

Visit our website www.limerickleader.ie**BREAKING NEWS****Limerick Leader**
LIMERICK LEADER**OPERA SITE - NEWSPAPER NOTICE**

Limerick City and County Council intends to seek the approval of An Bord Pleanála, in accordance with Section 175 of the Planning and Development Act 2000, for the redevelopment of the c. 2.35 Hectare 'Opera Site' in Limerick City Centre. The development site is bound by Patrick Street, Rutland Street, Bank Place, Michael Street and Ellen Street, comprising: 1-8 Patrick Street, 3-9 Ellen Street (including 9a), Watch House Lane, Michael Street Car Park, The Granary, Oscall House, 4-9 Rutland Street and the Town Hall, Patrick Street.

A 10 year permission is being sought.

The site includes 3 No. Protected Structures; the former Town Hall (Record of Protected Structures (RPS) Ref. No. 014), the Granary on Michael Street (RPS Ref. No. 272), and a protected doorway at Bruce House on Rutland Street (RPS Ref. No. 317), and other structures of heritage value.

The development provides, the demolition of all Twentieth Century buildings and later additions to include: No.6 and No. 7 Rutland Street, the rear returns of the retained heritage buildings, the library extension to the Granary Building on Michael Street, and the side and rear extensions to the Town Hall on Rutland Street totalling c.13,980 m². The development also provides the redevelopment of the surface level car park on Michael Street.

The development comprises the construction of c.53,532 m² Gross Floor Area (GFA) mixed-use scheme comprising:

The erection of a landmark office building which is principally 14-storeys, with a 15-storey element providing for an enclosed plant room (and solar panels above on roof) at Bank Place comprising c. 13,264 sq m office floorspace;

The erection of a 6-storey over basement building, replacing the existing car park at the corner of Michael Street and Ellen Street, providing c.12,654 m² office use, with c.960 m² retail, and, c.430 m² restaurant/café use at ground level;

The erection of a 5-storey building at the corner of Patrick St. and Ellen St. comprising, a 57 No. room apart-hotel (c.5,151 m²), including balconies to the rear at 7-8 Ellen Street.

The provision of 9 no. apartments at 1st to 3rd floor levels (6 No. 2 bed apartments; 1 No. 3 bed; and 2 No. 4 bed apartments) with balconies to the rear and c.655 m² of retail use at ground and basement levels of 1-5 Patrick Street.

The provision of 4 No. 2 Bed apartments at 1st to 3rd floor levels with balconies to the rear and c.360 m² of retail use at ground and basement levels of 7-8 Ellen Street.

The provision of 3 No. residential dwellings at 1st to 3rd floor levels (3 No. 1 Bed apartments), with balconies to the rear and c.445 m² of retail use at ground and basement levels at the existing buildings 4-5 Rutland Street;

The refurbishment of the 3-storey over basement building at No. 9-9a Ellen Street (the former Quinn's pub) to provide a c. 1,261 m² licenced bar and restaurant.

The renovation and adaptation of the 4-storey former Town Hall (a Protected Structure RPS Ref. No. 014), including the demolition of the existing single storey, building adjoining to the rear and the two-bay four-storey end of terrace building adjoining to the south side. Retention of and conservation works to the Town Hall building to include the roof, façade, windows, principal rooms and open well staircase. Integration at ground and top floor level of the Town Hall with Nos. 8 & 9 Rutland Street which will form part of the proposed Library development. The Bruce House Doorway (a Protected Structure, RPS Ref. No. 317) will be relocated at the internal gable of number 8 Rutland Street, within the new library building atrium. The new building will provide a public library of c.4,515 m², c.2,981 m² of office floorspace, and, c.197 m² of retail and c.446 m² of café/restaurant floorspace in the basement.

The refurbishment and adaptive re-use of the 4-storey over basement Granary Building on Michael Street (a Protected Structure, RPS Ref. No. 272), including; the change of use of the former Library space within the Protected Structure to office use, the demolition of the existing modern library extension to the west and provision of a new glazed vertical circulation block to the west elevation. The building will provide c.2,303 m² office floorspace. No change is proposed to the existing basement restaurant and separate licenced premises (c. 579 m²).

The construction of a basement car park at Opera Square, accessed from Michael Street, comprising 155 no. car parking spaces.

The provision of a total of 495 cycle parking spaces. These include 311 no. secure cycle parking spaces, together with shower and changing facilities at basement level; 40 no. secure cycle parking spaces and 120 no. public cycle spaces at ground level throughout the proposed development and the provision for a 24-space cycle hire scheme at Bank Place.

The development will also include improvement works to the adjacent public streets, hard and soft landscaping changes, public realm seating, roof gardens/terraces, signage, lighting, change in levels, 4 No. ESB substations, attenuation and site wide piped services, set-down areas and all related site development and excavation works above and below ground. In addition, 3 no. new public squares/plazas will be created to comprise; The Central Plaza c.3,700 m² with a mirror pool water feature; the Granary Courtyard c.778 m²; and Bank Place c.1,775 m².

An Environmental Impact Assessment Report (EIA) and a Natura Impact Statement (NIS) has been prepared in respect of the Proposed Development.

This application for permission, EIA and NIS will be available for inspection free of charge, or may be purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours excluding Bank Holidays, at the following locations.

The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WY78.

The application plans and particulars and the EIA and NIS may also be viewed at or downloaded from the following website: <https://www.limerick.ie/council/services/planning-and-property/opera-site-planning-application/opera-site-planning>. Submissions or observations may be made in writing only to An Bord Pleanála ("the Board"), 64 Marlborough Street, Dublin 1 in respect of:

- I. The likely effects on the environment of the Proposed Development.
- II. The implications of the Proposed Development for proper planning and sustainable development of the area concerned, if carried out.

Any submissions / observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Board not later than 5.30 p.m. on 10th May 2019 and must include the following information:

1. The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
2. The subject matter of the submission or observation, and
3. The reasons, considerations and arguments on which the submission or observation is based in full.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

The Board may at its absolute discretion hold an Oral Hearing on the application. (For further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website www.pleanala.ie).

The Board may in respect of an application for permission decide to:

- a) (i) grant the permission, or (ii) make such modifications to the Proposed Development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or (iii) grant permission in respect of part of the Proposed Development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions or
- b) Refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of the Board (Telephone No. 01-6588100).

Any person may question the validity of any such decision of the Board by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 681 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000 as amended. Practical information on the review mechanism can be accessed under the heading 'Information on cases/weekly lists - Judicial Review of Planning Decisions' on the Board's website, www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie

SITE NOTICE

Planning & Development Act, 2000, as amended

Notice of Direct Planning Application to An Bord Pleanála

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- The erection of a 5-storey building at the corner of Patrick St. and Ellen St. comprising; a 57 No. room apart-hotel (c.5,151 m²), including balconies to the rear at 7-8 Ellen Street.
- The provision of 9 no. apartments at 1st to 3rd floor levels (6 No. 2 bed apartments; 1 No. 3 bed; and, 2 No. 4 bed apartments) with balconies to the rear and c.655 m² of retail use at ground and basement levels of 1-5 Patrick Street.
- The provision of 4 No. 2 Bed apartments at 1st to 3rd floor levels with balconies to the rear and c.360 m² of retail use at ground and basement levels of 7-8 Ellen Street.
- The provision of 3 No. residential dwellings at 1st to 3rd floor levels (3 No. 1 Bed apartments), with balconies to the rear and c.445 m² of retail use at ground and basement levels at the existing buildings 4-5 Rutland Street;
- The refurbishment of the 3-storey over basement building at No. 9 -9a Ellen Street (the former Quinn's pub) to provide a c.1,261 m² licenced bar and restaurant.
- The renovation and adaptation of the 4-storey former Town Hall (a Protected Structure RPS Ref. No. 014), including the demolition of the existing single storey, building adjoining to the rear and the two-bay four-storey end of terrace building adjoining to the south side. Retention of and conservation works to the Town Hall building to include the roof, façade, windows, principal rooms and open well staircase. Integration at ground and top floor level of the Town Hall with Nos. 8 & 9 Rutland Street which will form part of the proposed Library development. The Bruce House Doorway (a Protected Structure, RPS Ref. No. 317) will be relocated at the internal gable of number 8 Rutland Street, within the new library building atrium. The new building will provide a public library of c.4,515 m², c.2,981 m² of office floorspace, and, c.197 m² of retail and c.446 m² of café/restaurant floorspace in the basement.
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An **Environmental Impact Assessment Report (EIAR)** and a **Natura Impact Statement (NIS)** has been prepared in respect of the Proposed Development.

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The application plans and particulars and the EIAR may also be viewed at or downloaded from the following website:
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1. The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
2. The subject matter of the submission or observation, and
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Signed:  _____

Gavin Lawlor – Acting for and on behalf of Tom Phillips & Associates - Planning Consultants (Agents) 80 Harcourt St., Dublin 2

Date of Erection of Site Notice: **20th March 2019**