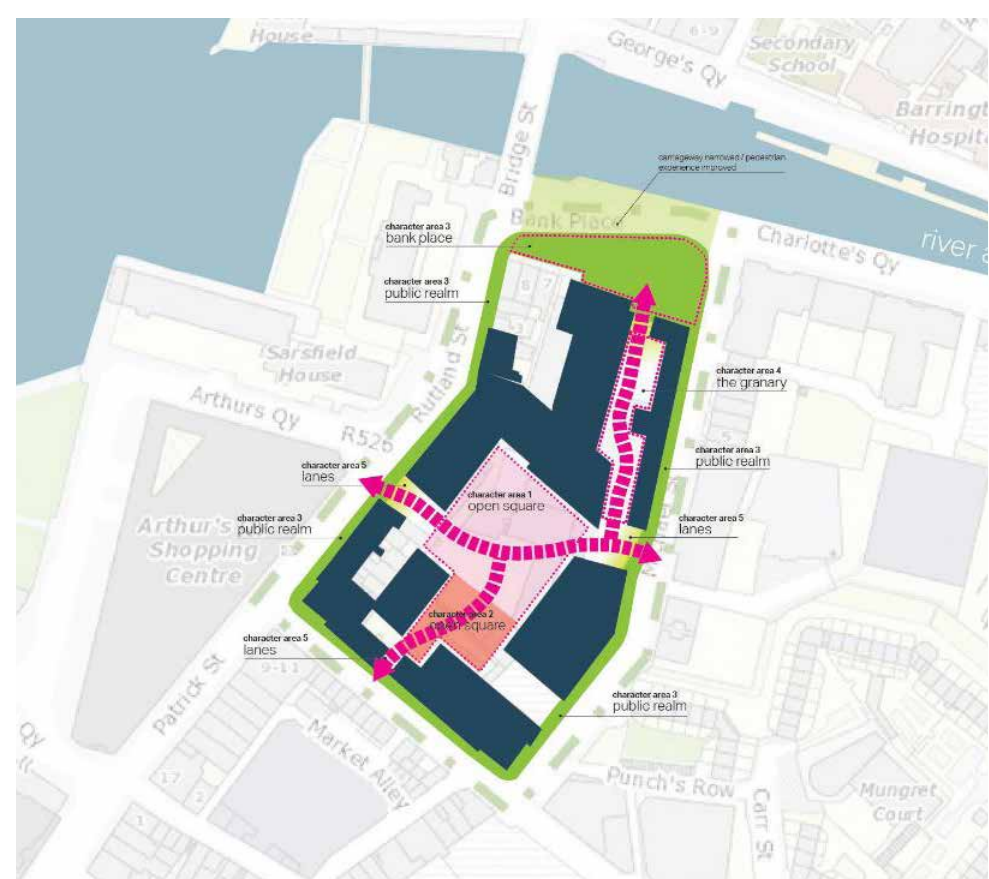


# OPERA SQUARE - THE STORY SO FAR



Site location



Approved Opera Square public realm



Approved Landmark Building at Bank Place

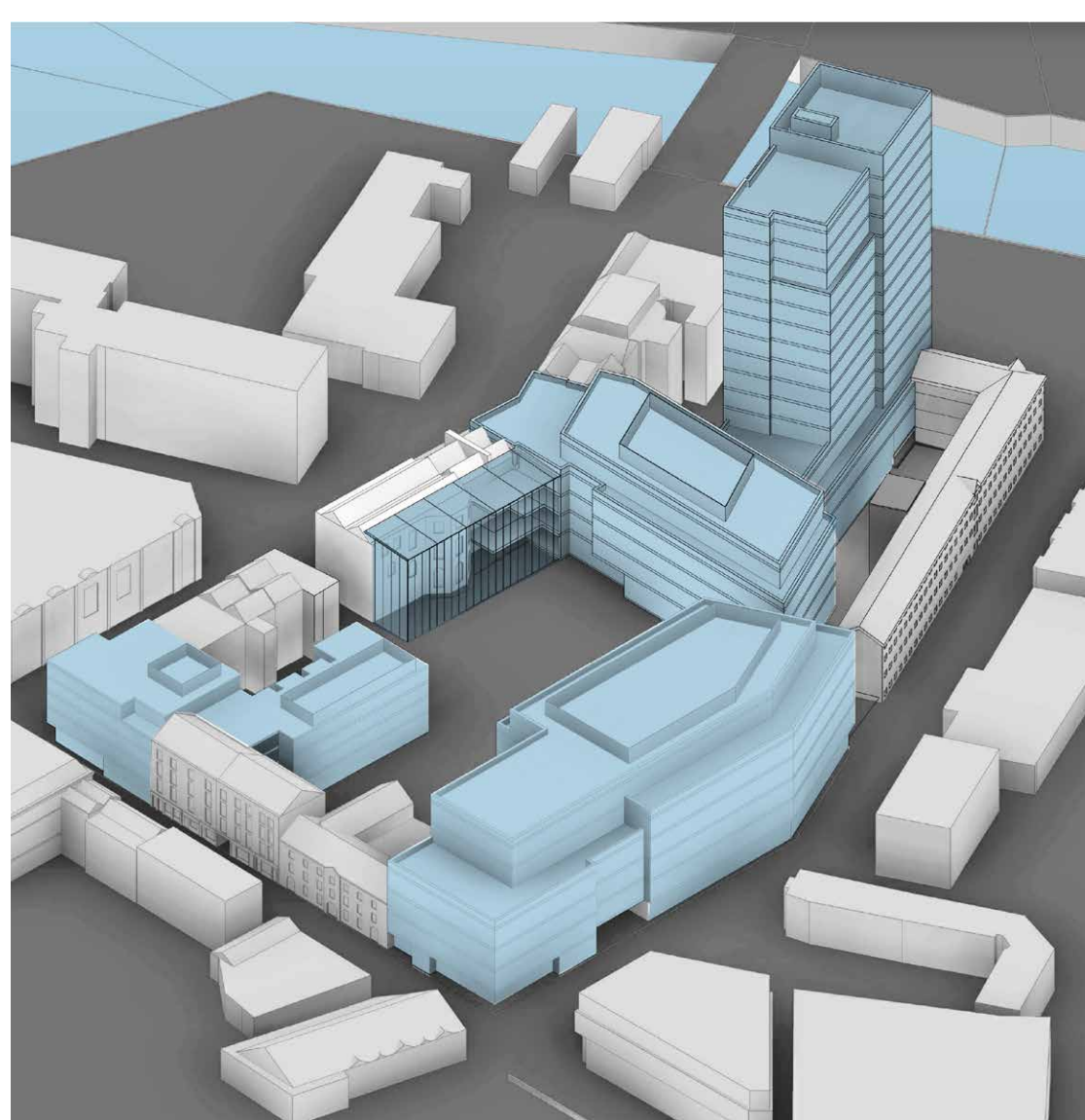
## Site Overview

The Opera Square Development is located at the northern end of Limerick's Georgian Quarter and measures c. 3.9 acres. 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.

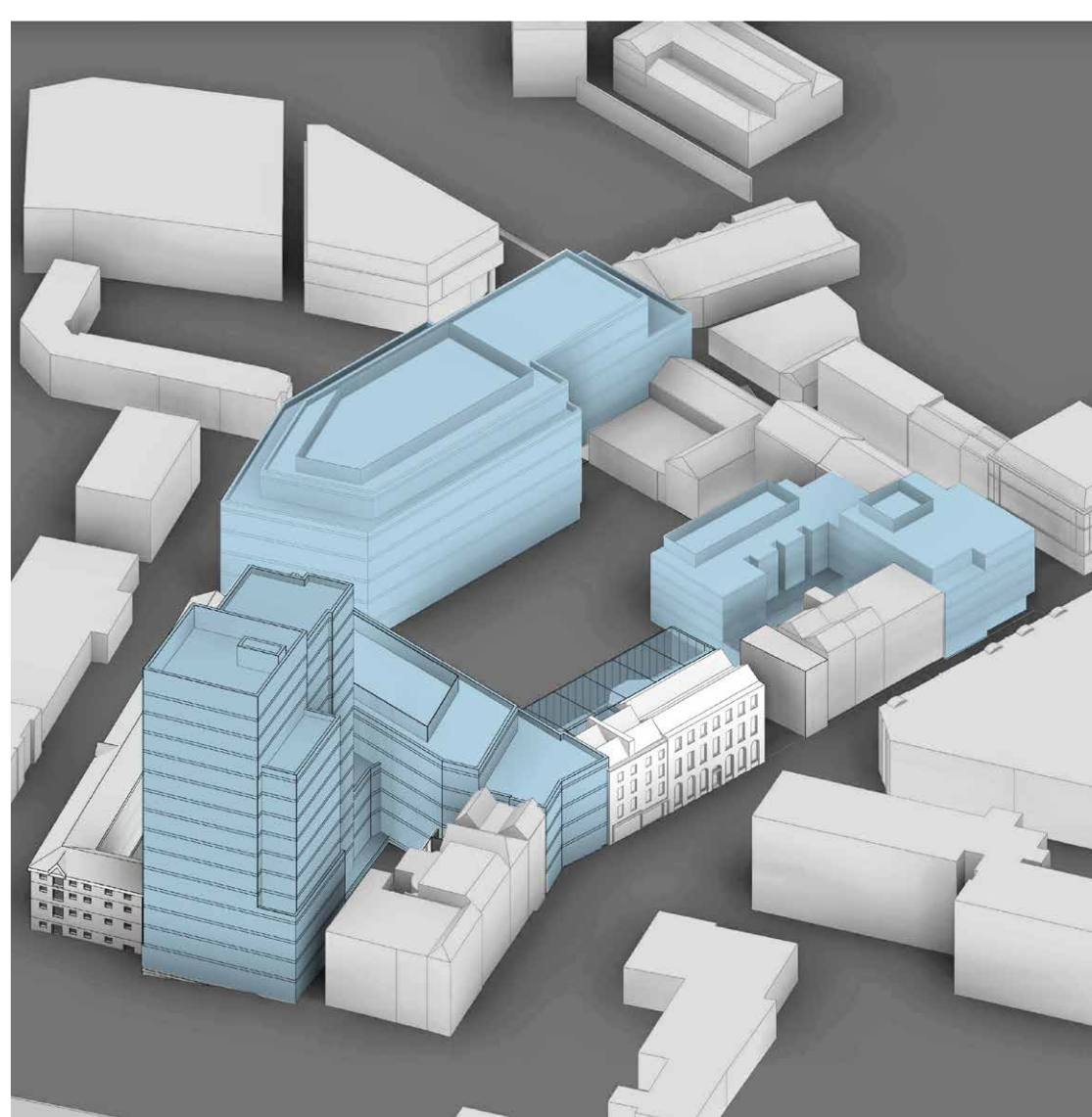
Project Opera proposes the redevelopment of this existing city block to bring it back into full and productive use. The site is one of the main city centre transformational projects identified in the Limerick 2030 An Economic and Spatial Plan for Limerick (2014).



Site plan of the approved Opera Site redevelopment



Model showing indicative massing



Model showing indicative massing

## Description of Approved Development

The development received approval from an Bord Pleanála on the 27 February 2020. Approval was granted for a mixed use scheme and includes the restoration of 16 heritage and protected buildings onsite. The scheme comprises:

- 1 Landmark office building fronting onto Bank Place.
- 2 Public Realm at Bank Place and the Granary Courtyard.
- 3 Opera Square public plaza at the centre of the site.
- 4 One Opera Square - New office building on the corner of Michael Street including for retail, bar/restaurant at ground floor.
- 5 New Apart-hotel on the corner of Patrick Street and Ellen Street.
- 6 New Limerick Central Library incorporating the refurbished existing Town Hall with a café/restaurant provided in the basement.
- 7 Four Opera Square - New Office Building adjoining the library.
- 8 The Granary Building will be refurbished as office/restaurant/licensed premises uses.
- 9 Residential apartments and ground floor retail
- 10 Bar / restaurant
- 11 Private basement car-park serving the development



Site prior to demolition



Cleared site

## Site progress to date

Clearance and enabling works for the site commenced in December 2020. Works completed are as follows:

- Demolition of the 1980s and industrial buildings and modern extensions to Georgian Buildings
- Clearance of the site in preparation for subsequent construction
- Diversion of utilities
- Stabilisation of existing protected and heritage buildings
- Removal of Contaminated Soil



# PLANNED IMPROVEMENTS TO PERMITTED DESIGN



View of Bank Place and Rutland Street



View of the proposed Four Opera Square office building



Aerial view of the proposed Opera Site redevelopment



Sustainable design practices in the built environment have undergone a rapid change since approval of the parent planning application in 2020. These have been integrated into the design to ensure the design complies with the latest NZEB (Nearly Zero Energy Building) requirements and international best practice. This has triggered enhancements to the design, in particular for the Landmark Building, the Library and the Public Realm. The building enhancements include energy efficient facade design, prioritisation of renewable sources of energy and carbon reduction measures.

## Proposed scheme amendments

Amendments to the proposed development include the following:

- 1 Landmark Office
  - Facade design amendments to satisfy NZEB and Part L regulations
  - Rationalised building core to provide open floor plates and views to city centre and the Shannon
  - New roof terraces at 3rd and 12th floors
- 2 The Granary
  - Rationalisation of building core
  - Introduction of fully accessible raised walkway through the Granary courtyard connecting Bank Place to Opera Square
- 3 Four Opera Square amendments include:
  - Facade design amendments to satisfy NZEB and Part L regulations
  - Reconfigured building core, stairs and lifts;
- 4 The Public Library – Refer to the Library Board for further details
- 5 Public Realm – Amended to improve universal accessibility. The amendments also increase social amenity, biodiversity and sustainability in the public spaces. Refer to Public Realm Board for further details.
- 6 Residential apartments - layouts amended to provide for a total of six one-bedroom apartments



# IMPROVEMENTS TO LIMERICK CENTRAL LIBRARY

The New Public Library will be an iconic destination in the heart of Limerick and will be the cultural and social soul of the Opera Square Development.

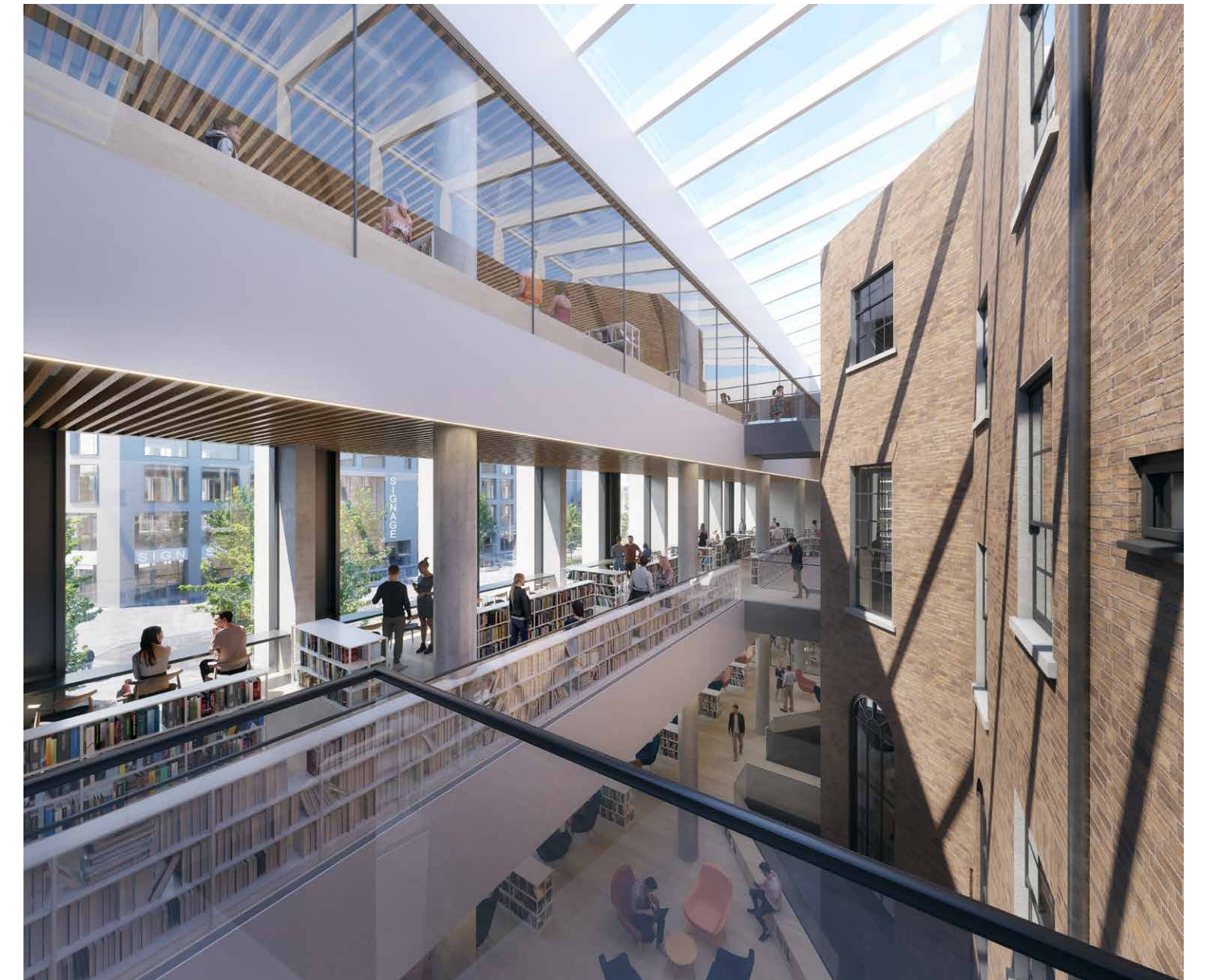
The contemporary and innovative library design will be a powerful representation of Limerick's ambition to promote and enable learning and civic participation.

## Description of proposed improvements

The amended design will integrate the latest sustainability requirements and will include the following key amendments:

1. Facade design amendments to comply with NZEB and Part L requirements
2. Reconfigured building cores, stairs and lifts.
3. Allowance for renewable sources of energy for heating and cooling
4. Relocation of the Café from Basement to Ground Floor to improve activation of the square and the external terrace
5. Widening of the circulation only bridges to create usable galleries overlooking the atrium and the public realm.

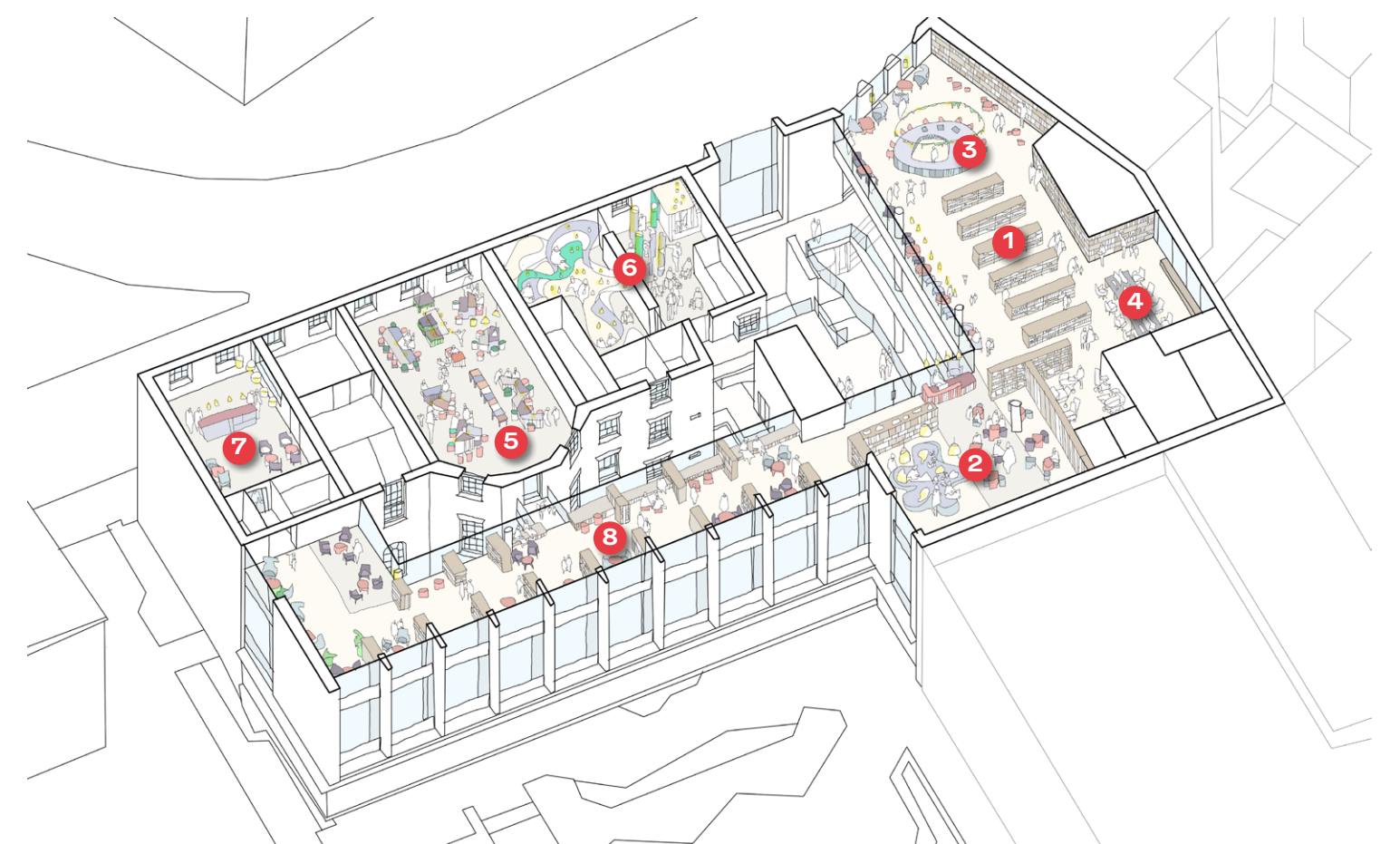
The amended design will enhance the experience and inclusivity of the library for its users as well as improve its relationship to the wider development. It also ensures that the design is aligned with the budget for the Library and Four Opera Square, securing the viability of the overall Opera Square Development.



The proposed Limerick Central Library main entrance and existing buildings to Rutland Street

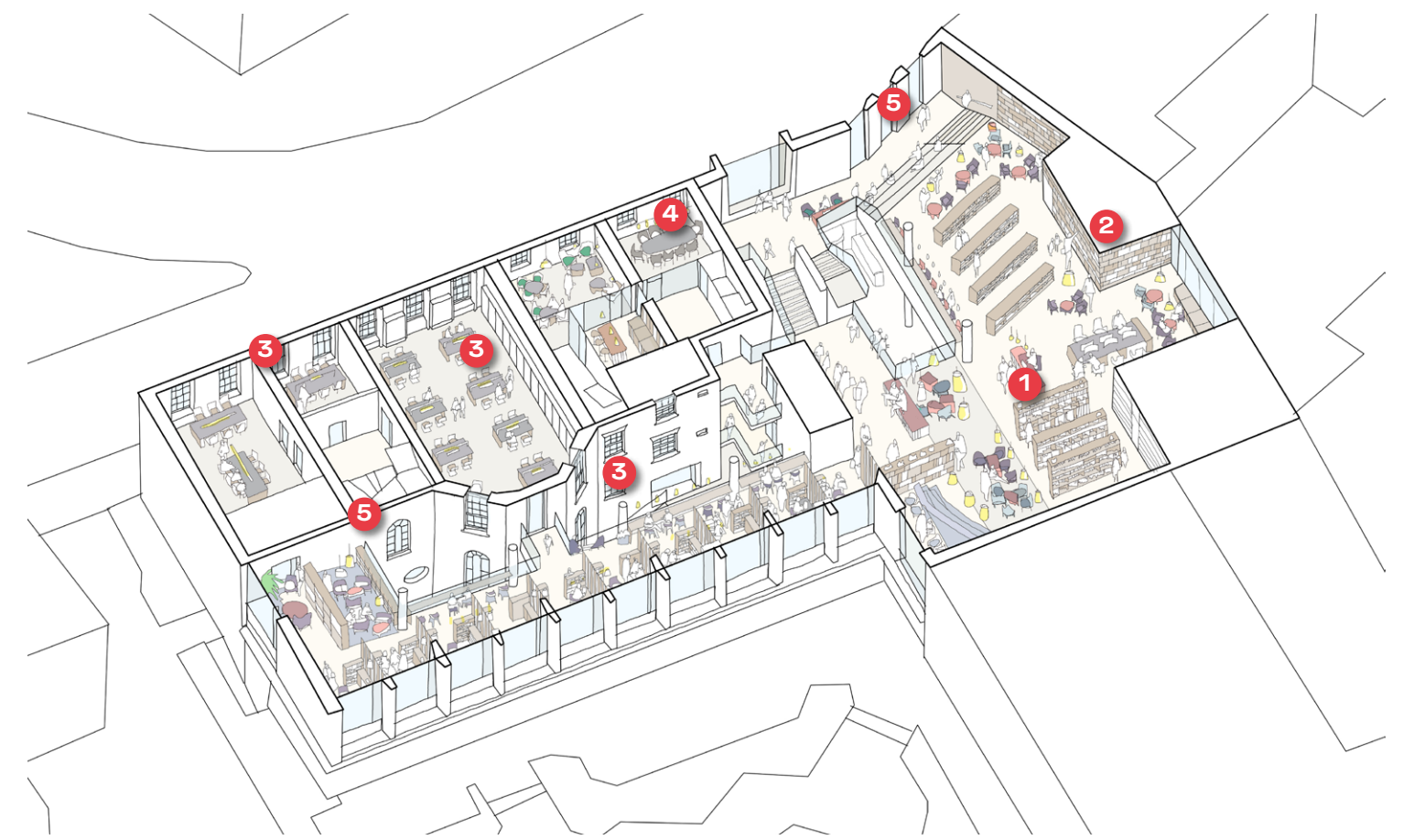


Evening view of the library viewed from Opera Square



## Second floor

- 1 Children's reading area, 2 play area, 3 storytelling zone, 4 learning zone, 5 multi-purpose room, 6 sensory rooms, 7 media room, 8 breakout areas.



## First floor

- 1 teenage zone, 2 public access IT, 3 study zones, 4 staff rooms, 5 casual seating / breakout areas



## Ground floor

- 1 Main entrance hall/reception, 2 event space, 3 community meeting rooms, 4 digital zone, 5 casual seating / breakout areas, 6 landscaped terrace, 7 cafe



# IMPROVEMENTS TO PUBLIC REALM

## New liveable and sustainable public spaces for Limerick City

Quality public realm space is an essential component of the City's overall development and sustainability strategy. The Public Realm within the Opera Square Development will be a world class urban environment. It will become a vibrant destination in the city, complimenting local businesses and communities.

The previous granted scheme has been significantly enhanced with the following key amendments:

- Adjustment of levels between Bank Place and Opera Square through the Granary Courtyard to improve universal accessibility and permeability between the spaces.
- Increased vegetation including greening of walls for improved biodiversity which includes native and pollinator friendly planting.
- Management of stormwater using Sustainable Water Management (SUDs) strategies including raingardens, water attenuation and rainwater harvesting.
- Enhanced activation of the public realm with the addition of an external terrace serving the library.
- Increased and enhanced seating arrangements throughout the public realm.
- Upgraded mirror pool to include feature lighting and the capability for playful water jets.

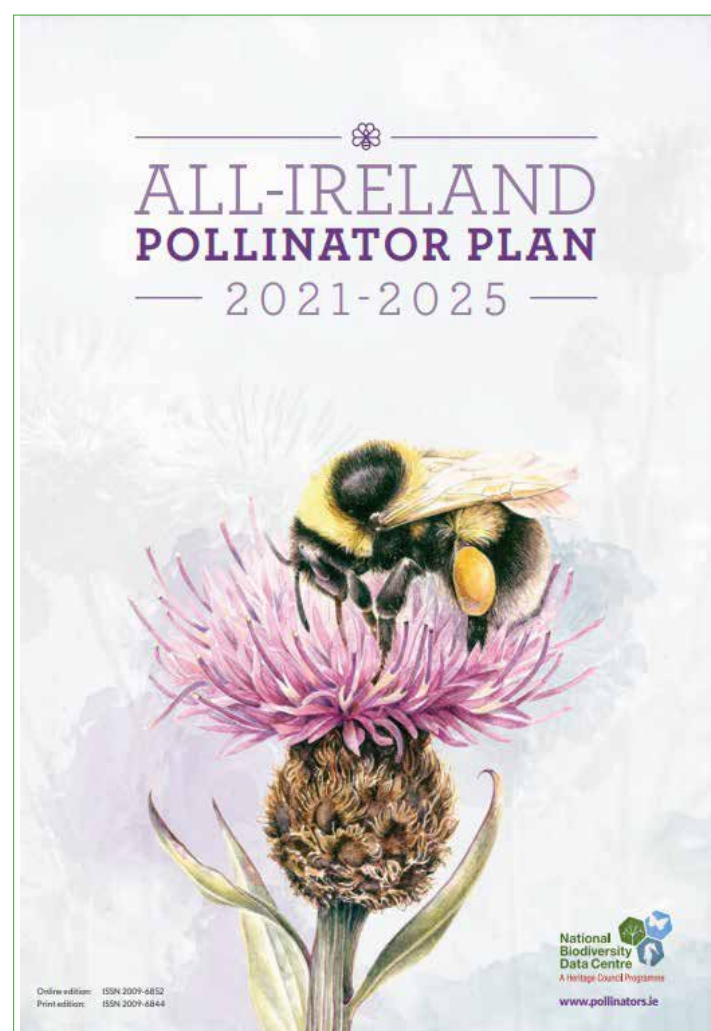
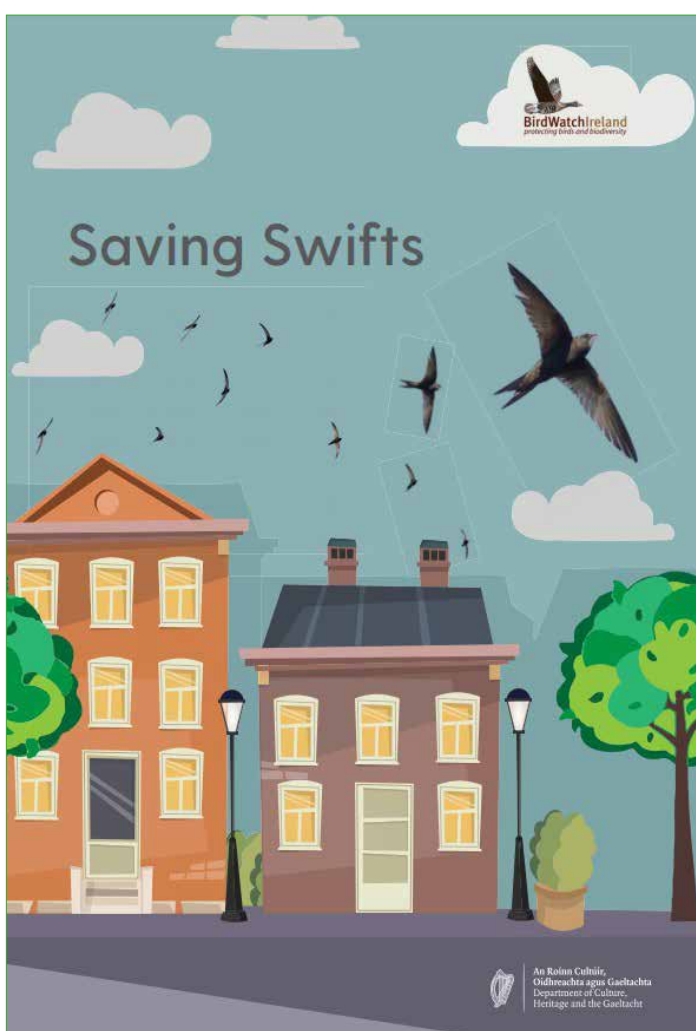
The proposed scheme will also include a Wayfinding Strategy, an Events Plan and a specialist Lighting Design. Five artists have been short-listed for an artwork in the public spaces.

The link between Bank Place and Opera Square significantly improves accessibility for pedestrians, and the visual and physical connectivity between the public spaces. The other enhancements will create a more attractive, relaxing and playful civic space for visitors, and people who live and work nearby.



**Granary Courtyard**

A view of the walkway connecting Bank Place and Opera Square via the Granary Courtyard

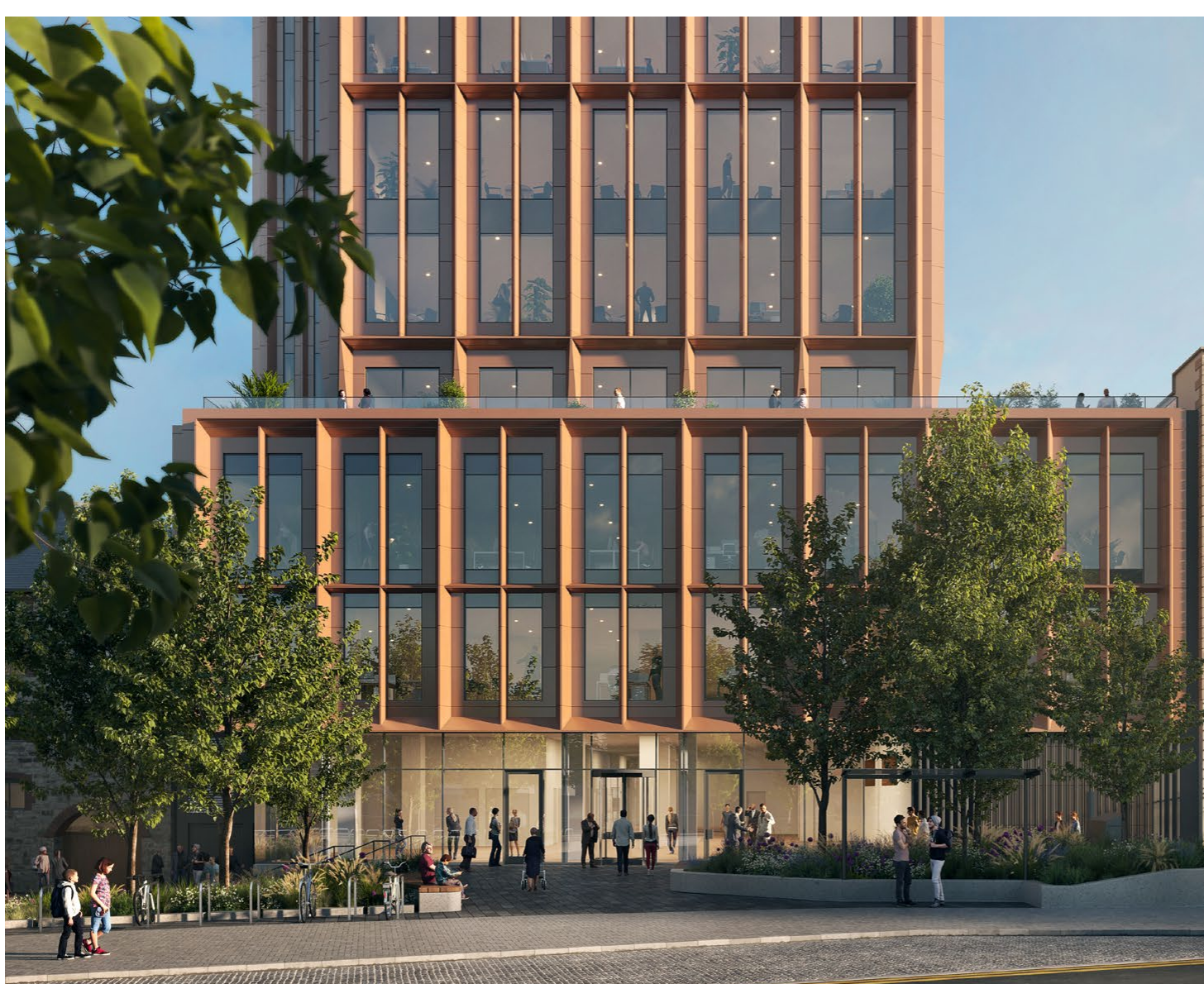


The All Ireland Pollinator Plan and Birdwatch Ireland' Saving Swifts project are incorporated in to the proposals.



**Opera Square**

A view of Opera Square showing the planter beds and seating with the water feature's fountains playing in the background.



**Bank Place**

Bank Place is the setting for the Landmark Building, and faces on to the Abbey River.



**Opera Square**

A view of the external terrace serving the cafe and library, with seating and the water feature mirror pool in the foreground.



# OPERA SQUARE

L I M E R I C K

## PROPOSED PLANNING ALTERATIONS

### PROGRESS ON-SITE TO DATE

A ten year Planning Permission was approved for the redevelopment of Opera Square in February 2020 (ABP Reg Ref.: 304028-19).

A subsequent amendment Planning Application was approved by An Bord Pleanála for minor amendments to Parcel 1 and the Permitted Basement in January 2022 (ABP Reg. Ref.: 311981-21).

The permitted development on Opera Square is currently under construction and is being constructed in line with the submitted documentation and the 16 no. conditions which were included on the Bords decision to grant permission.

### PUBLIC CONSULTATION ON PROPOSED ALTERATIONS TO APPROVED OPERA SQUARE REDEVELOPMENT

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

The alterations are required to the approved Opera Square scheme to comply with the latest Government requirements in relation to 'Nearly Zero Energy Buildings' (NZEB). The alterations will improve the energy efficiency of buildings across the site and will also make improvements to the design of the Public Realm.

Any submissions with regard to the proposed alterations to the permitted Opera Square redevelopment can be made to Limerick City and County Council from 4 November, 2022 until 2 December, 2022 (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)



Rialtas  
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Tionscadal Éireann  
Project Ireland  
2040

ATLANTIC EDGE  
**LIMERICK**  
EUROPEAN EMBRACE



Comhairle Cathrach  
& Contae Luimnigh  
Limerick City  
& County Council

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