

ENVIRONMENTAL IMPACT ASSESSMENT REPORT

VOLUME III APPENDICES

Appendix 4-1 ElAR Scoping Material



CLEEVES RIVERSIDE QUARTER

PLANNING

STAKEHOLDER

CONSULTATION

SEPTEMBER 2024

LIMERICK
TWENTY
THIRTY



CONTENTS

1. THE SITE
2. MASTERPLAN SUMMARY
3. HERITAGE & CONSERVATION STRATEGY
4. PUBLIC REALM
5. UTILITIES & SERVICES

1 THE SITE

The Site

CLEEVES TODAY

EXISTING SITE PLAN



The Site

CLEEVES TODAY

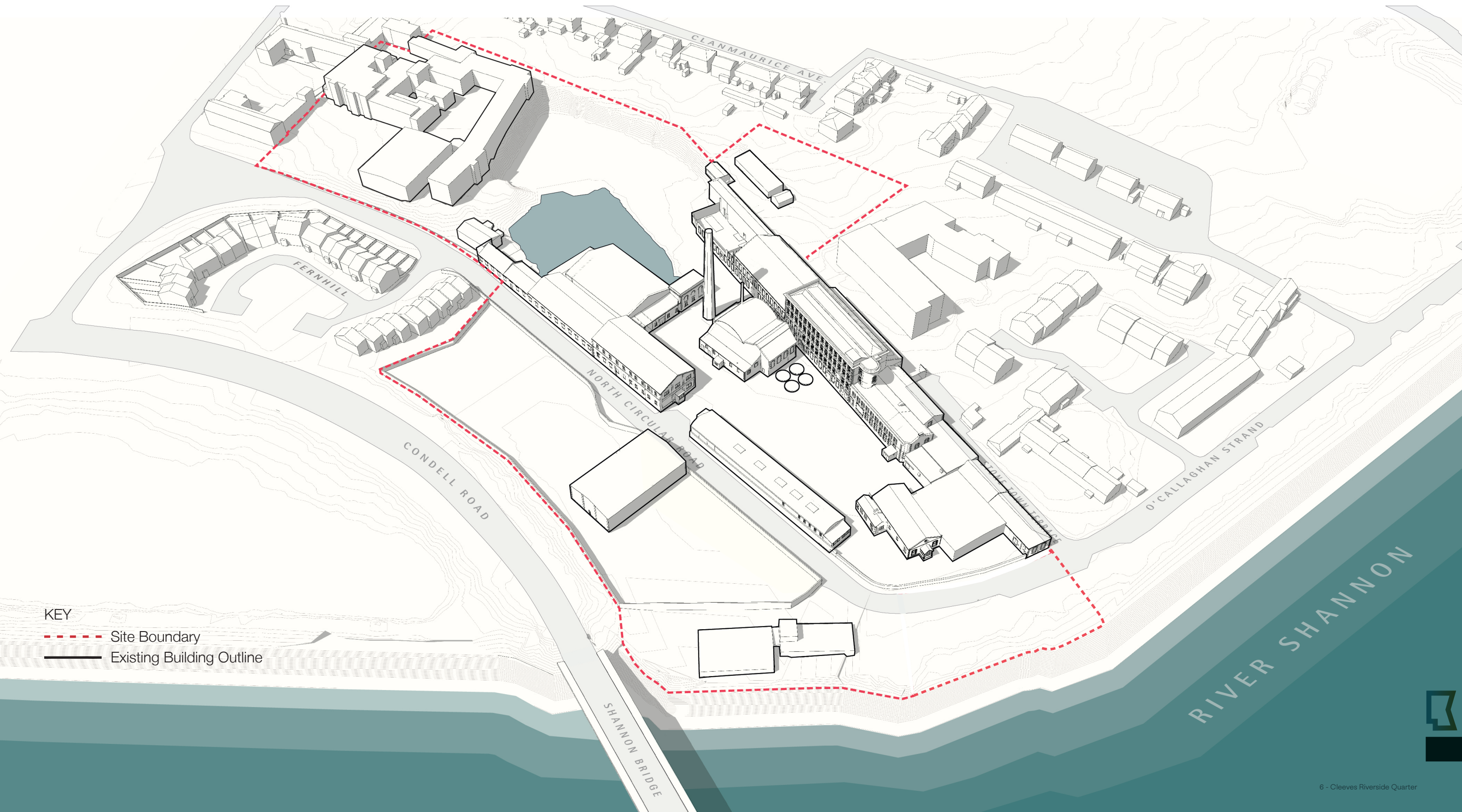
EXISTING SITE PHOTOGRAPH



The Site

CLEEVES TODAY

EXISTING SITE AERIAL



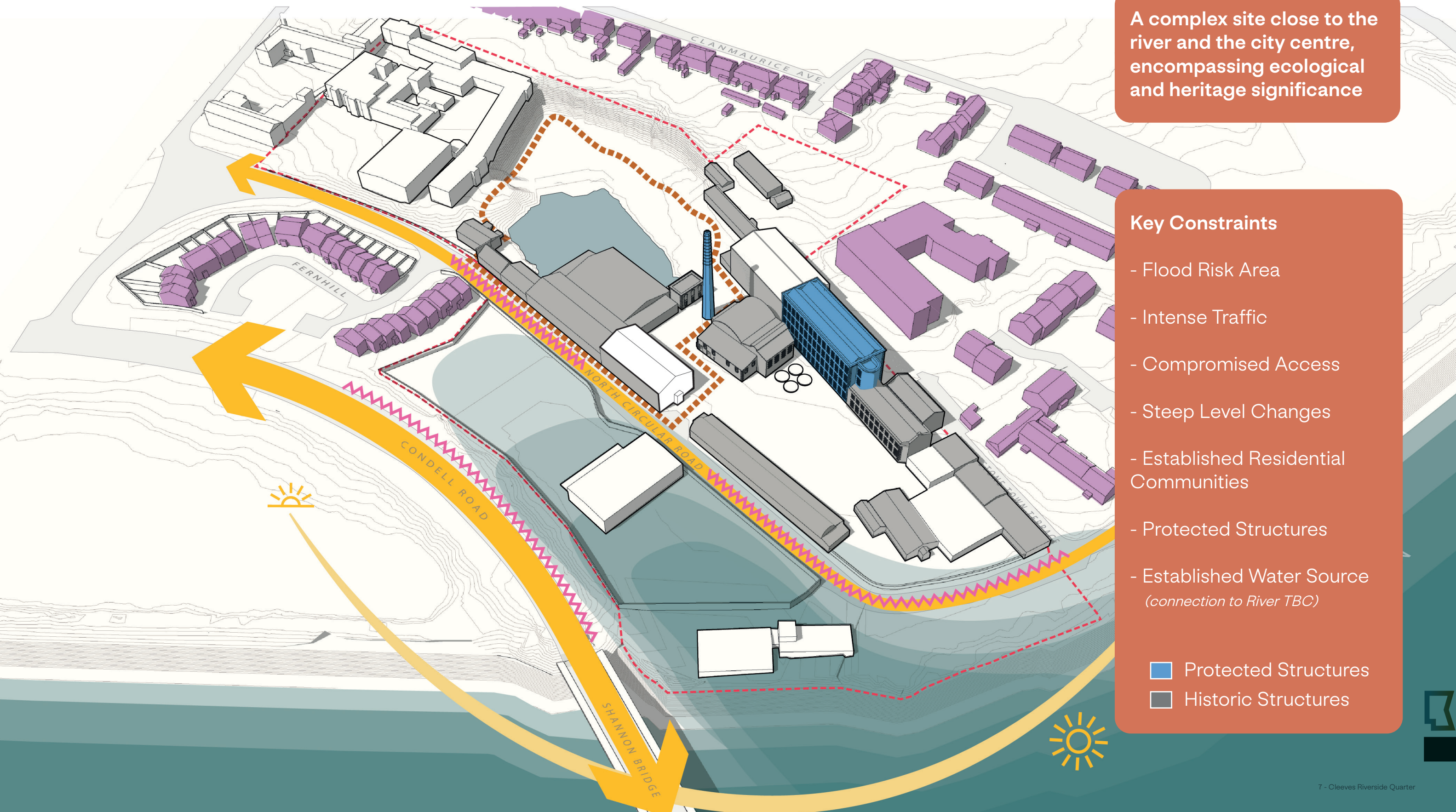
KEY

- Site Boundary
- Existing Building Outline



The Site

SITE CONSTRAINTS



A complex site close to the river and the city centre, encompassing ecological and heritage significance

Key Constraints

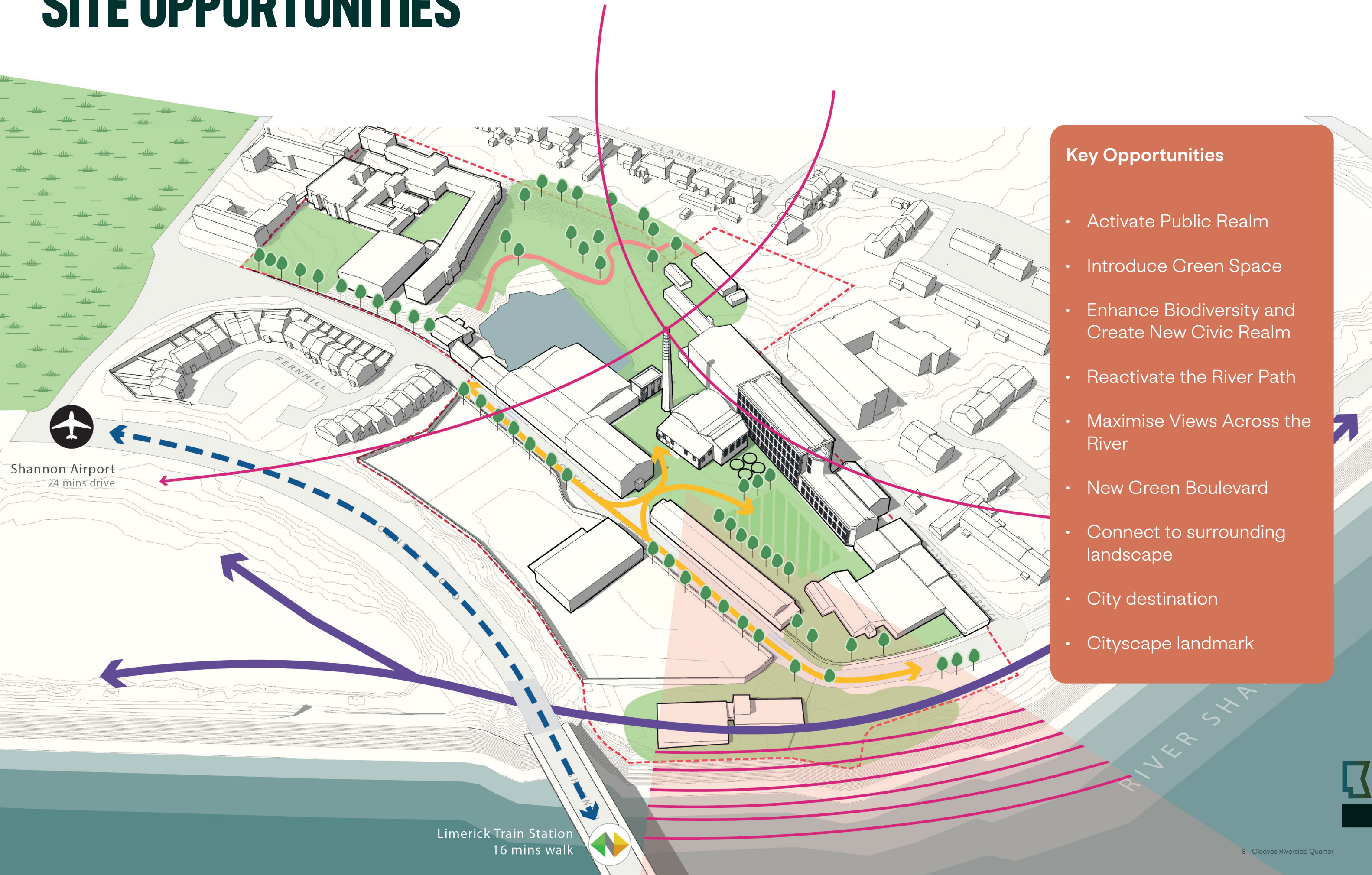
- Flood Risk Area
- Intense Traffic
- Compromised Access
- Steep Level Changes
- Established Residential Communities
- Protected Structures
- Established Water Source
(connection to River TBC)

- Protected Structures
- Historic Structures



The Site

SITE OPPORTUNITIES



Key Opportunities

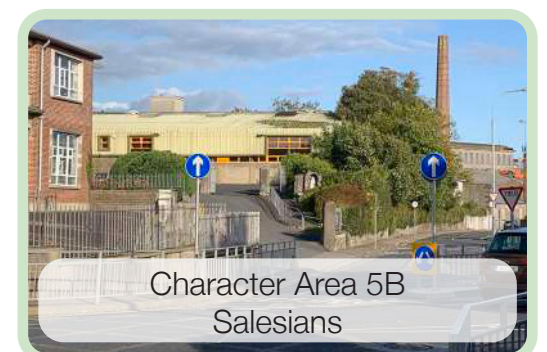
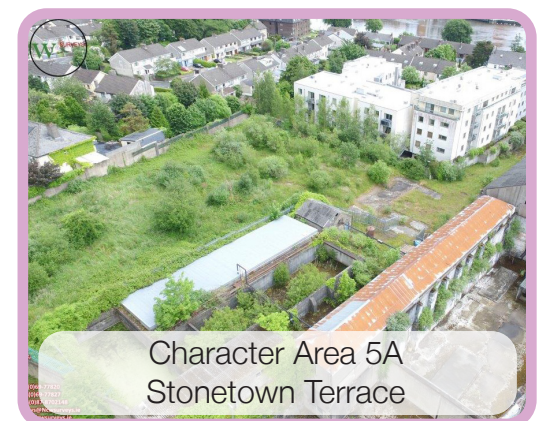
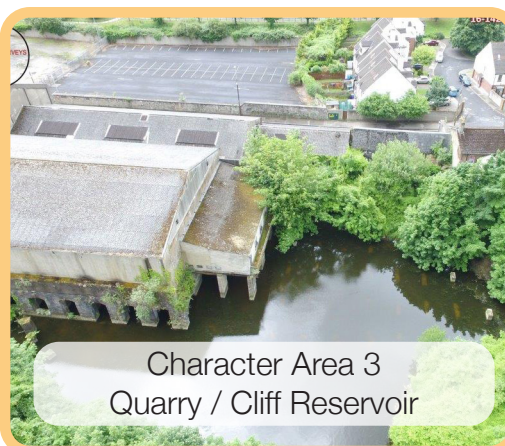
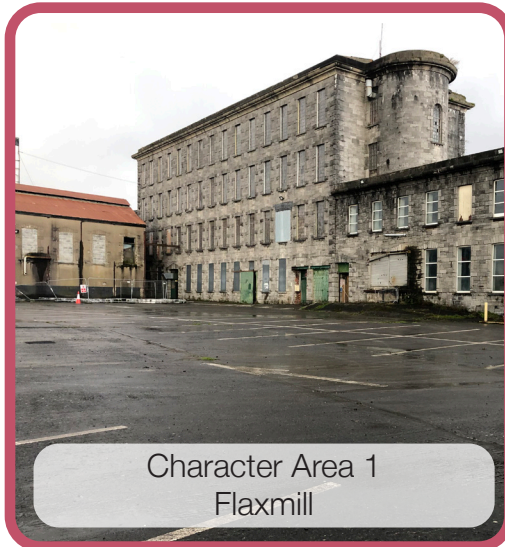
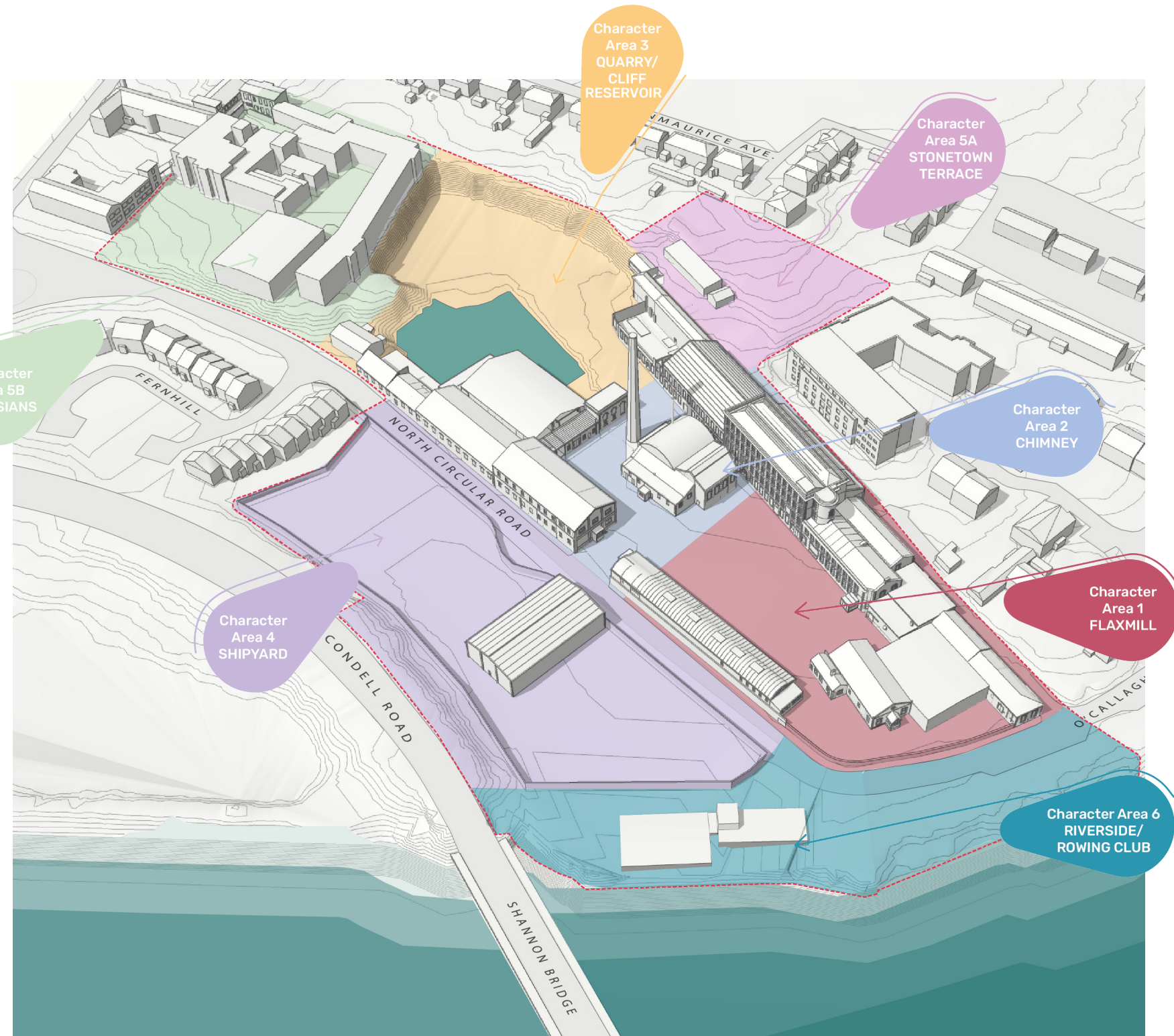
- Activate Public Realm
- Introduce Green Space
- Enhance Biodiversity and Create New Civic Realm
- Reactivate the River Path
- Maximise Views Across the River
- New Green Boulevard
- Connect to surrounding landscape
- City destination
- Cityscape landmark

Limerick Train Station
16 mins walk



The Site

CHARACTER AREAS



2 MASTERPLAN SUMMARY

FUTURE MASTERPLAN

PBSA
3. Quarry
270 BEDS
5,000sqm NIA

RESIDENTIAL
2. Salesians Site
4. Stonetown Terrace
5. O'Callaghan Strand
230 UNITS
11,500sqm NIA
3,500sqm NIA
1,500sqm NIA

COMMERCIAL
1. Flaxmill
5. O'Callaghan Strand
6. Infiltration & NCR
7. Shipyard
28,850 SQM
1000sqm
350sqm
4,500sqm
23,000sqm

EDUCATION
1. Flaxmill
4,500 SQM
4,500sqm

MIXED USE
2. Salesians Site
6. Infiltration & NCR
2,150 SQM
150 sqm
2000sqm



Aerial view of the scheme proposed for the overall Cleaves Riverside Masterplan



CURRENT PLANNING APPLICATION

PBSA
3. Quarry
270 BEDS
5,000sqm NIA

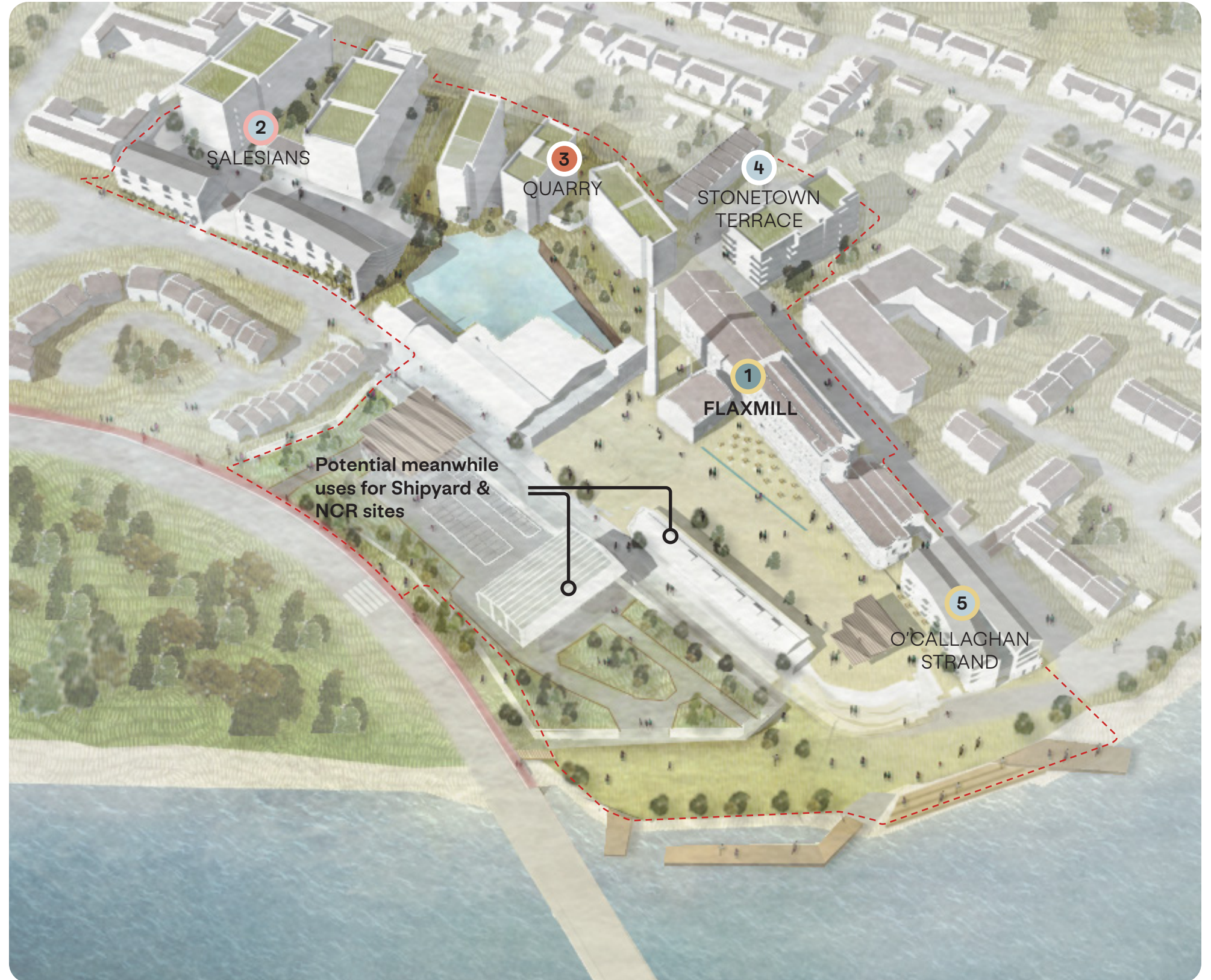
RESIDENTIAL
2. Salesians Site
4. Stonetown Terrace
5. O'Callaghan Strand
230 UNITS
11,500sqm NIA
3,500sqm NIA
1,500sqm NIA

COMMERCIAL
1. Flaxmill
5. O'Callaghan Strand
1,350 SQM
1000sqm
350sqm

EDUCATION
1. Flaxmill
4,500 SQM
4,500sqm

MIXED USE
2. Salesians Site
150 SQM
150 sqm

POTENTIAL MEANWHILE
6. Infiltration & NCR
7. Shipyard

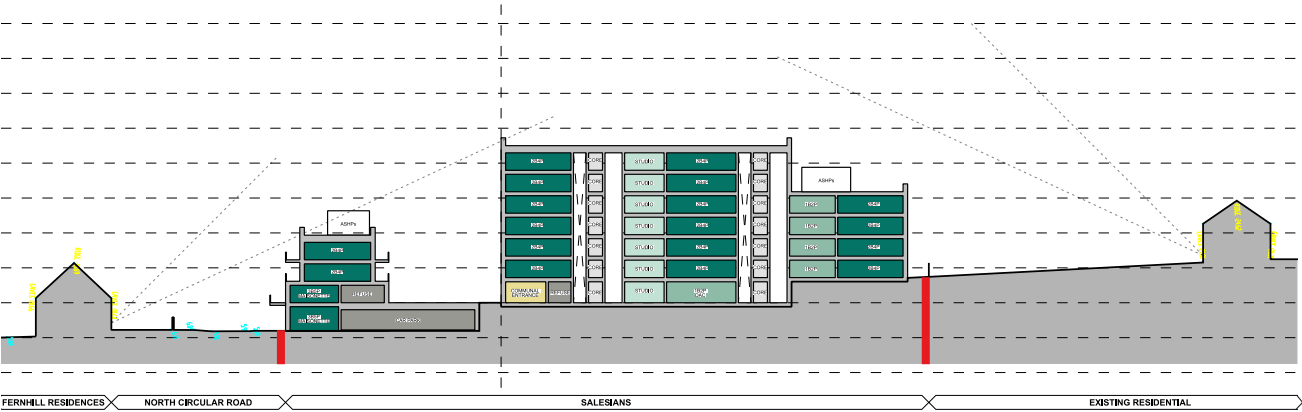


Aerial view of the scheme proposed for the current planning application

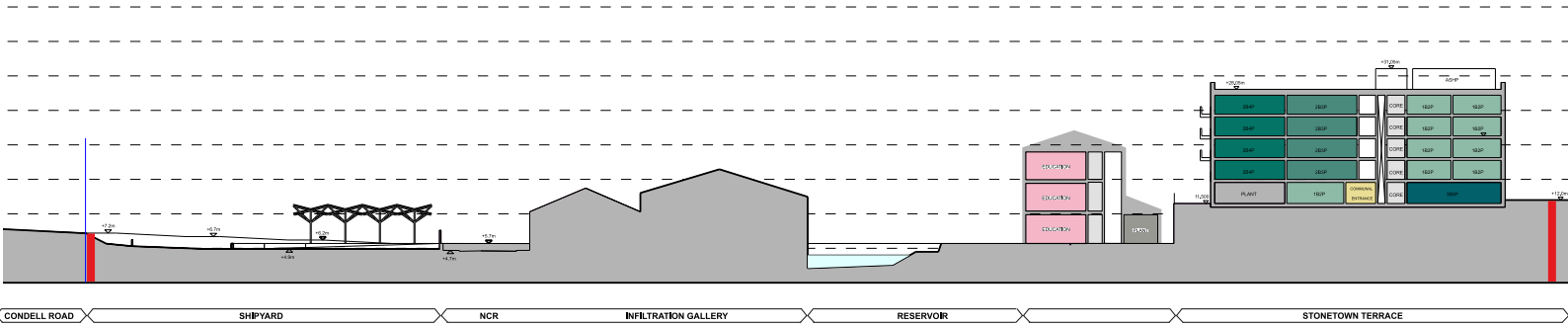


Masterplan Summary

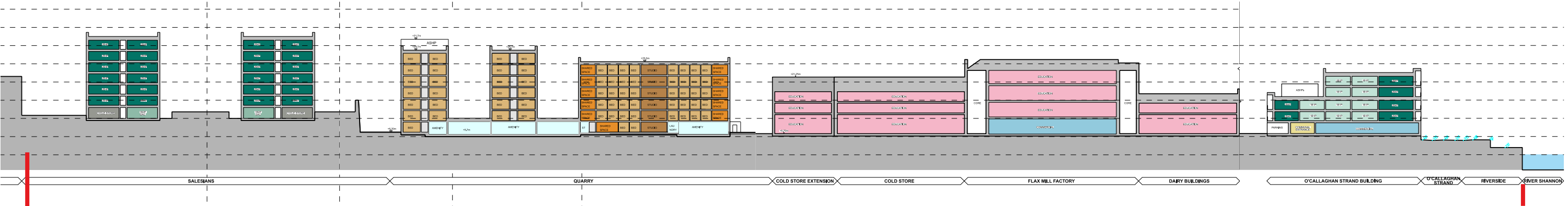
MASTERPLAN SECTIONS



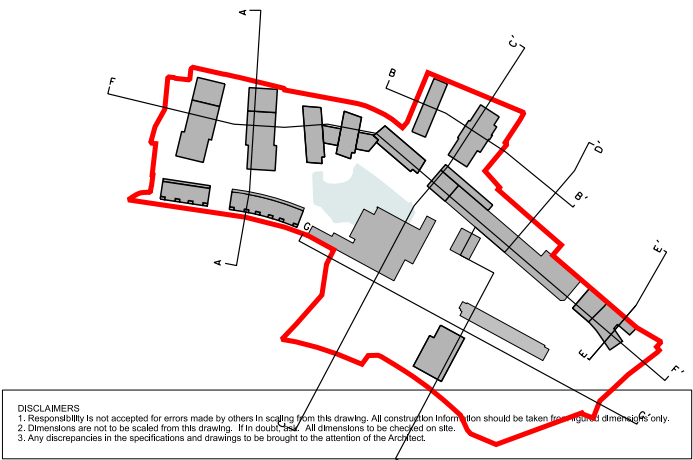
Section A-A'



Section C-C'



USE	RESIDENTIAL TYPE	PBSA TYPE
Mixed Use	1B1P	Standard Room w/ ensuite
Education	1B2P	Universal Access (1p)
Commercial	2B3P	Studio (1p)
Plant/Ancillary (Dotted in Areas)	2B4P	Shared Space
Communal Amenity Space	3B5P	Student Amenity Space
Private Amenity Space		



DISCLAIMERS
1. Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from original dimensions only.
2. Dimensions are not to be scaled from this drawing. If in doubt, check. All dimensions to be checked on site.
3. Any discrepancies in the specifications and drawings to be brought to the attention of the Architect.



3 HERITAGE & CONSERVATION STRATEGY

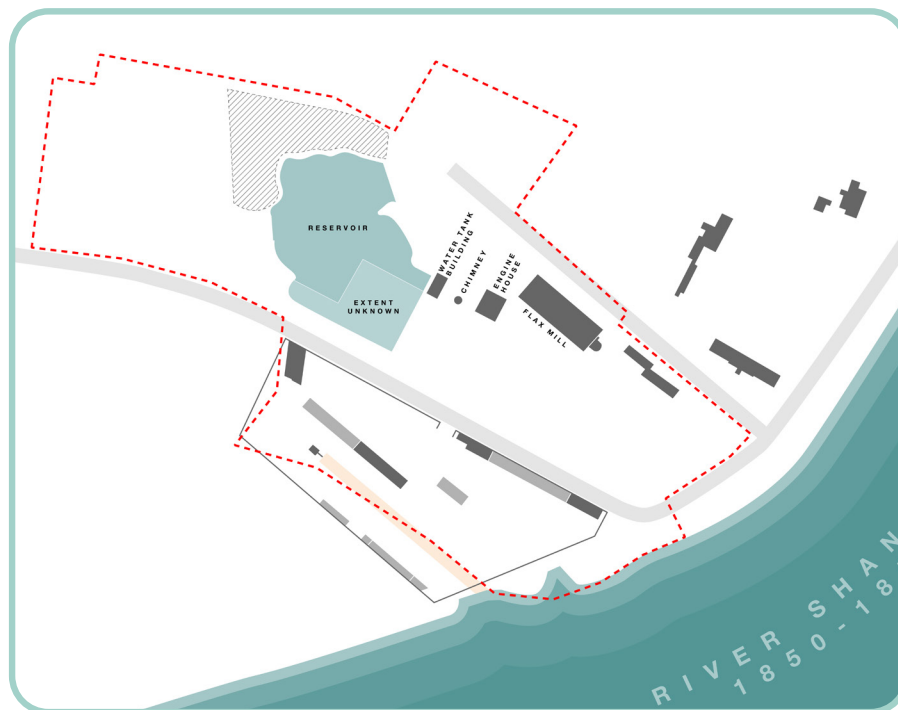
SITE HISTORY

Phase 1 - Flaxmill

1850 - 1877

Spinning Mill constructed by flour milling magnates J.N. Russell

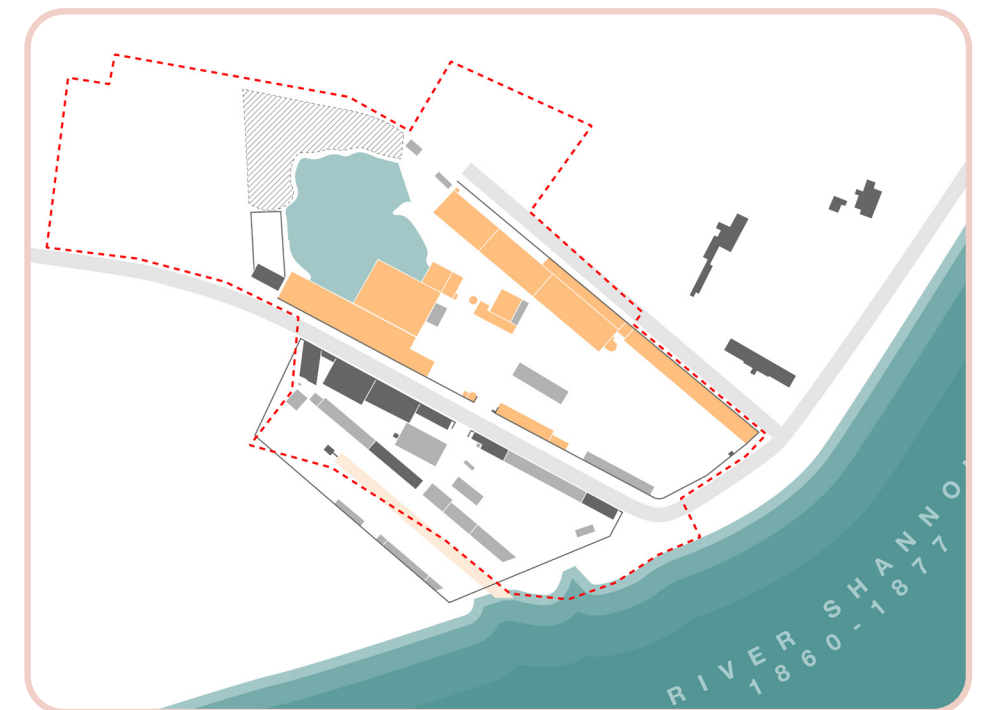
1877: End of site life as a Flaxmill



Phase 2 - Flour Mill

1878 - 1883

1878 - Russell flour processing business uses site for the company. Buildings stripped of equipment and adapted to for new use.
1883 - End of site life as a Flour Mill



SITE HISTORY

Phase 3 & 4 - Condensed Milk

1884 - 1923

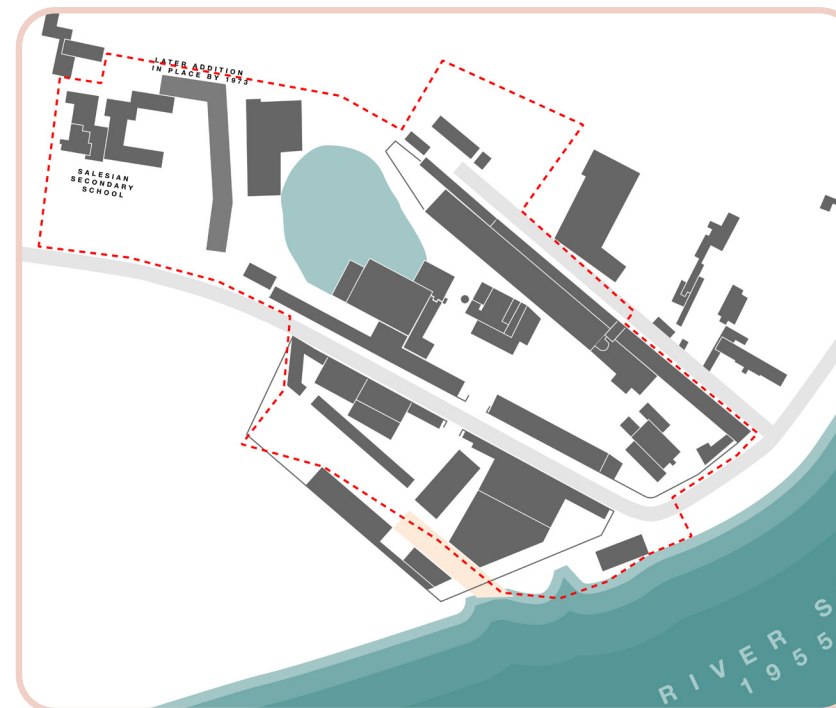
Site used for Cleeves Condensed milk developing to accommodate new processing methods followed by decline



Phase 5 - Dairy Disposal Co.

1927 - 1973

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



Phase 6 - Golden Vale

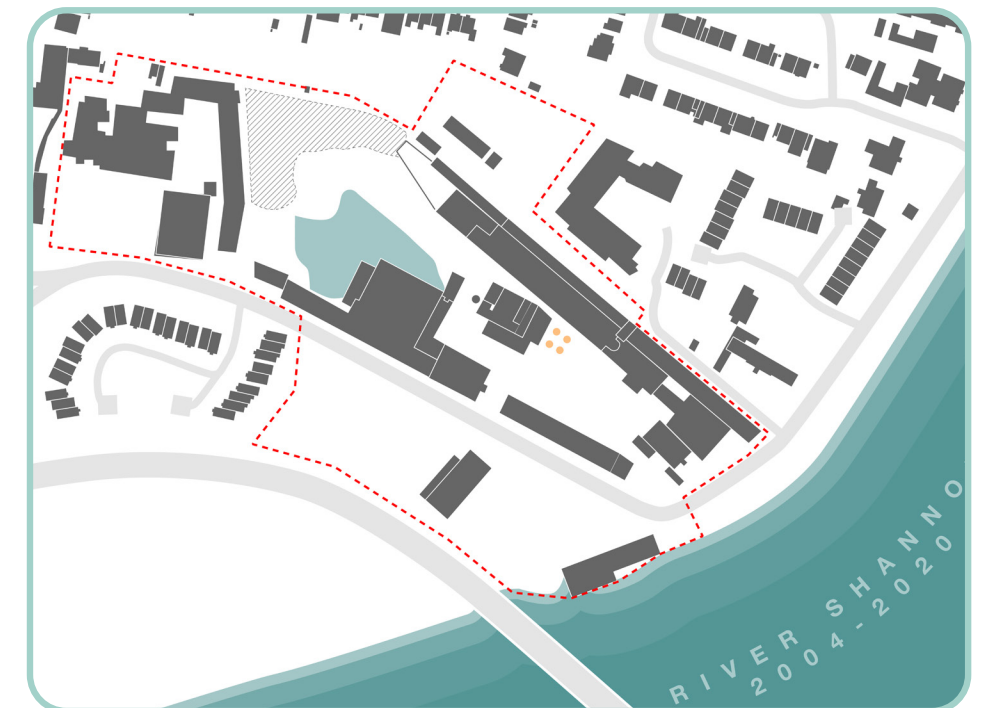
1974 - 2011

1970s - Site operation and production moved into Golden Vale ownership. Extensive changes to all buildings.

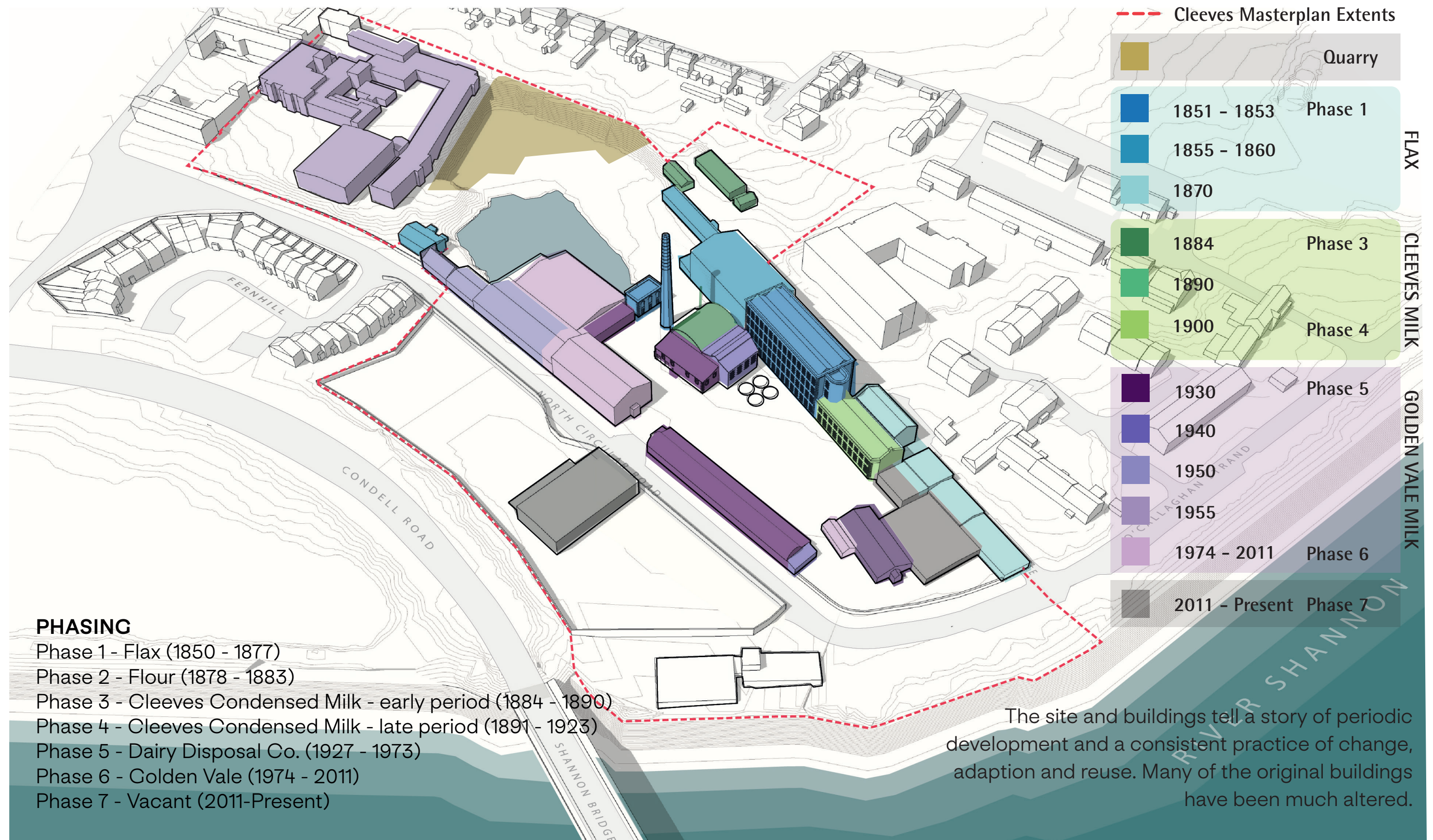
Phase 7 - 2011 - Site becomes vacant

2015 - Site purchased by LCCC

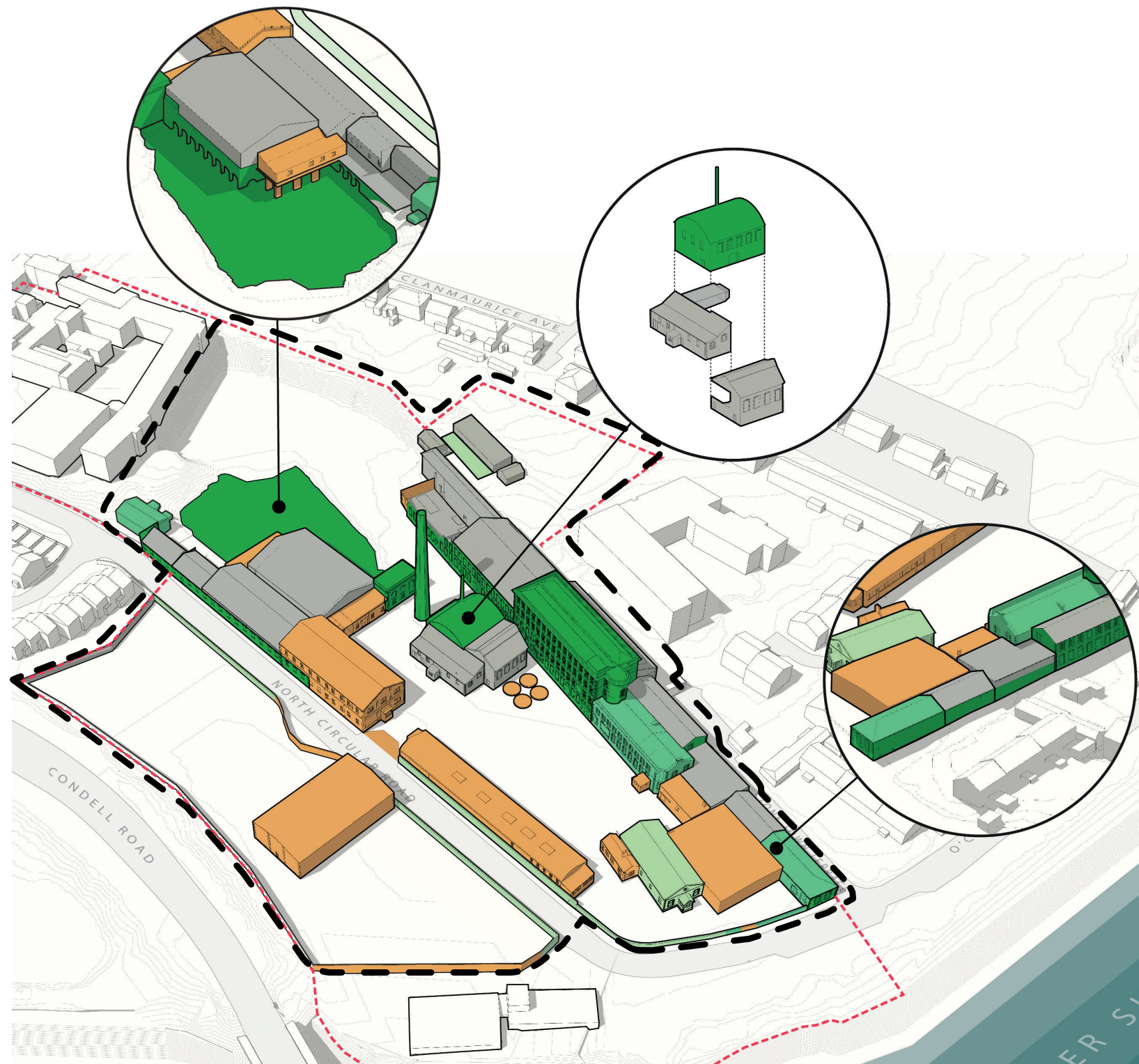
2020 - Site transferred to LTT



SITE HISTORY



SIGNIFICANCE OF THE CLEEVES PROTECTED STRUCTURES



Significance

Primary Heritage Values:

- Historical
- Architectural
- Technological

Secondary Heritage Values:

- Archaeological
- Artistic
- Social

Structures from the period of the Flax Mill retain high significance as do those of the initial phase of the Cleeve's operation from the period 1884-1895.

Highest Significance:

- Structures from the Flax Mill phases
- Early Structures from the Cleeves phase

Medium and Low Significance

- Elements from all phases

There is much on the site that dates to its operation post-1927 and which imposes a negative impact.

Negative Significance:

- Broadly many changes post-1927

The heritage gains that can be made will be most successfully achieved by balancing the vision for re-use with the careful retention of significant historic fabric.

Potential for Heritage Gain:

- Peeling back negative elements
- Repairing historically significant fabric
- Bringing the buildings and site back into use
- Investigating and sharing the history of the site
- Positive Re-use that celebrates the historic fabric
- Making relevant parts of the site and historic buildings publicly accessible

Refer to Statement of Significance for analysis and detail.

Historical Significance

- High
- Medium
- Low
- Negative
- More Investigation Required
- Not part of the Cleeves Protected Structures
- Cleeves Protected Structures Curtilage



SIGNIFICANCE OF THE CLEEVES BOUNDARY WALL

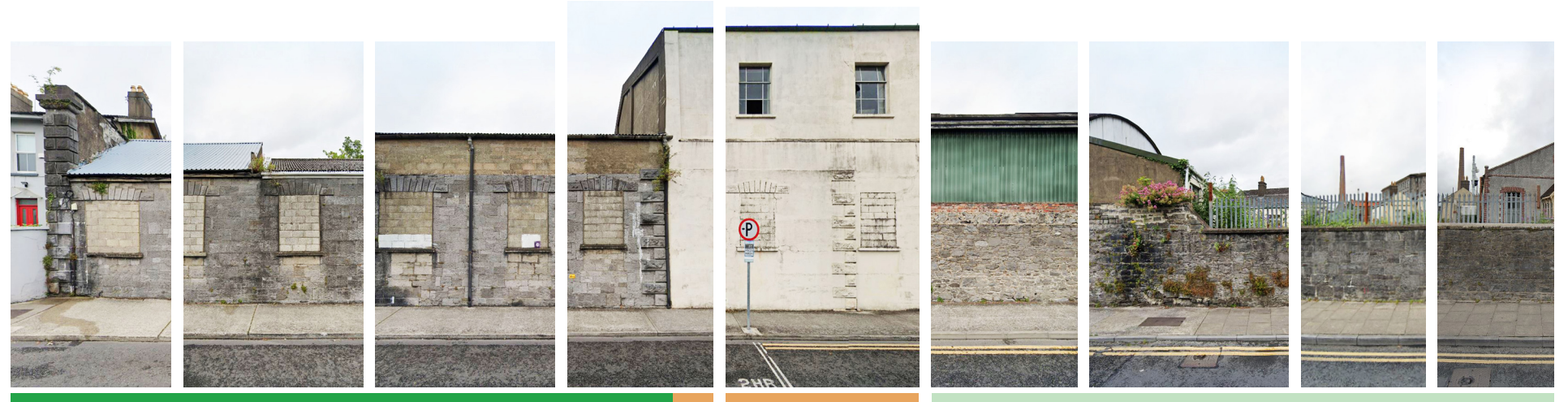
Boundary Walls

- Phase 1 of the historic development of this site
- built of stone taken from the site quarry
- some parts original
- much has been changed or rebuilt
- walls follow the earlier roads that pre-dated the Flaxmill
- wall stretches between buildings built at the boundary

The wall informs understanding of the phasing and operation of the site and its historic closed nature. It served to secure the site, protecting the operation within and allowing the management of employees. Like many reuse schemes past uses contract with future reuse objectives and invite careful consideration.

Managing Change

potential for the wall to be altered, adapted and removed as part of a scheme for the positive reuse of the site overall.

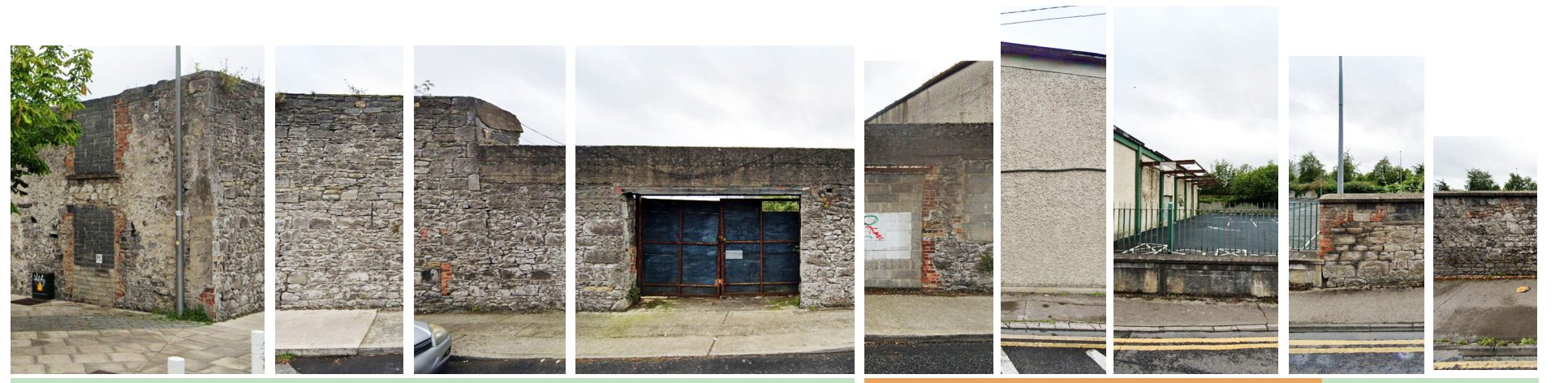


North Circular - Flaxmill Site Boundary



North Circular - Flaxmill Site Boundary

Stonetown Terrace Approach - Flaxmill Site Boundary



North Circular - Shipyard Site Boundary

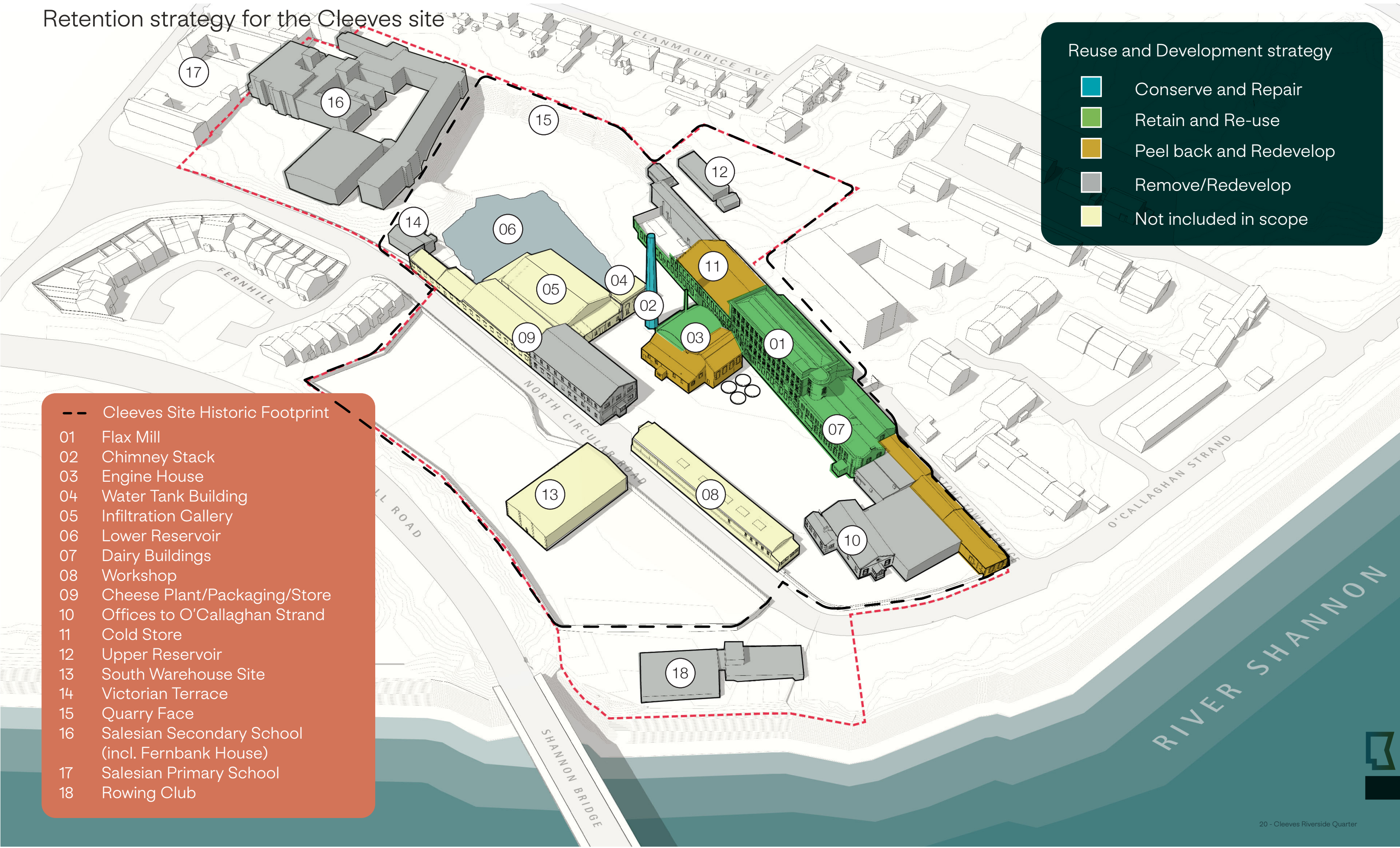
Historical Significance

- High
- Medium
- Low
- Negative
- More Investigation Required



FABRIC RETENTION STRATEGY

Retention strategy for the Cleeves site



Reuse and Development strategy

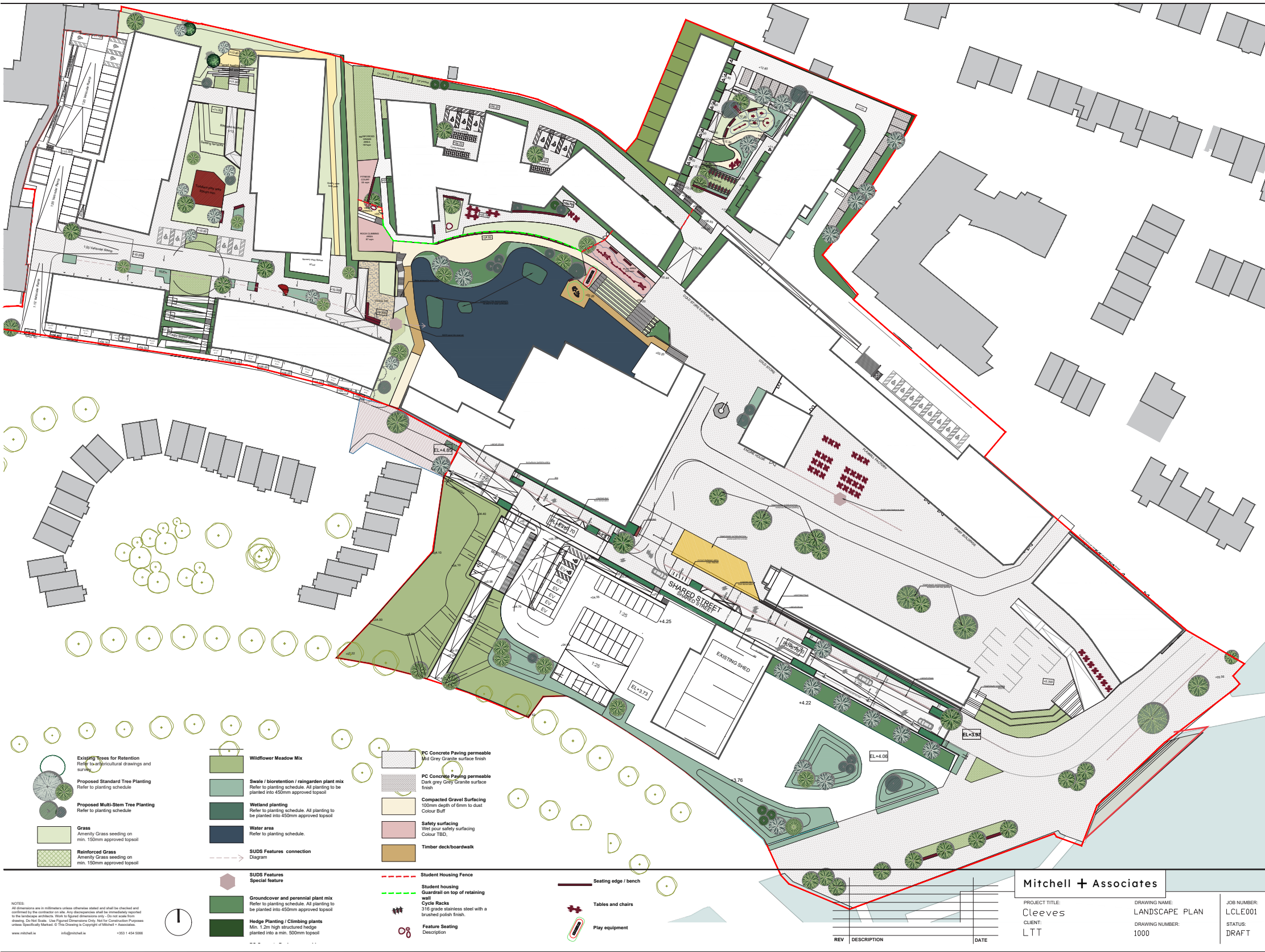
- Conserve and Repair
- Retain and Re-use
- Peel back and Redevelop
- Remove/Redevelop
- Not included in scope

--- Cleeves Site Historic Footprint

- 01 Flax Mill
- 02 Chimney Stack
- 03 Engine House
- 04 Water Tank Building
- 05 Infiltration Gallery
- 06 Lower Reservoir
- 07 Dairy Buildings
- 08 Workshop
- 09 Cheese Plant/Packaging/Store
- 10 Offices to O'Callaghan Strand
- 11 Cold Store
- 12 Upper Reservoir
- 13 South Warehouse Site
- 14 Victorian Terrace
- 15 Quarry Face
- 16 Salesian Secondary School (incl. Fernbank House)
- 17 Salesian Primary School
- 18 Rowing Club

4 PUBLIC REALM

LANDSCAPE MASTERPLAN



- Overview of approach to public realm**
- Spaces with varying character
 - Flaxmill Sq as a significant civic space
 - Quarry Park and Reservoir as a green space
- Green Infrastructure Strategy**
- amenity
 - natural heritage
 - water quality
 - nature-based sustainable drainage, cultural heritage
- Green and Blue infrastructure**
- New public park in the Quarry area
 - Greening strategies for the Flaxmill plaza, riverfront, and North Circular Road
 - Temporary use of the Shipyard
 - Nature-based solutions for SuDs to improve water quality and attenuation and increase biodiversity, amenity and contribute to educational functions
- Biodiversity**
- Maximise biodiversity by considering diversity of plant species, structural complexity and habitat niches, and food sources for urban wildlife
 - Providing for visual and overall sensory amenity across all seasons
- Play Strategy**
- Provide small scale play for younger children in residential courtyards
 - Cumulative play provision for older children
 - Informal play and playful landscape will be considered in the overall public open spaces.



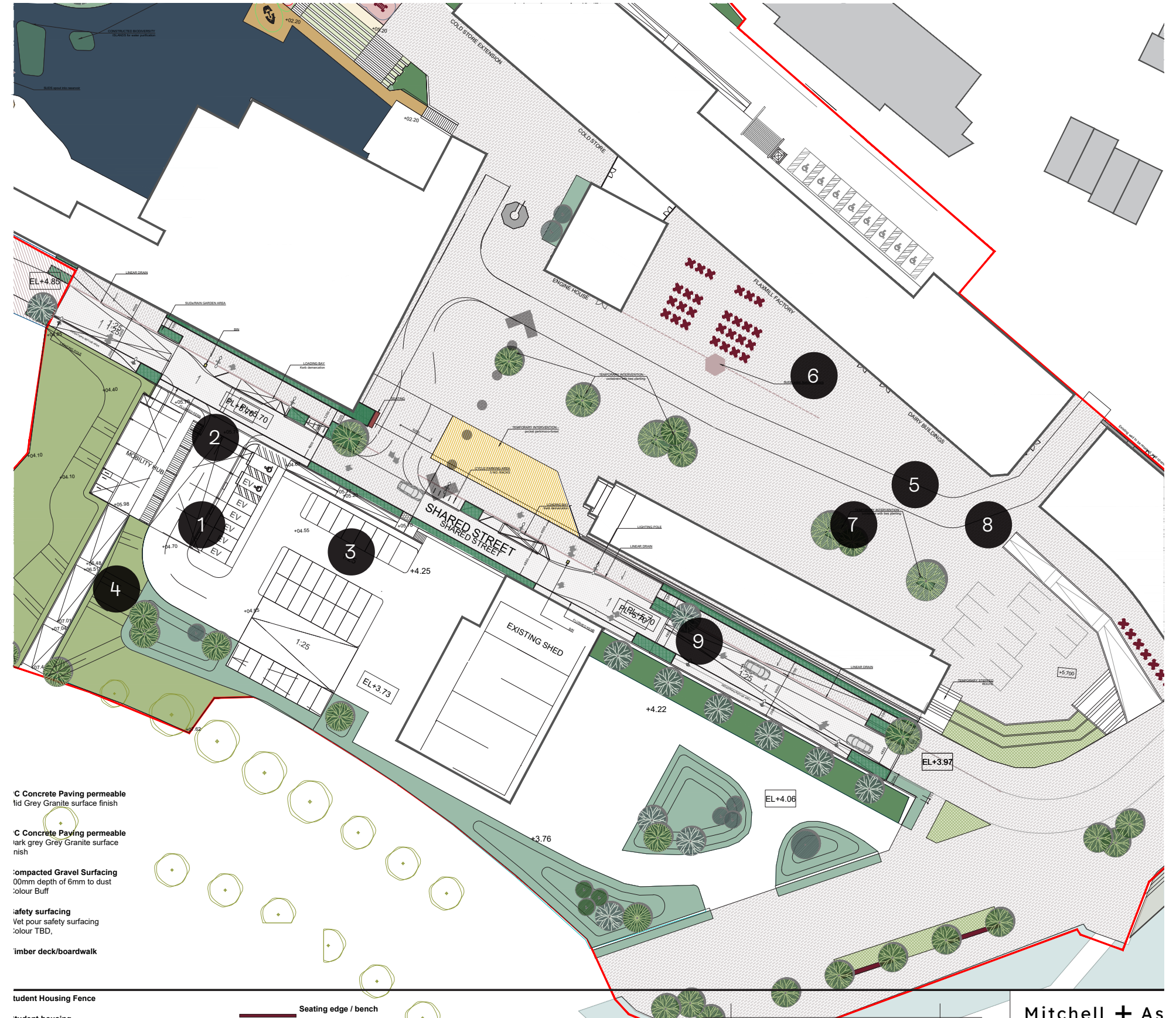
PERMEABILITY THROUGH THE SHIPYARD SITE & FLAXMILL PLAZA

Initial phases of Shipyard Public Realm

Permeability through the Shipyard site objectives:

- A link from Condell Rd, an invitation into the riverside quarter for pedestrians and cyclists
- A landscaped buffer to the Fernhill residential community, also a bio-diversity corridor
- Mobility Hub - parking for car sharing and charging, bike parking, a sustainable means of Active Travel
- Universal Access - part of North Circular Road (NCR) raised to a level of +5.70 (*to provide access above flood scenario*).
- Shared green street - vehicles, cyclists and pedestrians on a shared surface
- Streetscape to be a traffic calmed civic space - amenity, natural heritage and water management.
- Shipyard site with a temporary garden offering flood resiliency. Opportunity for public open space as part of the Green Infrastructure Strategy.

1. Environmental canopy, integrated PV
2. Mobility Hub
3. Designated Residential Car Club
4. Ramped shared path, landscape buffer
5. Water feature linked to SUDs in Flaxmill plaza
6. Seating area - food & beverage uses
7. Tree canopies allows for shelter. Alignment of canopy an important green link, raingardens and amenity
8. Flaxmill plaza - city scaled space for flexible uses
9. Raised NCR, shared street design
10. Climate Beacon - chimney to be used to share energy status



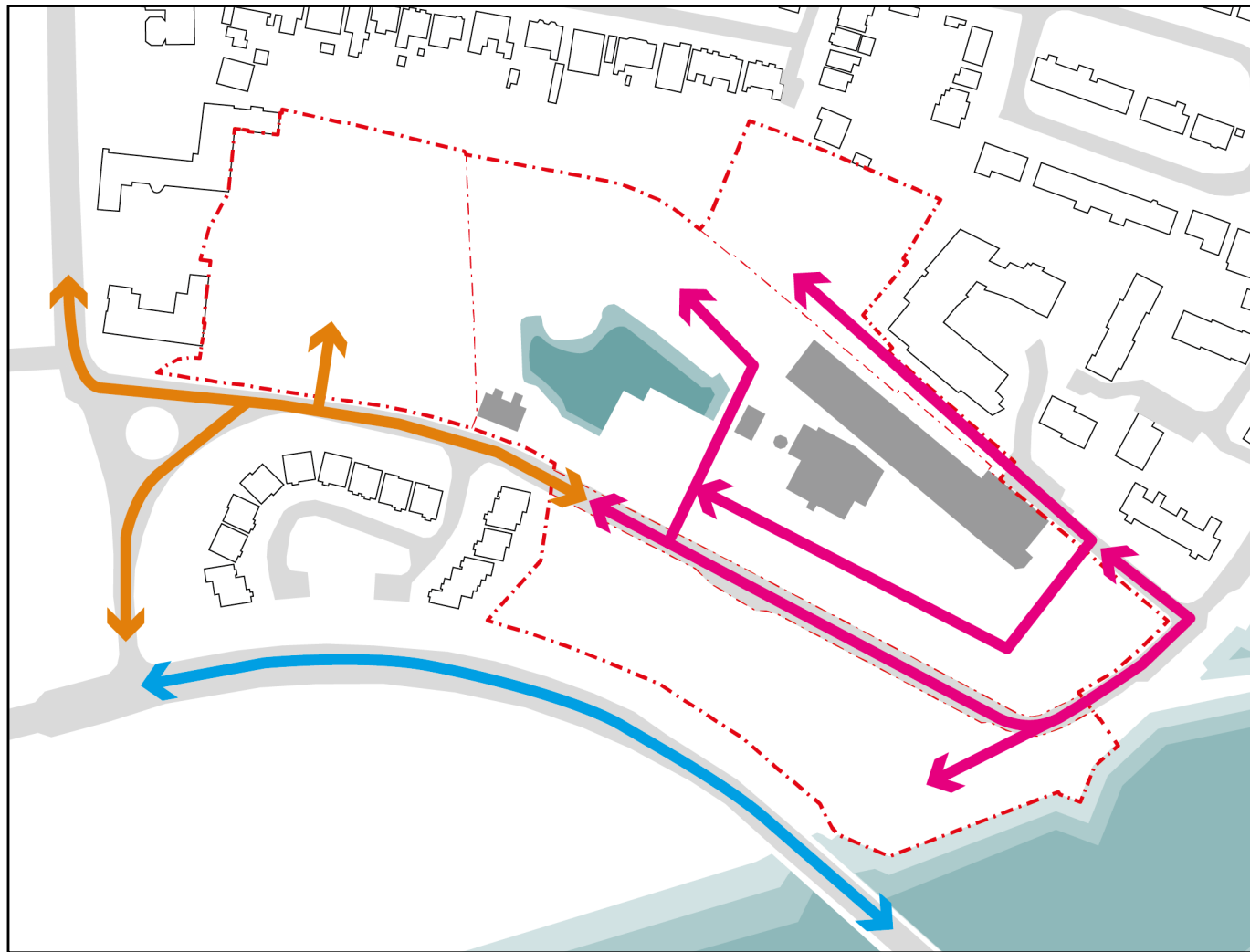
5 UTILITIES & SERVICES

TOPOGRAPHY AND LEVELS

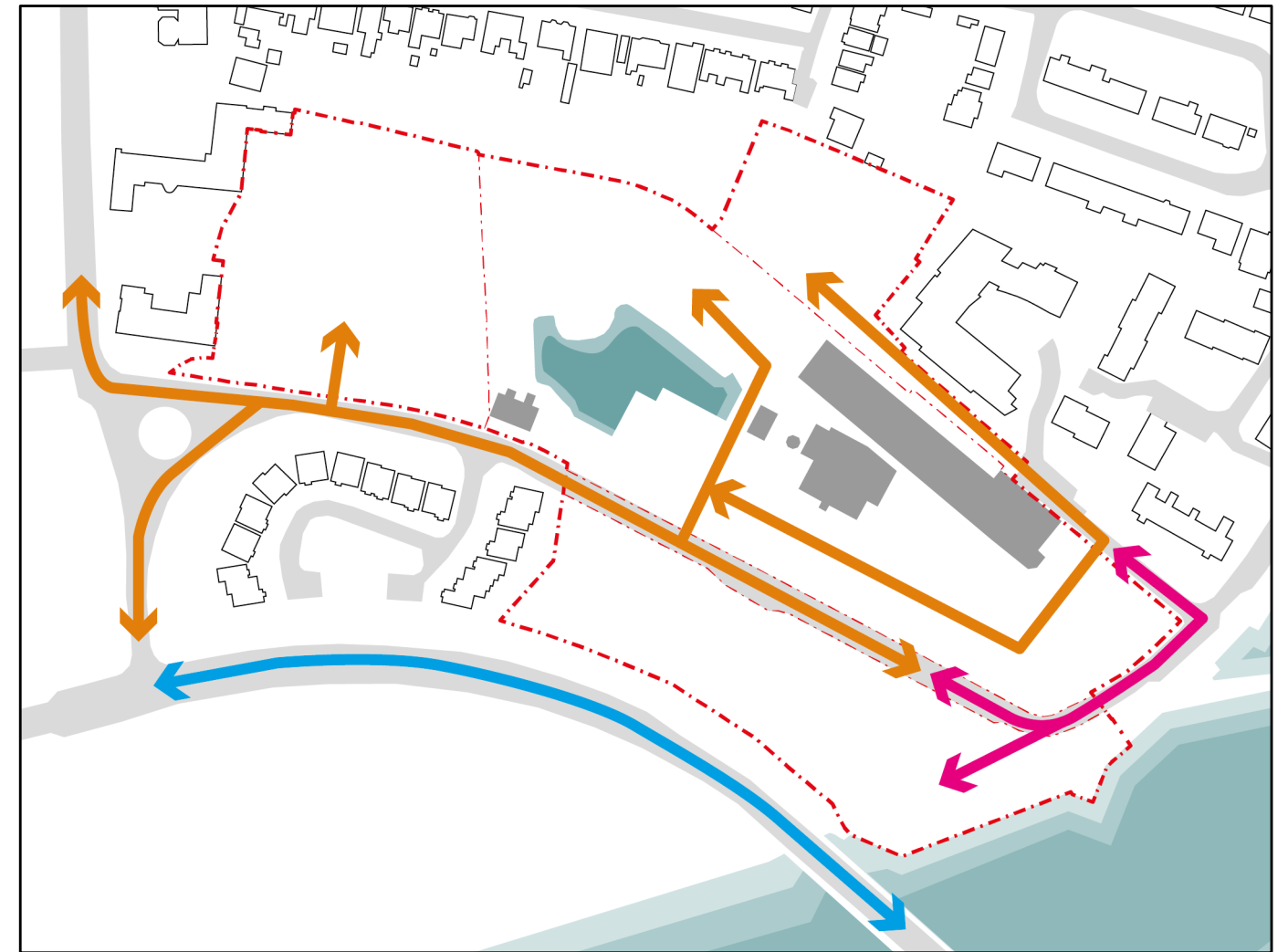
Future-proofing for flooding

- Raising North Circular to 5.7 AOD - the lowest recommended flood protection allowance is 5.7m AOD and requires the re-grading of the NCR to provide safe access and egress to the Flaxmill, Stonetown Terrace and Quarry site.
- Provide access by the emergency services during the 1 in 200-year flood event, as well as protect the Quarry and Flax Mill sites from tidal flooding.

- Fire tender access route available in a flood
- Fire tender access route unavailable in a flood
- Secondary fire tender access if required



North Circular at existing level



North Circular raised to 5.40 - 5.70 A.O.D

SITE SERVICING PROPOSALS

