

Opera Site

Schedules Document

Limerick City and County Council

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Quality information

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Table of Contents

1.	Table 1: Summary Schedule of Accommodation	5
2.	Table 2: Proposed Schedule of Accommodation	6
3.	Table 3: Proposed Schedule of Partial Demolitions to Retained Historic Buildings	8
4.	Table 4: Proposed Residential Schedule	10
5.	Table 5: Proposed Car Parking and Cycle Storage Schedule	11
6.	Table 6: Proposed Open Space Schedule	11

1. Table 1: Summary Schedule of Accommodation

SUMMARIES BY PARCEL	SUMMARY OF USES (INCLUDING RETAIL BASEMENTS)							
	Retail	Residential	Office	Cultural	Rest/ Café/ Bar	Apart-Hotel	Other	Totals
PARCEL 1	960.00	0.00	12,654.00	0.00	430.00	0.00	54.00	14,098.00
PARCEL 2A	1,013.80	1,366.90	0.00	0.00	0.00	4,710.60	0.00	7,091.30
PARCEL 2B	0.00	0.00	0.00	0.00	999.30	0.00	0.00	999.30
PARCEL 3A4 (Town Hall and 8+9 and New Build)	0.00	0.00	2,581.00	4,147.80	250.00	0.00	0.00	6,978.80
PARCEL 3B	444.22	511.80	0.00	0.00	0.00	0.00	0.00	956.02
PARCEL 5 (Tall building, Bank Place)	0.00	0.00	12,331.00	0.00	0.00	0.00	0.00	12,331.00
PARCEL 6 (Granary)	0.00	0.00	2,135.51	0.00	579.90	0.00	0.00	2,715.41
TOTAL	2,418.02	1,878.70	29,701.51	4,147.80	2,259.20	4,710.60	54.00	45,169.83
	5.35%	4.16%	65.76%	9.18%	5.00%	10.43%	0.12%	100.00%

Accommodation Summary	
Internal Gross Floor Area Exclusive of Basement Axillary Uses	45,169.83
Basement Plant Gross Floor Area	2,906.34
Internal Gross Floor Area Inclusive of Basement Ancillary Uses	48,076.17
Gross Floor Area of Basement Car Parking	5,455.00
Overall Proposed Site Gross Floor Area	53,531.17

2. Table 2: Proposed Schedule of Accommodation

Type of Accommodation	RETAIL	RESIDENTIAL	OFFICE	CULTURAL	REST/ CAFÉ/ BAR	APART- HOTEL	OTHER	TOTAL
	sqm	sqm	sqm	sqm	sqm	sqm	sqm	
OPERA SQUARE (parcel 1)	960.00	0.00	12,654.00	0.00	430.00	0.00		2,103.00
Commercial Offices								
Basement -								2,049.00
Active Basement			523.00					
Ground Floor	960.00		589.00		430.00			54.00
1st Floor	0.00		2,516.00					
2nd Floor			2,512.00					
3rd Floor			2,532.00					
4th Floor			2,242.00					
5th Floor			1,888.00					
Roof			52.00					
Parcel 1	960.00		12,654.00		430.00			2,103.00

Type of Accommodation	RETAIL	RESIDENTIAL	OFFICE	CULTURAL	REST/ CAFÉ/ BAR	APART- HOTEL	OTHER	TOTAL
	sqm	sqm	sqm	sqm	sqm	sqm	sqm	
1 PATRICK ST (parcel 2A)	81.58	210.00	0.00	0.00	0.00	0.00		0.00
Retail and Residential								
Basement	51.58							
Ground Floor	30.00	30.00						
1st Floor		80.00						
2nd Floor		80.00						
3rd Floor		80.00						
2 PATRICK ST (parcel 2A)	97.09	171.40	0.00	0.00	0.00	0.00		0.00
Retail and Residential								
Basement	53.29							
Ground Floor	43.80	10.00						
1st Floor		53.80						
2nd Floor		53.80						
3rd Floor		53.80						
3 PATRICK ST (parcel 2A)	158.30	178.90	0.00	0.00	0.00	0.00		0.00
Retail and Residential								
Basement	112.00							
Ground Floor	46.30	10.00						
1st Floor		56.30						
2nd Floor		56.30						
3rd Floor		56.30						
4 PATRICK ST (parcel 2A)	159.30	184.90	0.00	0.00	0.00	0.00		0.00
Retail and Residential								
Basement	111.00							
Ground Floor	48.30	10.00						
1st Floor		58.30						
2nd Floor		58.30						
3rd Floor		58.30						
5 PATRICK ST (parcel 2A)	158.00	190.00	0.00	0.00	0.00	0.00		0.00
Retail and Residential								
Basement	108.00							
Ground Floor	50.00	10.00						
1st Floor		80.00						
2nd Floor		80.00						
3rd Floor		80.00						
4 ELLEN ST (parcel 2A)	152.40	0.00	0.00	0.00	0.00	166.20		0.00
Retail and Aparthotel								
Basement	97.00							
Ground Floor	55.40							
1st Floor						55.40		
2nd Floor						55.40		
3rd Floor						55.40		
5 ELLEN ST (parcel 2A)	59.44	0.00	0.00	0.00	0.00	67.80		0.00
Retail and Aparthotel								
Basement	36.84							
Ground Floor	22.60							
1st Floor						22.60		
2nd Floor						22.60		
3rd Floor						22.60		
6 ELLEN ST (parcel 2A)	78.59	0.00	0.00	0.00	0.00	108.60		0.00
Retail and Aparthotel								
Basement	42.39							
Ground Floor	36.20							
1st Floor						36.20		
2nd Floor						36.20		
3rd Floor						36.20		
7 ELLEN ST (parcel 2A)	35.00	278.40	0.00	0.00	0.00	0.00		0.00
Retail and Residential								
Ground Floor	35.00	10.00						
1st Floor		100.80						
2nd Floor		83.80						
3rd Floor		83.80						
8 ELLEN ST (parcel 2A)	34.10	153.30	0.00	0.00	0.00	0.00		0.00
Retail and Residential								
Ground Floor	34.10	10.00						
1st Floor		55.10						
2nd Floor		44.10						
3rd Floor		44.10						
Parcel 2A New Build	0.00	0.00	0.00	0.00	0.00	4,808.00		0.00
Aparthotel								
Basement						440.00		
Ground Floor						993.00		
1st Floor						958.00		
2nd Floor						958.00		
3rd Floor						958.00		
4th Floor						501.00		
Roof						0.00		
Parcel 2A	1,013.80	1,366.90				5,150.60		7,531.30

Table 2: Proposed Schedule of Accommodation (cont.)

Type of Accommodation	RETAIL	RESIDENTIAL	OFFICE	CULTURAL	REST/ CAFÉ/ BAR	APART- HOTEL	OTHER	TOTAL
8A ELLEN ST (parcel 2B)								
Licensed Premises	0.00	0.00	0.00	0.00	819.00	0.00	0.00	
Basement					261.00			
Ground Floor					186.00			
1st Floor					186.00			
2nd Floor					186.00			
Parcel 2B	0.00	0.00	0.00	0.00	819.00	0.00	0.00	819.00
8B ELLEN ST (parcel 2B)								
Licensed Premises	1,921.98	1,535.40	48,735.00	13,544.40	441.30	0.00	0.00	
Ground Floor					179.70			
1st Floor					114.30			
2nd Floor					114.30			
3rd Floor					33.00			
Parcel 2B	1,921.98	1,535.40	48,735.00	13,544.40	441.30	0.00	0.00	1,260.30
8 RUTLAND ST (parcel 3A4)								
Library and Café	0.00	0.00	0.00	242.00	101.24	0.00	0.00	
Basement					101.24			
Ground Floor				60.50				
1st Floor				60.50				
2nd Floor				60.50				
3rd Floor				60.50				
Parcel 3A4	0.00	0.00	0.00	242.00	101.24	0.00	0.00	343.24
9 RUTLAND ST (parcel 3A4)								
Library and Café	0.00	0.00	0.00	340.00	94.71	0.00	0.00	
Basement					94.71			
Ground Floor				70.50				
1st Floor				70.50				
2nd Floor				99.50				
3rd Floor				99.50				
Parcel 3A4	0.00	0.00	0.00	340.00	94.71	0.00	0.00	434.71
TOWNHALL RUTLAND ST (parcel 3A4)								
Library and Café	196.44	0.00	0.00	832.80	250.00	0.00	0.00	
Basement	196.44				250.00			
Active basement	0.00			75.00				
Ground Floor				252.60				
1st Floor (double height space)				0.00				
2nd Floor				252.60				
3rd Floor				252.60				
4th Floor (annex additional level to side)				0.00				
Parcel 3A4	196.44	0.00	0.00	832.80	250.00	0.00	0.00	1,279.24
OPERA SQUARE (parcel 3A4 New Build)								
Library and Commercial Offices	0.00	0.00	2,981.00	3,100.00	0.00	0.00	0.00	
Basement -			400.00	367.00				
Active Basement				33.00				
Ground Floor Annex (link or entrance atrium)				0.00				
Ground Floor			400.00	900.00				
1st Floor			527.00	900.00				
2nd Floor			527.00	900.00				
3rd Floor			527.00					
4th Floor			600.00					
Roof			0.00					
Parcel 3A4	0.00	0.00	2,981.00	3,100.00	0.00	0.00	0.00	6,081.00
4 RUTLAND ST (parcel 3B)								
Retail and Residential	270.90	239.70	0.00	0.00	0.00	0.00	0.00	
Basement	191.00							
Ground Floor	79.90							
1st Floor		79.90						
2nd Floor		79.90						
3rd Floor		79.90						
Parcel 3B	270.90	239.70	0.00	0.00	0.00	0.00	0.00	510.60
5 RUTLAND ST (parcel 3B)								
Retail and Residential	173.32	272.10	0.00	0.00	0.00	0.00	0.00	
Basement	82.62							
Ground Floor	90.70							
1st Floor		90.70						
2nd Floor		90.70						
3rd Floor		90.70						
Parcel 3B	173.32	272.10	0.00	0.00	0.00	0.00	0.00	445.42

Type of Accommodation	RETAIL	RESIDENTIAL	OFFICE	CULTURAL	REST/ CAFÉ/ BAR	APART- HOTEL	OTHER	TOTAL
OPERA SQUARE (parcel 5)								
Commercial Offices	0.00	0.00	13,264.00	0.00	0.00	0.00	0.00	
Basement			933.00					
Lower Ground Floor			448.00					
Ground Floor			877.00					
1st Floor			1,176.00					
2nd Floor			1,105.00					
3rd Floor			830.00					
4th Floor			830.00					
5th Floor			830.00					
6th Floor			830.00					
7th Floor			830.00					
8th Floor			830.00					
9th Floor			830.00					
10th Floor			830.00					
11th Floor			895.00					
12th Floor			895.00					
13th Floor (588)			895.00					
Parcel 5	0.00	0.00	13,264.00	0.00	0.00	0.00	0.00	13,264.00
Granary (parcel 6)								
Existing Uses	0.00	0.00	2,302.46	0.00	579.90	0.00	0.00	
Basement			168.95					
Ground Floor			81.21		579.90			
1st Floor			887.68					
2nd Floor			898.31					
3rd Floor			888.31					
Parcel 6	0.00	0.00	2,302.46	0.00	579.90	0.00	0.00	2,882.36
OPERA SQUARE (Basement)								
Parking Area (Excluding Building Footprints)	0.00	0.00	0.00	0.00	0.00	0.00	3,352.00	
Basement Parking							3,352.00	3,352.00
TOTAL SUM	2,614.46	1,878.70	31,201.46	4,514.80	2,716.15	5,150.60	5,455.00	53,531.17

SUMMARIES BY PARCEL	SUMMARY OF USES (INCLUDING RETAIL BASEMENTS)							
	Retail	Residential	Office	Cultural	Rest/ Café/ Bar	Apartment-Hotel	Other	Totals
PARCEL 1	960.00	0.00	12,654.00	0.00	430.00	0.00	54.00	14,098.00
PARCEL 2A	1,013.80	1,366.90	0.00	0.00	0.00	4,710.60	0.00	7,091.30
PARCEL 2B	0.00	0.00	0.00	0.00	999.30	0.00	0.00	999.30
PARCEL 3A4 (Town Hall and 8+9 and New Build)	0.00	0.00	2,581.00	4,147.80	250.00	0.00	0.00	6,978.80
PARCEL 3B	444.22	511.80	0.00	0.00	0.00	0.00	0.00	956.02
PARCEL 5 (Tall building, Bank Place)	0.00	0.00	12,331.00	0.00	0.00	0.00	0.00	12,331.00
PARCEL 6 (Granary)	0.00	0.00	2,135.51	0.00	579.90	0.00	0.00	2,715.41
TOTAL	2,418.02	1,878.70	29,701.51	4,147.80	2,259.20	4,710.60	54.00	45,169.83
	5.35%	4.16%	65.76%	9.18%	5.00%	10.43%	0.12%	100.00%

3. Table 3: Proposed Schedule of Partial Demolitions to Retained Historic Buildings

Type of Accommodation	Existing		Demolition		Retained	
	sqm		sqm		sqm	
4 RUTLAND ST (parcel 3B)	568.10	57.50			510.60	
Basement						191.00
Ground Floor			57.50			79.90
1st Floor			0.00			79.90
2nd Floor			0.00			79.90
3rd Floor			0.00			79.90
5 RUTLAND ST (parcel 3B)	496.12	50.70			445.42	
Basement						82.62
Ground Floor			14.70			90.70
1st Floor			12.00			90.70
2nd Floor			12.00			90.70
3rd Floor			12.00			90.70
8 RUTLAND ST (parcel 3A)	383.54	40.30			343.24	
Basement						101.24
Ground Floor			40.30			60.50
1st Floor			0.00			60.50
2nd Floor			0.00			60.50
3rd Floor			0.00			60.50
9 RUTLAND ST (parcel 3A)	433.71	57.00			376.71	
Basement						94.71
Ground Floor			57.00			70.50
1st Floor			0.00			70.50
2nd Floor			0.00			70.50
3rd Floor			0.00			70.50
TOWNHALL RUTLAND ST (parcel 3A)	1,836.54	808.30			1,028.24	
Basement						270.44
Active basement						
Ground Floor			352.60			252.60
1st Floor (double height space)			141.10			
2nd Floor			141.10			252.60
3rd Floor			141.10			252.60
4th Floor (annex additional level to side)			32.40			

Type of Accommodation	Existing		Demolition		Retained	
	sqm		sqm		sqm	
1 PATRICK ST (parcel 2A)	497.58	206.00			291.58	
Basement						51.58
Ground Floor				75.80		60.00
1st Floor				75.80		60.00
2nd Floor				54.40		60.00
3rd Floor				0.00		60.00
2 PATRICK ST (parcel 2A)	316.69	48.20			268.49	
Basement						53.29
Ground Floor				48.20		53.80
1st Floor				0.00		53.80
2nd Floor				0.00		53.80
3rd Floor				0.00		53.80
3 PATRICK ST (parcel 2A)	442.00	104.80			337.20	
Basement						112.00
Ground Floor				92.50		56.30
1st Floor				12.30		56.30
2nd Floor				0.00		56.30
3rd Floor				0.00		56.30
4 PATRICK ST (parcel 2A)	521.80	177.60			344.20	
Basement						111.00
Ground Floor				88.80		58.30
1st Floor				88.80		58.30
2nd Floor				0.00		58.30
3rd Floor				0.00		58.30
4 ELLEN ST (parcel 2A)	347.00	28.40			318.60	
Basement						97.00
Ground Floor				28.40		55.40
1st Floor				0.00		55.40
2nd Floor				0.00		55.40
3rd Floor				0.00		55.40

Table 3: Proposed Schedule of Partial Demolitions to Retained Historic Buildings (cont.)

Type of Accommodation	Existing	Demolition	Retained
	sqm	sqm	sqm
5 ELLEN ST (parcel 2A)	127.24	0.00	127.24
Basement			36.84
Ground Floor		0.00	22.60
1st Floor		0.00	22.60
2nd Floor		0.00	22.60
3rd Floor		0.00	22.60
6 ELLEN ST (parcel 2A)	187.19	0.00	187.19
Basement			42.39
Ground Floor		0.00	36.20
1st Floor		0.00	36.20
2nd Floor		0.00	36.20
3rd Floor		0.00	36.20
7 ELLEN ST (parcel 2A)	296.40	0.00	296.40
Ground Floor		0.00	45.00
1st Floor		0.00	83.80
2nd Floor		0.00	83.80
3rd Floor		0.00	83.80
8 ELLEN ST (parcel 2A)	176.40	0.00	176.40
Ground Floor		0.00	44.10
1st Floor		0.00	44.10
2nd Floor		0.00	44.10
3rd Floor		0.00	44.10

Type of Accommodation	Existing	Demolition	Retained
	sqm	sqm	sqm
9A ELLEN ST (parcel 2B)	1,097.80	278.80	819.00
Basement			261.00
Ground Floor		223.40	186.00
1st Floor		55.40	186.00
2nd Floor		0.00	186.00
9B ELLEN ST (parcel 2B)	465.60	156.30	309.30
Ground Floor		156.30	146.70
1st Floor		0.00	81.30
2nd Floor		0.00	81.30
3rd Floor			
Granary	2,421.20	0.00	2,421.20
Ground Floor			579.90
1st Floor			617.10
2nd Floor			617.10
3rd Floor			607.10
TOTAL SUM	11,036.31	2,087.30	8,949.01

4. Table 4: Proposed Residential Schedule

	1 Bed 2 Person	2Bed 4 Person	3 Bed 6 Person	4 Bed 8 Person	Open Space Provision
4 & 5 Rutland Street (Apartments)	3				9m2 Balconies to each apartment
1 Patrick Street (TownHouse)				1	19m2 private garden
2 Patrick Street (Apartments)		3			33m2 Communal Garden
3 Patrick Street (Apartments)		3			33m2 Communal Garden
4 Patrick Street (TownHouse)				1	58m2 Terrace Garden
5 Patrick Street (TownHouse)			1		58m2 Terrace Garden
7 Ellen Street (Apartments)		3			9m2 Balconies to each apartment
8 Ellen Street (TownHouse)		1			9m2 Balcony
Total	3	10	1	2	Scheme Total
					16

Aparthotel Mix

	1 Bed 4 Person	1 Bed 4 Person (Accessible)	2Bed Studio	Scheme Total
Apartment Type (New Build)	26	11	14	
Apartment Type (4, 5 and 6 Ellen Street Conversation)	6			
Total	32	11	14	57

5. Table 5: Proposed Car Parking and Cycle Storage Schedule

Cycle / Parking Provision	No.
Basement Car Parking Space	155 spaces
Secure Basement Cycle Storage	311 spaces
Secure Ground Floor Cycle Storage	40 spaces
Public Ground Floor Cycle Storage	120 spaces
Provsion for Cycle Hire Scheme	24 spaces

6. Table 6: Proposed Open Space Schedule

Description	Area
Bank Pl	1,775m ² (building to kerb)
Plaza	4,013m ² (Gross)
Patrick/Rutland St	630m ² (building to kerb)
Ellen St	363m ² (building to kerb)
Michael St	491m ² (building to kerb)
The Granary	778m ²

