

The Stage is almost set...



# Opera Site

Limerick City

## Have your Say

As part of the preparation of a planning application, to be submitted to An Bord Pleanála, Limerick City and County Council is organising a public consultation.

Any Submissions with respect to the proposed development can be made to Limerick City and County Council from 19 November 2018 until  
**12 December 2018 (close of business).**

Submissions are being accepted by email and by post.

Please address Submissions to:

Limerick City and County Council  
Planning and Environmental Services Department  
Dooradoyle Road  
Dooradoyle  
Limerick

email: **[opera@limerick2030.ie](mailto:opera@limerick2030.ie)**

LIMERICK  
TWENTY  
THIRTY DAC



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick** City  
& County Council



# Location

## Strategically Located in the Heart of the City

### Site Context

The 'Opera Site' is located at the northern end of Limerick's Georgian Quarter and measures c. 1.8 hectares (4.5 acres). Project Opera proposes the redevelopment of an existing city block located on the south side of the River Abbey at the confluence with the River Shannon, adjacent to the Hunt Museum and east of Arthur's Quay Shopping Centre. The site is bounded by Rutland Street and Patrick Street to the west, Ellen Street to the south, Michael Street to the east and Bank Place to the north.

There are 2 No. buildings within the site included on the Record of Protected Structures. The Town Hall, Rutland Street, was built in 1805 and is currently vacant and in a state of serious disrepair. The Granary, Michael Street, is one of the earliest known multiple storey warehouses to be built in Limerick, dating from the late 1700s.

The interior was comprehensively redeveloped in the 1980s, with new offices subject to modernisation in 2015. A further 8 No. buildings on the site are included on the National Inventory of Architectural Heritage (NIAH). A number of these are vacant and in various stages of dereliction, despite a significant amount of remedial works undertaken by the Council in recent years to preserve their structural stability and architectural integrity.

The site is also host to the former Cahill May Roberts Building, fronting Bank Place, some existing and unused warehousing/workspace buildings at Bogue's Yard and Watch House Lane. The southeast corner of the site currently includes a surface car park with approximately 100 No. spaces.

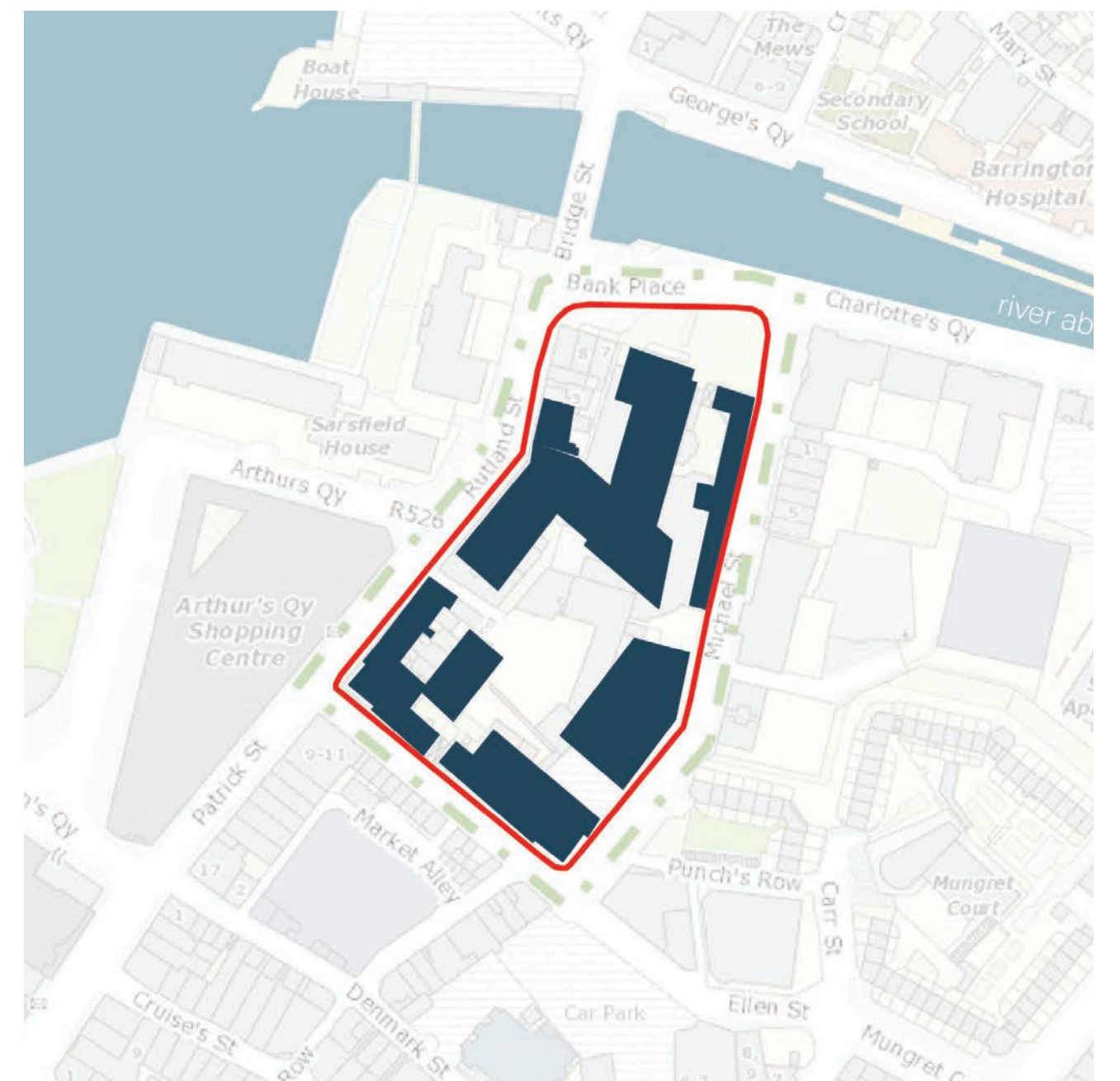
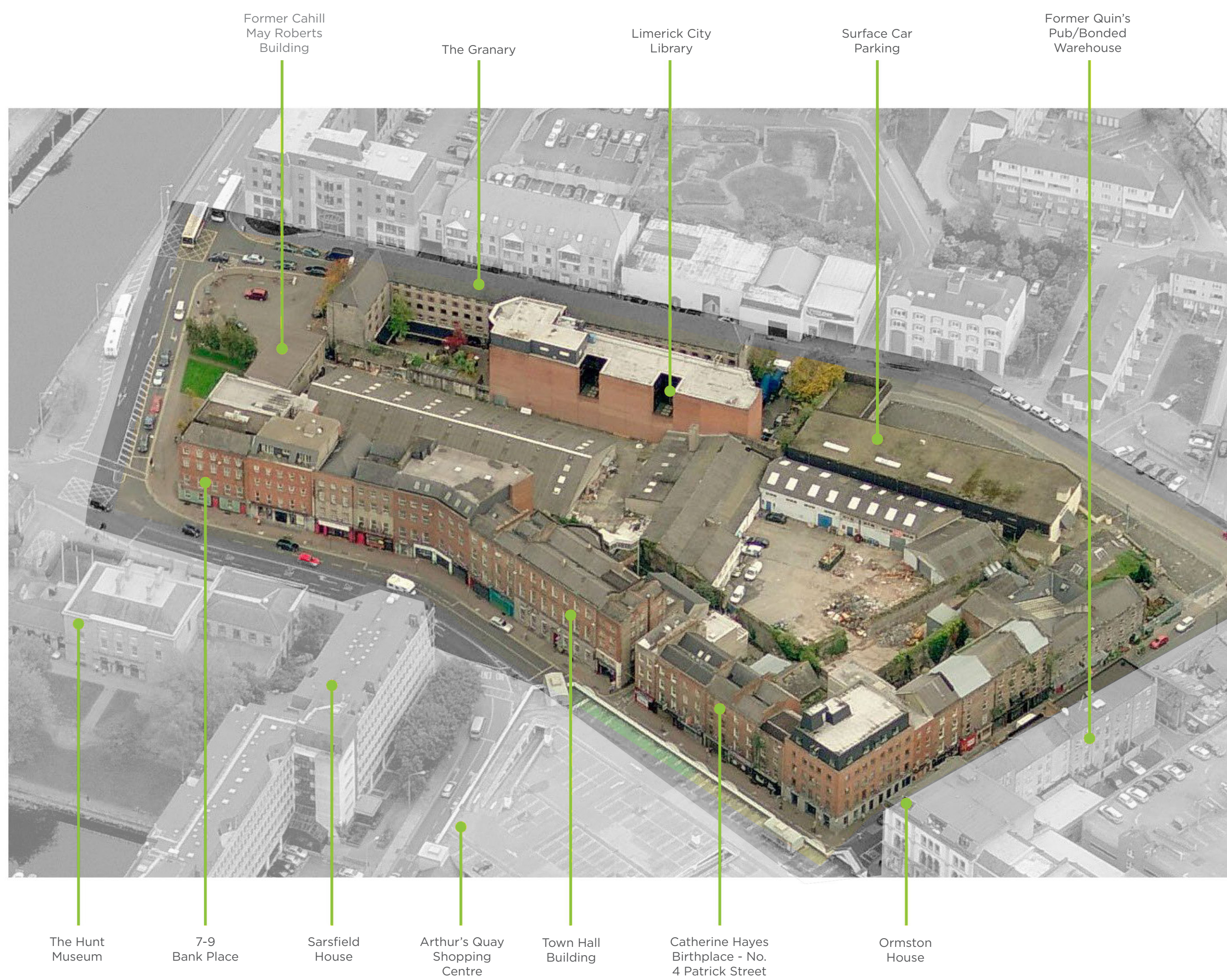
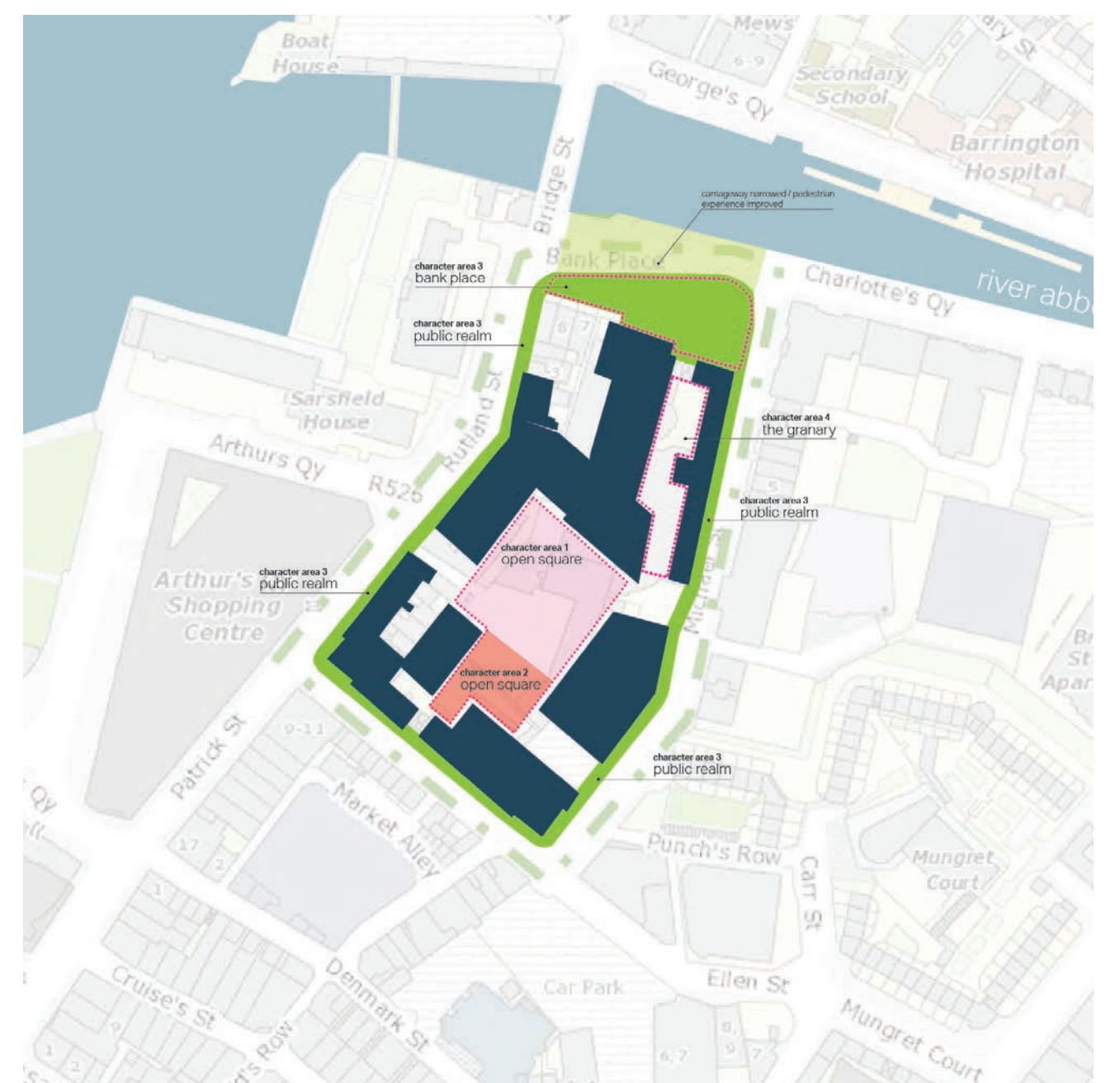


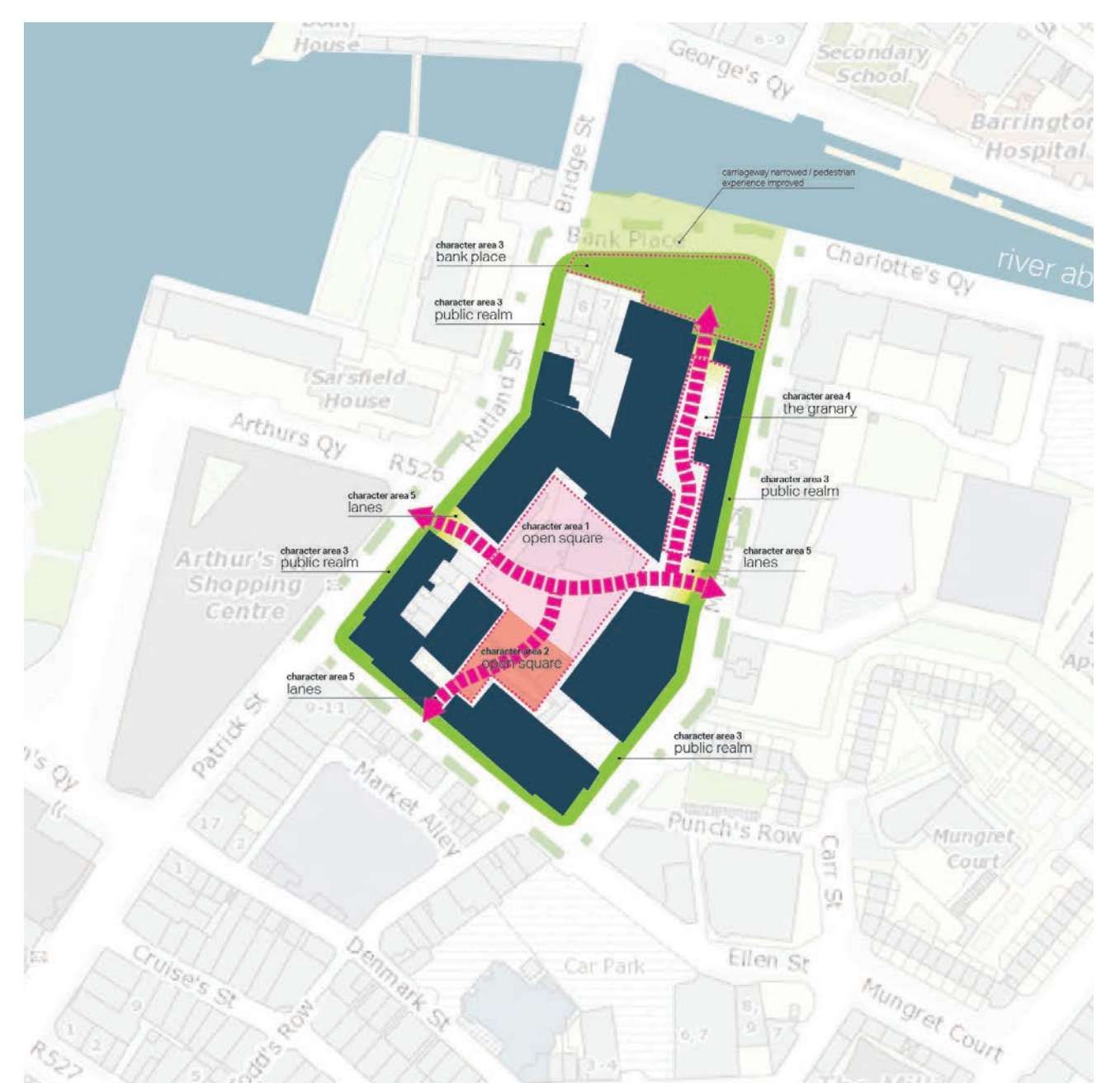
Figure Ground Plan



Key Spaces



Links



Desire Lines



# Urban Form

## Architecture and Landscape in Harmony with City Life

### Description of Proposed Development

It is proposed to develop The 'Opera Site', as a mixed use scheme of primarily office, 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 and open space.

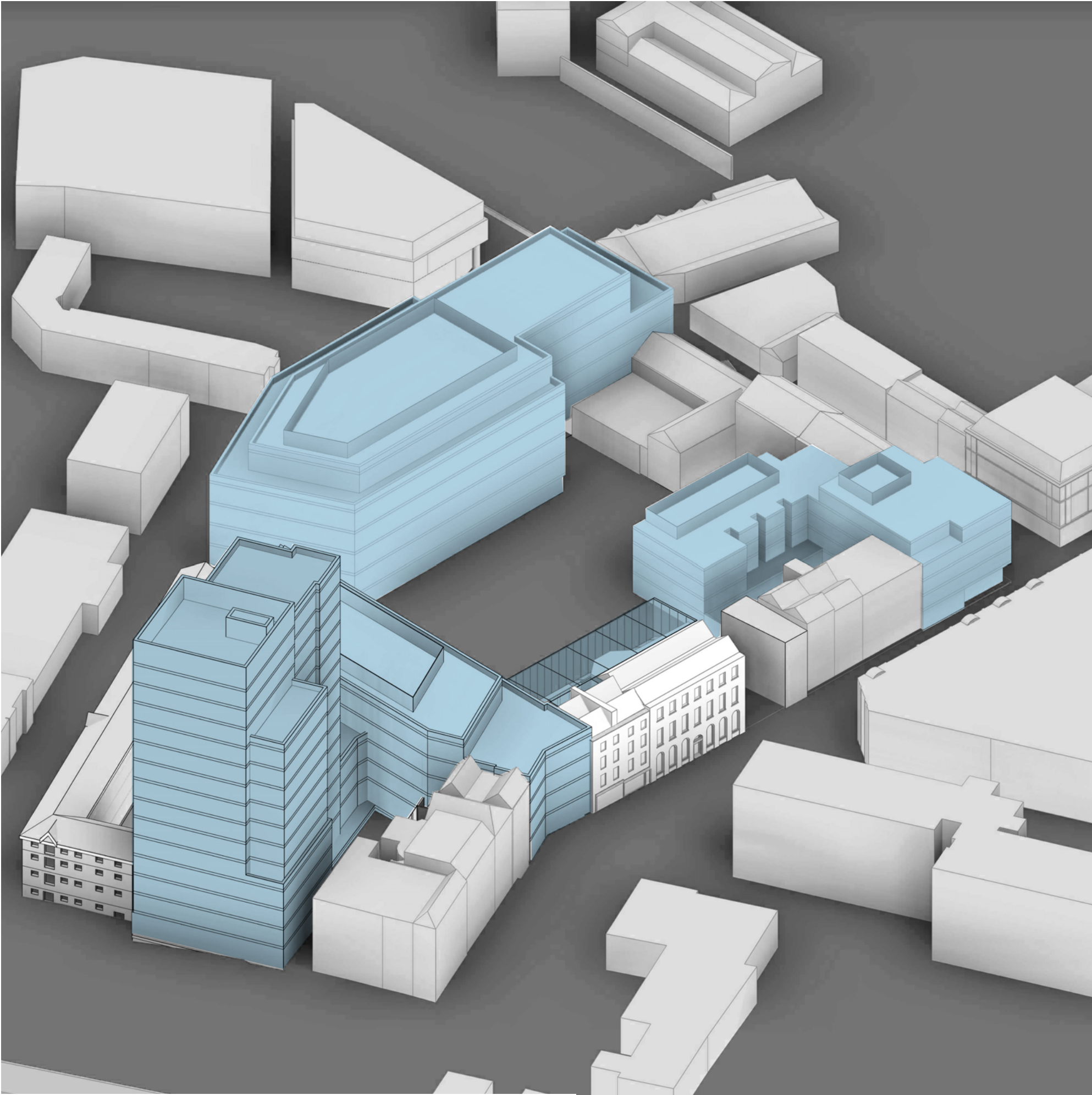
Existing heritage/protected buildings will be re-furbished and all the newer twentieth century buildings and later additions to existing heritage structures will be demolished. This includes the refurbishment of No. 9 Ellen St. to provide for a bar/restaurant/café, refurbishment of the existing City Hall to provide for a new City Library and refurbishment of 12 No. Georgian terraced houses at Ellen Street, Patrick Street and Rutland Street. The existing Granary Building will be retained in office/restaurant/licenced premises uses.

The new build elements proposed for the scheme includes the following:

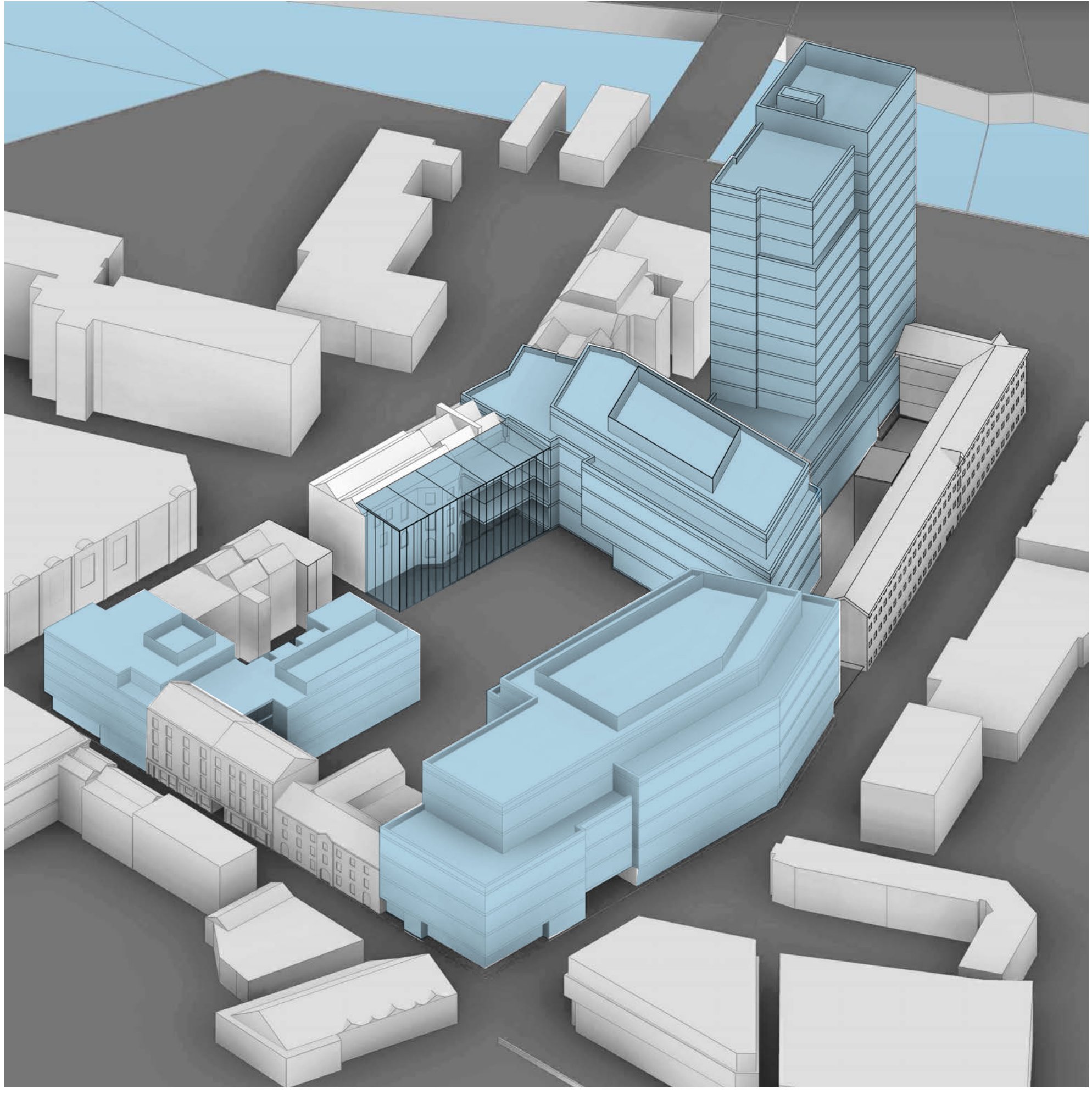
- A new office building on the corner of Michaels Street which will provide for retail, café/bar/restaurant at the ground floor.
- An apart-hotel on the corner of Patrick Street and Ellen Street.
- A new City Library in the existing Town Hall with a café/restaurant provided in the basement. Office space will be provided to the rear in a new building.
- A new 'landmark' office building is proposed fronting onto Bank Place.
- Parking will be provided for the entire project in a new underground car park.
- A significant new public square in the form of a plaza is proposed at the centre of the site. This will provide for a new pedestrian east-west link between Michael Street and Patrick Street. A new north-south pedestrian link will be provided which will link an enhanced public space on Bank Place with the new civic plaza.

Summary of 'Opera Site' Development						
Parcel	General Location		Uses Proposed			
1	Michael Street		Office building over Retail, Restaurant/Café/Bar at ground floor			
2a	Corner of Patrick St. & Ellen St.		Apart-Hotel & Residential use above Retail at basement and ground floor			
2b	9A & 9B Ellen Street		Restaurant/Café/Bar			
3A & 4	Existing Town Hall on Rutland Street, 8 & 9 Rutland Street		3a: New City Library (Town Hall) on all floors including a Café/Restaurant at basement level			
3B	4 & 5 Rutland Street		4: Retail in basement with Library over and Office use			
5	Bank Place		Retail at basement & ground floor with Residential over			
6	Granary Building (Existing)		Landmark Office building with Retail, Café/Bar/Restaurant/Office at ground floor			
			Restaurant/Café/Licensed Premises uses on ground floor & Office over			

Use	Office	Residential		Library	Retail	Restaurant/Café/Bar	Total
sq m	29,700	2,400 sq m	4,700 sq m	4,100	2,400	2,200	45,500
%	65 %	16 %		9 %	5 %	5 %	100 %



Model showing indicative Massing - Looking South

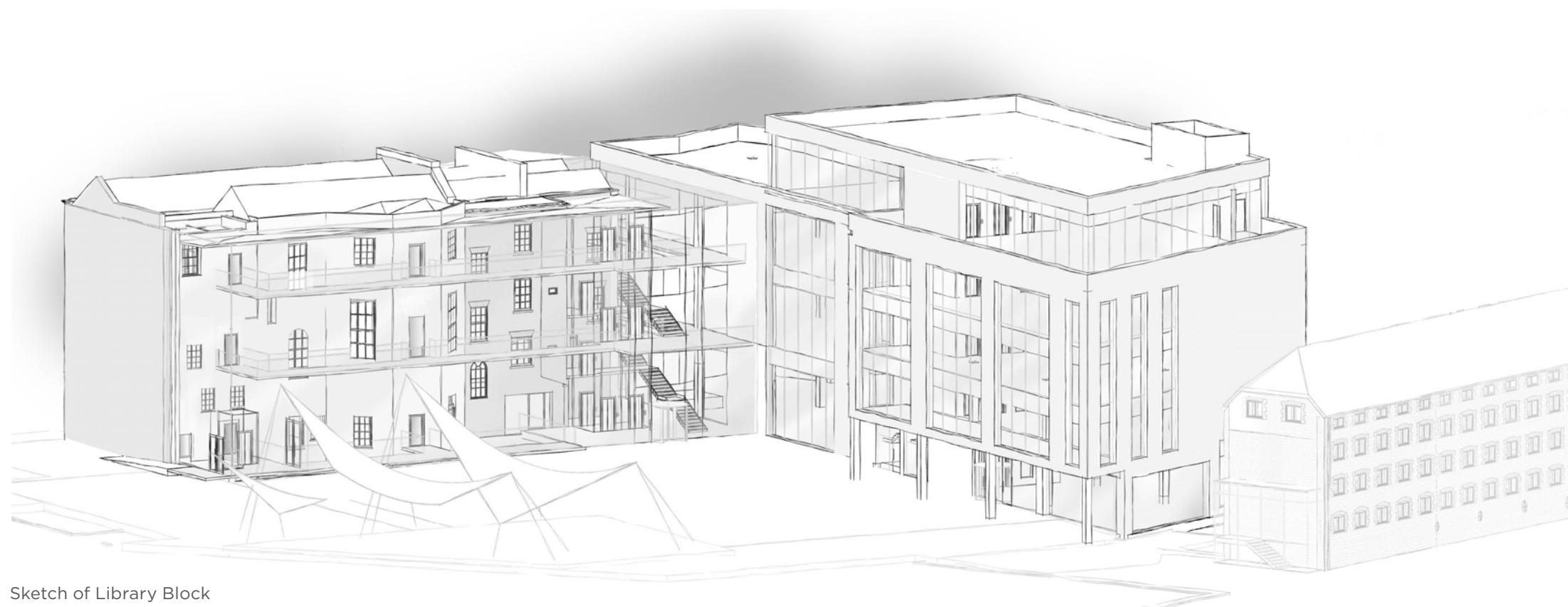


Model showing indicative Massing - Looking North



# A Living Room for Limerick

## A New Central Library for Limerick City



Sketch of Library Block

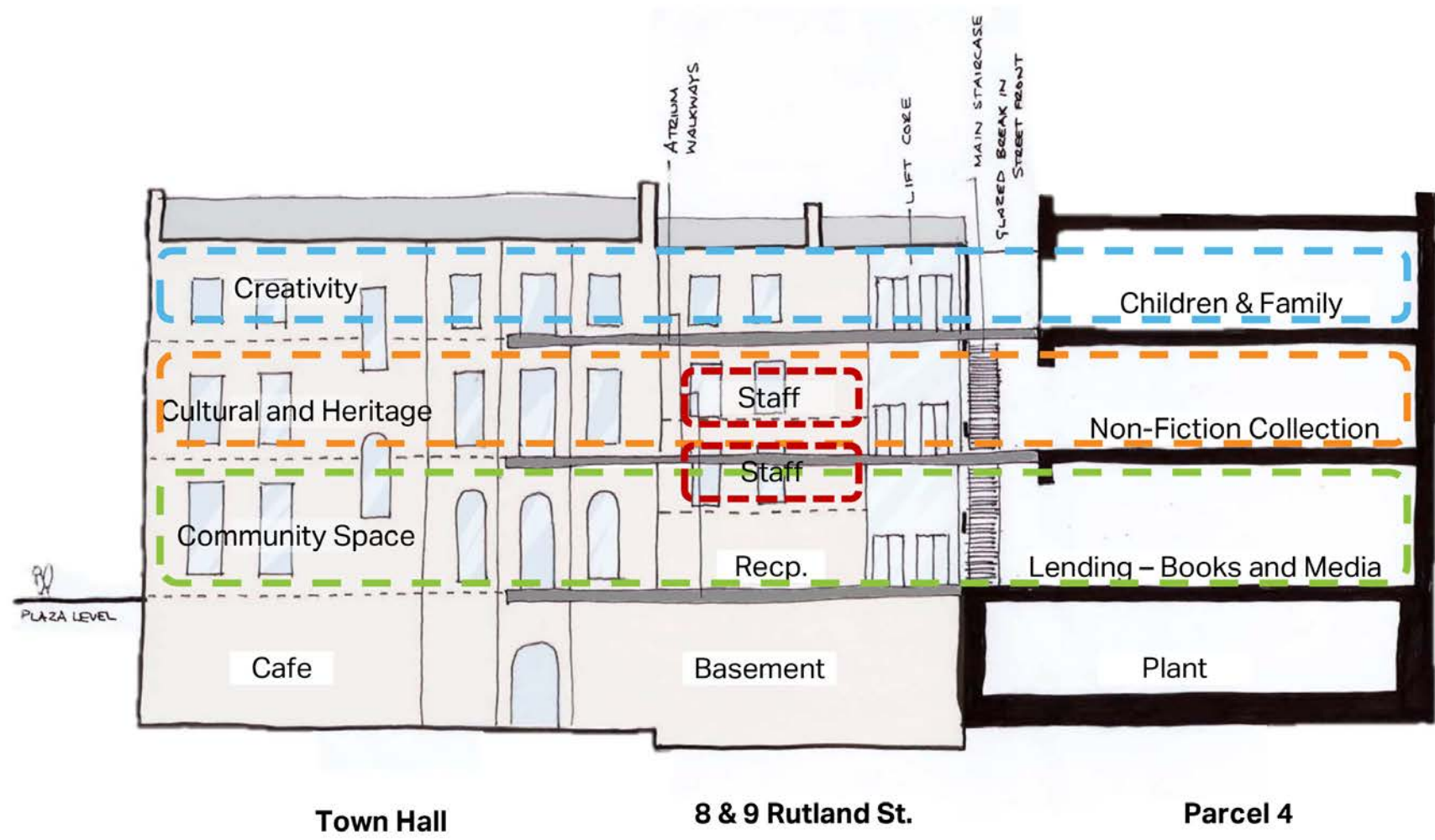
### A New Library - 'A Living Room For Limerick'

A 21st Century Library forms part of the Council's ambitious plan for the re-development and re-imagining of the Limerick City Centre landscape. The New Central Library will be:

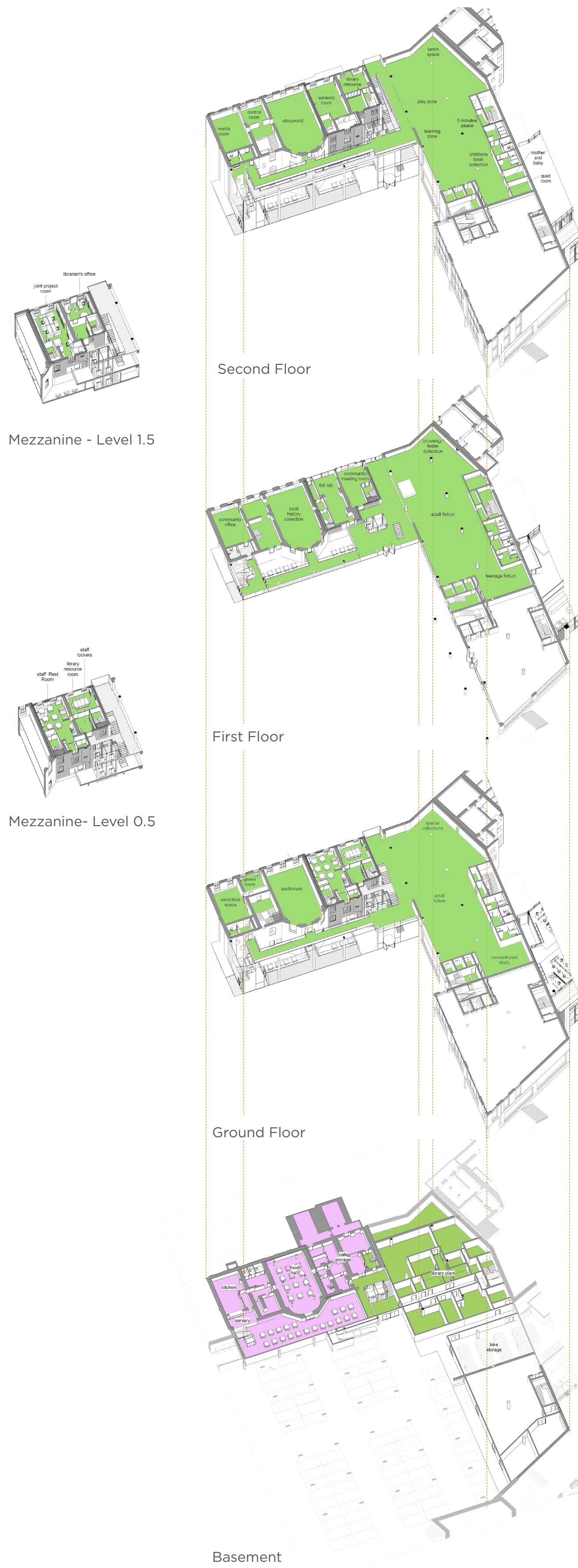
- A special kind of public place, a 'third space between home and the workplace';
- A vibrant destination, one of Limerick's most important social hubs and meeting places; and
- An adaptable space relevant to the needs of our time and open to the evolving changes in culture, technology and media.

The New Central Library will be an iconic destination in the heart of Limerick that will serve as:

1. A Central Library for Limerick City and County serving a population of 194,899 persons;
2. A powerful cultural and social inclusion agent, playing a pivotal role in strengthening community, identity and promoting civic participation;
3. A pillar for the Local Authority's economic agenda through business and job skills support;
4. An agent to combat educational disadvantage through the promotion of literacy and lifelong learning;
5. An open and inclusive venue, nurturing the development of critical thinking and an informed citizenry; and
6. A space that is dynamic, innovative and defined by its users.



Sketch Section of Library Block



Proposed Elevation



# A New Stage for Public Life

A New Public Space connecting the streets of central Limerick

## Objectives of Urban Design

Published in 2000, the UK Commission for Architecture and the Built Environment, the document "By Design: Urban Design in the Planning system Towards Better Practice" establishes seven clear objectives of urban design.

Discussed and illustrated below, these objectives aim to establish criteria for the planning of successful public spaces in the city, dealing with the dynamics between people, their scale, the space they're in and the buildings they're next to. This provides clear direction for the successful design of an urban development like Opera District in Limerick City centre.

### CHARACTER



A walkable community has to have **useful things** for people to **walk** to.

- Philip Langdon  
*Walking Within Distance: Creating*



### CONTINUITY & ENCLOSURE

### QUALITY of the PUBLIC REALM



"Cultures and climates differ all over the world, but people are the same. They'll gather in public if you give them a good place to do it."

- Jan Gehl



### LEGIBILITY

A distinctive and **legible** environment not only offers security but also heightens the potential depth and intensity of

- Kevin Lynch  
*The Image of the City (1960)*



### DIVERSITY

In real life only **diverse** surroundings have the practical power of inducing a natural, **continuing flow**

- Jane Jacobs  
*The Death and Life of Great American Cities (1961)*

And yet to be **successful**, a city has to be open to continuous development: free to **evolve** and **grow** with the demands

- P.D. Smith  
*City: A Guidebook for the Urban Age (2012)*



### ADAPTABILITY

## Sketch Framework

