variety of public realm spaces including playspaces and public and private green spaces



### Live



Brabazon, Bristol by FCBStudios

- Diverse housing types
- Vibrant neighbourhoods with community gardens, public squares and playspaces

- Use low embodied carbon and local materials where possible
- New buildings to aspire to be fossil fuel free

### Heritage



Shrewsbury Flaxmill by FCBStudios

- Giving heritage buildings new life, retaining culture and historic sites
- Reducing the need for new materials through re-use

- Retrofit existing buildings using sustainable conservation principles
- Provide spaces for local businesses



# 3 CONCLUSION

## CONCLUSION

## THE FUTURE VISION FOR CLEEVES RIVERSIDE QUARTER

## Opportunities for Sustainable Site Phasing and Incremental Growth

- Prioritising An Active Public Realm and Enhanced Waterfront Uses
- Prioritising Approved URDF Funding and Programme for Delivery
- Providing Flexibility for separate or concurrent phased development, with potential sub-phases on larger plot areas
- Potential for early phases to enhance the character of the public realm of the site by stripping back and revealing the site and protecting the heritage fabric
- Potential for meanwhile uses within the to-be-demolished structures in the main Flaxmill zone of the site



Axonometric illustrating a Potential Early Site Phasing Strategy  
Protecting and Enhancing the Heritage buildings supported by a public realm with  
meanwhile uses, and supporting Initial Riverfront Engagement / Activities



Axonometric: Flexible Phasing Strategy



Potential Opportunities for Early Phase Development on the Riverside Quarter: Offering a Vibrant Public Realm around existing structures

## CONCLUSION

## THE FUTURE VISION FOR CLEEVES RIVERSIDE QUARTER

## Opportunities for Sustainable Site Phasing and Incremental Growth

Potential Scenario for incremental, concurrent development across the site over short to medium term



Axonometric A: Enhancing Heritage; Refurbishment Works to the Flaxmill to facilitate proposed use(s) as per the Masterplan; Reconfiguration of historic wall facing riverfront



Axonometric B: Residential Developments to Upper Sites: Salesian's & Stonetown Terrace; Early development of isolated plots, contribution to development viability



Axonometric C: Promote Live / Work opportunities on the lower site with ongoing historic fabric uses; Enhance Riverfront uses, Raise level of North Circular Road - to enable delivery of development along North Circular Road and the Shipyard site



Axonometric D: Development of Quarry Residential & Shipyard Office Develop Chimney / Infiltration Gallery Character Area & Shipyard Offices Phase 2

## CONCLUSION

## THE FUTURE VISION FOR CLEEVES RIVERSIDE QUARTER

## Masterplan Overview

## RESIDENTIAL (UNITS)

Quarry*	60 - 70 Units
Stonetown Terrace	40 - 50 Units
Salesians Site	130 - 150 Units
NCR and O'Callaghan Strand**	10 - 20 Units

\*an additional option has been explored to provide circa 275 student residential beds

## COMMERCIAL (GIA)

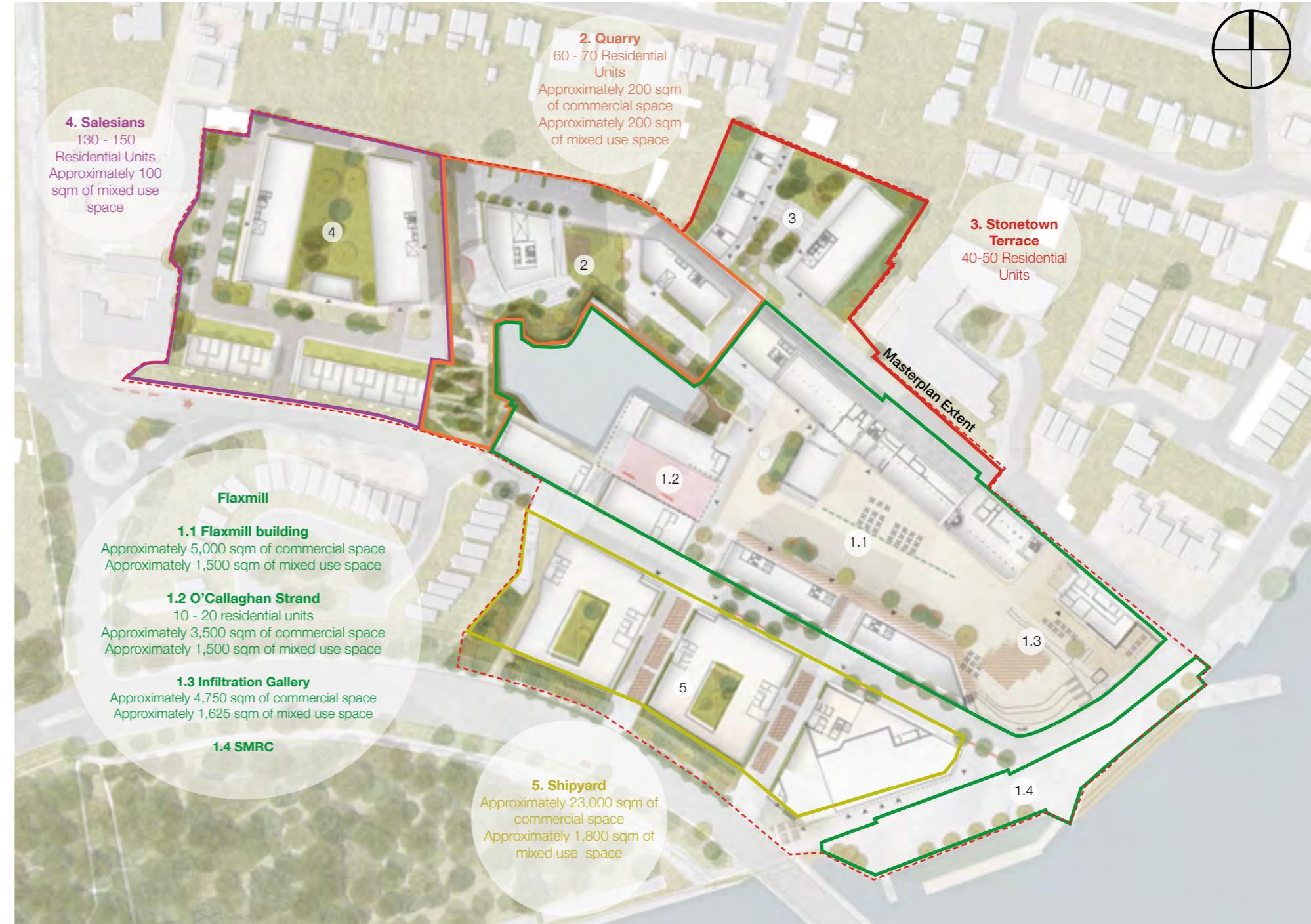
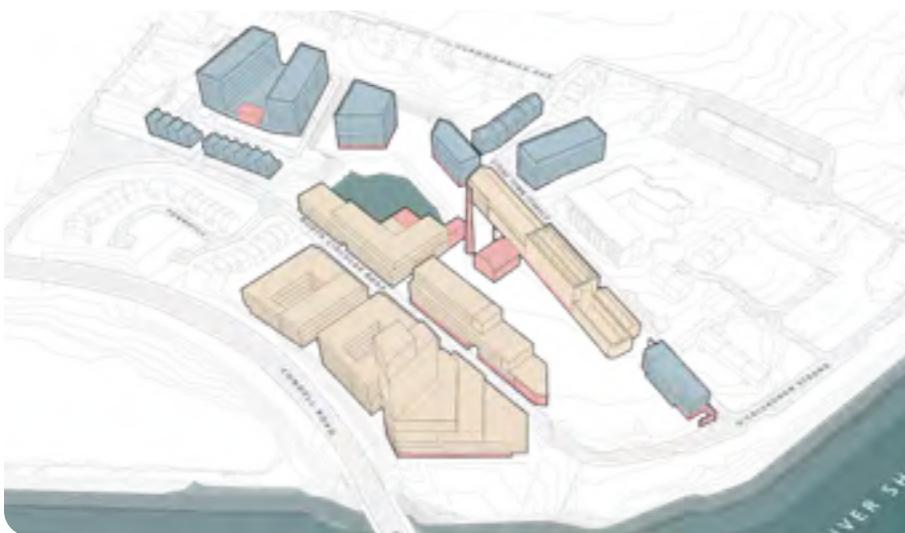
Flaxmill	4,000 - 5,000 m <sup>2</sup>
Quarry	150 - 250 m <sup>2</sup>
Infiltration Gallery	3,500 - 6,000 m <sup>2</sup>
NCR and O'Callaghan Strand **	3,000 - 4,000 m <sup>2</sup>
Shipyard **	22,000 - 23,500 m <sup>2</sup>
Total	35,000 - 36,500 m <sup>2</sup>

## MIXED USE (GIA)

Flaxmill	1,200 - 2,500 m <sup>2</sup>
Quarry	150 - 250 m <sup>2</sup>
Salesians Site	90 - 120 m <sup>2</sup>
Infiltration Gallery	1,000 - 2,250 m <sup>2</sup>
NCR and O'Callaghan Strand	1,000 - 2,000 m <sup>2</sup>
Shipyard	1,500 - 2,000 m <sup>2</sup>
Total	5,000 - 6,500 m <sup>2</sup>

\*\*potential other uses have been explored for these sites

## Axonometric - Mix of uses



Plan view of the proposed Masterplan for the Cleeves Site

## Key of uses across the site

- Live
- Mixed Use
- Commercial

## CONCLUSION

# THE FUTURE VISION FOR CLEEVES RIVERSIDE QUARTER

A New Benchmark for Urban Waterfront Regeneration at Limerick's River Edge

The illustrative masterplan for the Cleeves Riverside Quarter is the outcome of a collaborative masterplan design process, and aims to represent a shared vision for enterprise, innovation and investment in the city of Limerick.

- Anchored in the Limerick 2030: An Economic and Spatial Plan, an integrated Masterplan for a unique destination - a space of fusion where culture meets learning meets business, a place with a strong sense of identity,
- Embracing a phased Roadmap for Economic Viability: Harnessing indigenous Innovation to support a Knowledge Based economy
- Meeting high ambitions - exemplar sustainability design targets, with innovative solutions to optimize community health and wellness



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FeildenCleggBradleyStudios

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Bath Brewery, Toll Bridge Road, Bath BA1 7DE  
+44 (0)1225 852545  
[bath@fcbstudios.com](mailto:bath@fcbstudios.com)

Twenty Tottenham Street, London W1T 4RG  
+44 (0)20 7323 5737  
[london@fcbstudios.com](mailto:london@fcbstudios.com)

Carver's Warehouse, 77 Dale Street, Manchester M1 2HG  
+44 (0)161 883 2544  
[manchester@fcbstudios.com](mailto:manchester@fcbstudios.com)

5 Commercial Court, Belfast BT1 2NB  
+44 (0)28 9099 2760  
[belfast@fcbstudios.com](mailto:belfast@fcbstudios.com)

bucholz mcevoy ARCHITECTS

Unit C, Mountpleasant Business Centre,  
Upper Mountpleasant Avenue, Dublin 6, Ireland  
+353 (0)1 4 96 63 40  
[info@bmcea.com](mailto:info@bmcea.com)

