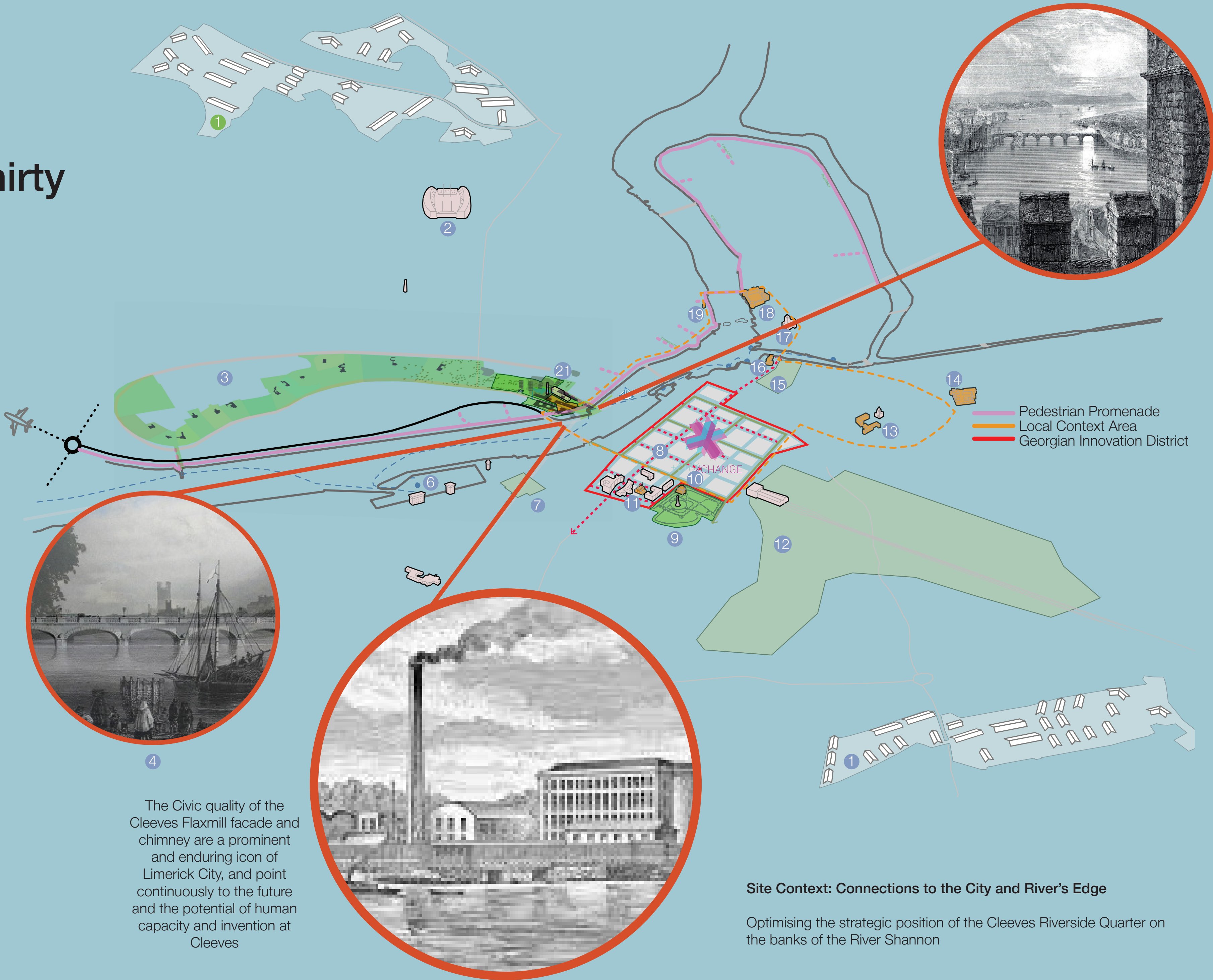


# SITE OVERVIEW

## Limerick Twenty Thirty Project Objectives

- Revitalise and redevelop the area by delivering a world class proposal for this key strategic city centre site
- Build a strong local economy through the creation of employment and new local attractions
- Encourage and facilitate new business investment
- Retain and integrate the historic buildings and Industrial Heritage
- Develop a public realm that relates and links to the city core and River Shannon
- Implement a high-quality urban design solution
- Develop sustainable and innovative design solutions which reflects the site and strategic location in the urban core
- Residential development to be expedited

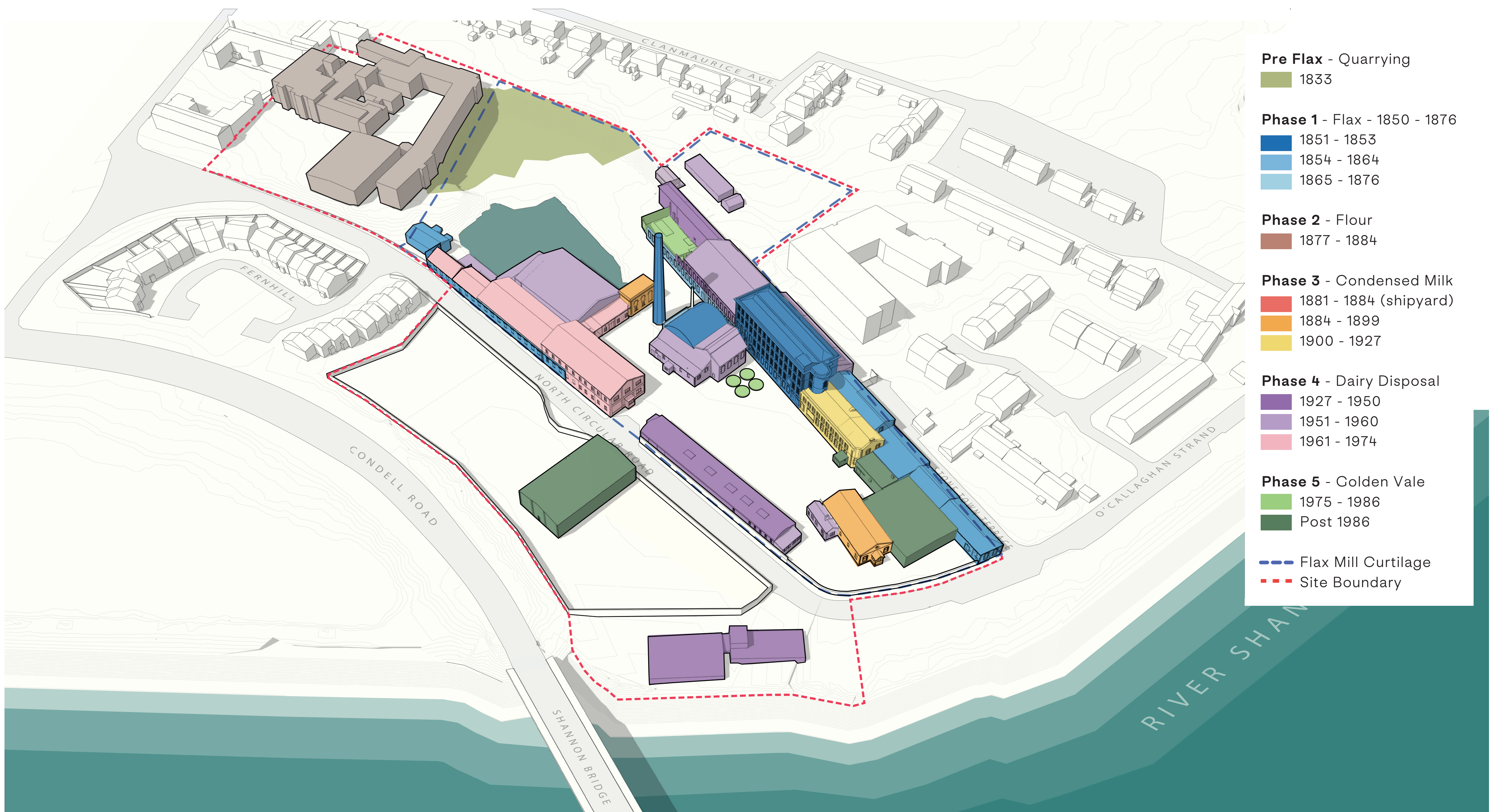


1. Regeneration district	6. Docklands	11. Frank McCourt Museum	17. St Mary's Cathedral
2. Thomond park	7. Gasworks site	12. Colbert Quarter	18. Johns Castle
3. Kilrush	8. Georgian Innovation District + Positive	13. Johns Square	19. Treaty Stone
4. Etching view from edge of Cleaves looking north to Cathedral	9. People's Park	14. LSAD	20. Etching from St. Mary's Cathedral looking south towards Cleaves
5. Etching view of Cleaves from east	10. Limerick City Gallery	15. Opera site	21. Cleaves
		16. Hunt Museum	





# SITE HISTORY



## Historic Site Uses

The centre of the main site at present is the former Flax Spinning Mill, constructed between 1851-53 by flour milling magnate J.N Russell. The Flaxmill is a fifteen-bay four-storey stone building constructed from cut and dressed limestone mined from the quarry on site. Production began in 1853 and in 1855 a weaving complex was built to the West of the Spinning Mill to create a fully integrated Spinning and Weaving Mill, one of the largest industrial buildings in the country at the time. The iconic chimney was added in 1860 and shortened by 30ft in 1960.

Studies conducted have identified 5 key phases of development and use throughout the 170-year history of the site. These can be broadly seen through the historical dating on the surviving structures on the site.

The phases of use on the site can be identified as the following:

- Pre-Flax - Quarrying (1833)
- Phase 1 - Flax (1850 - 1876)
- Phase 2 - Flour (1877 - 1884)
- Phase 3 - Condensed Milk (1881 - 1927)
- Phase 4 - Dairy Disposal Co. (1927 - 1974)
- Phase 5 - Golden Vale (1974 - Present)

As of 2011, the milk processing stopped on the site, and aside from temporary uses, the site remains vacant.

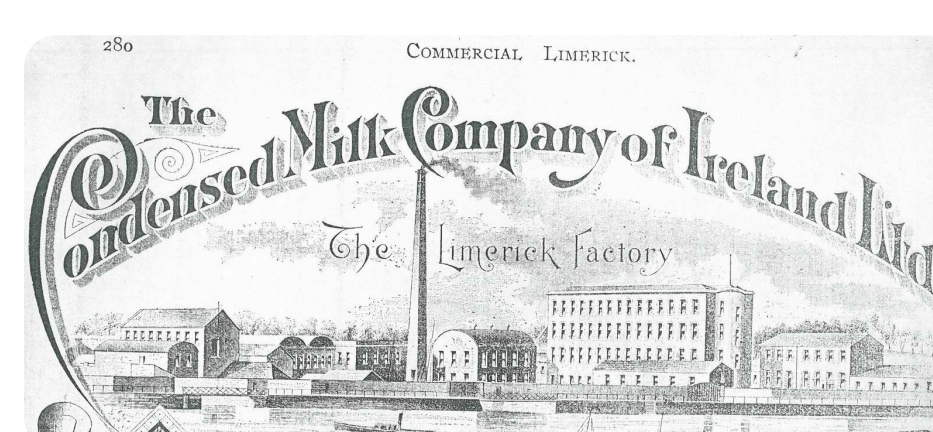
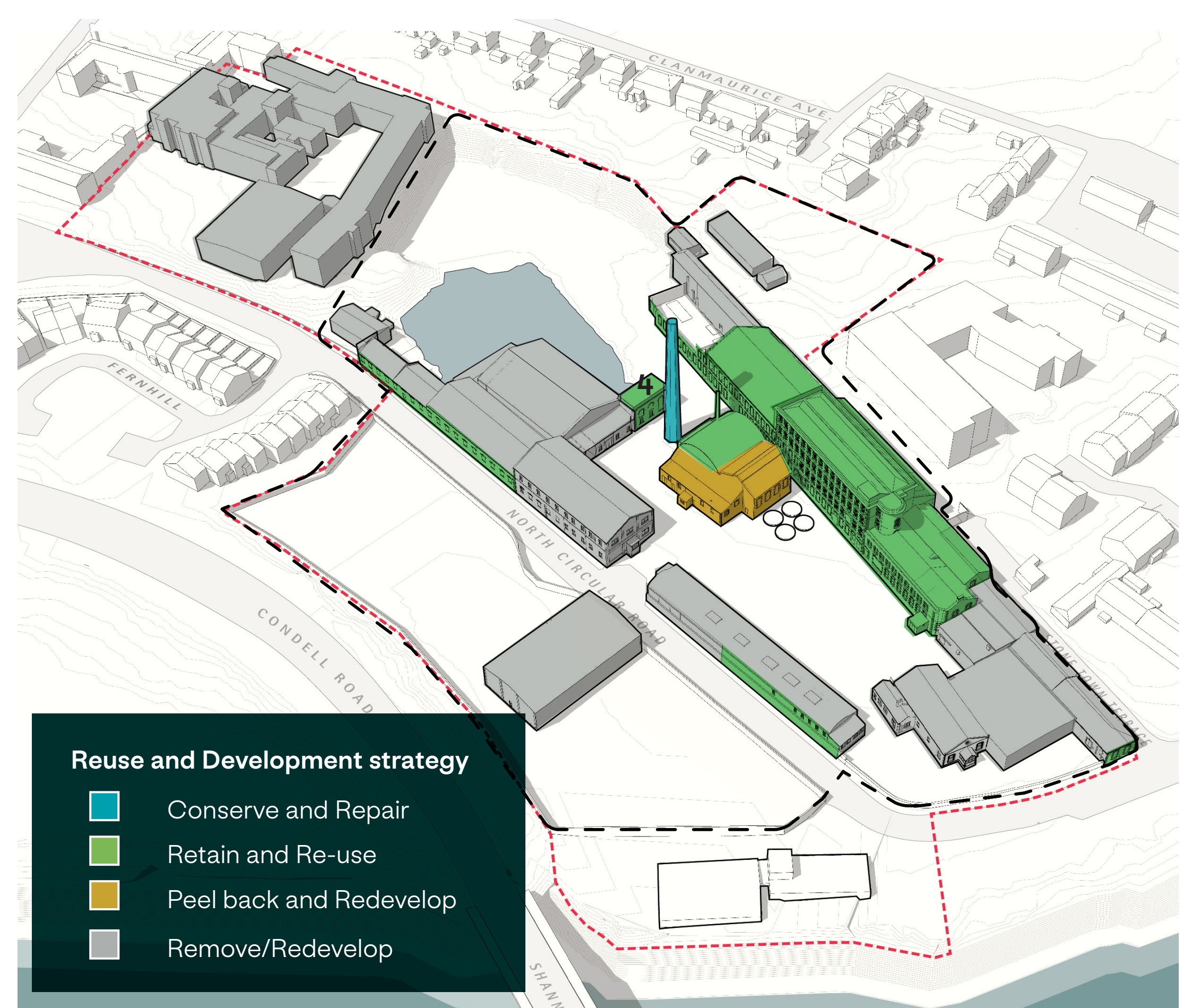
## Heritage Strategy

Capturing and revealing the memory of the site as an important site of production within Limerick City

Bringing a unique meaning to the public and community environments in the interfaces between new and old

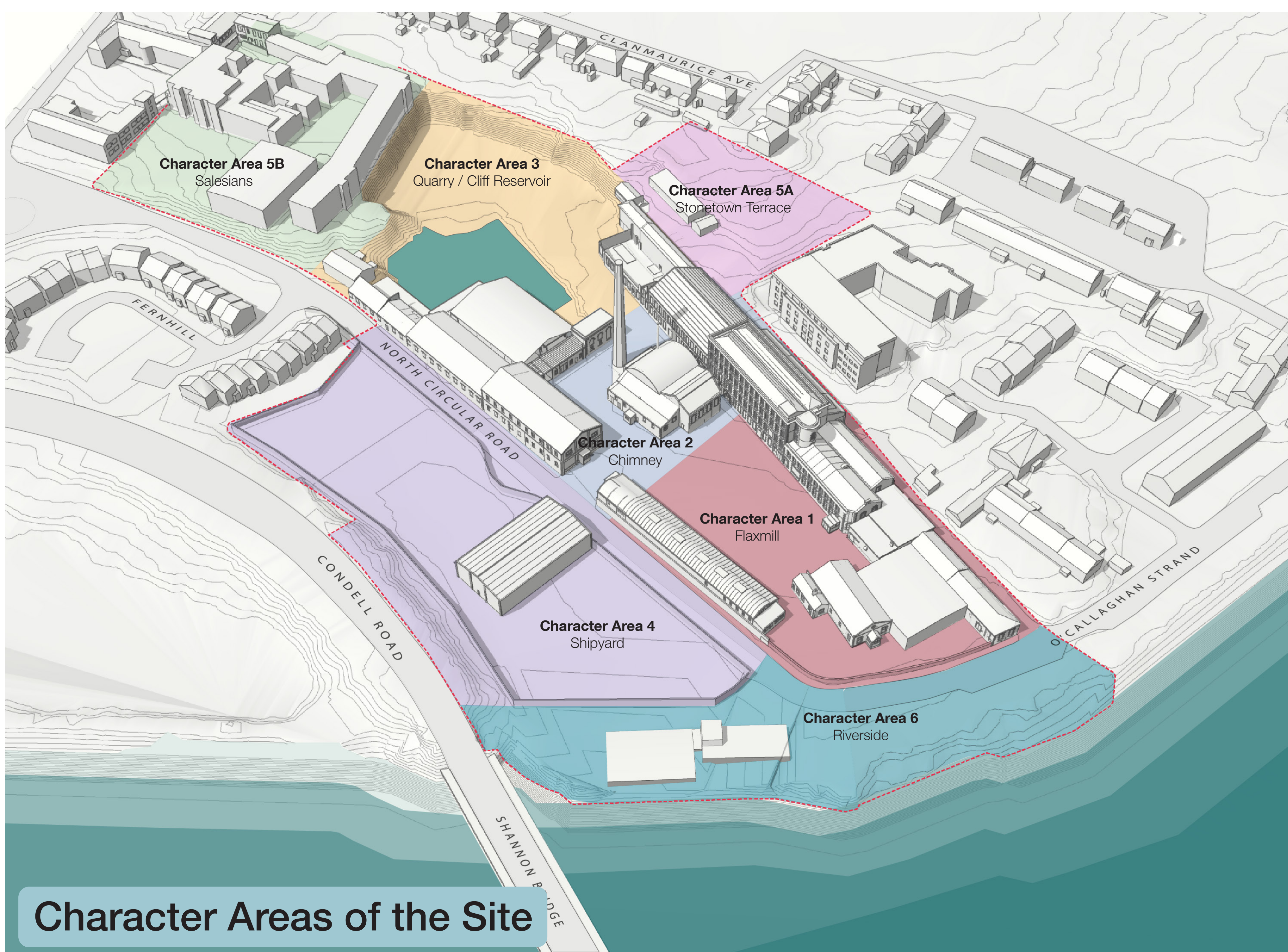
Promoting opportunities for activation of both the existing building environment as well as the new public realm

Combining an industrial 'axis' with a new transformative programme of mixed uses linking the river with the quarry/reservoir site beyond





# REVEALING THE SITE CHARACTER AREAS AND POTENTIAL





# MASTERPLAN PRINCIPLES

Site-specific principles developed in response to the Limerick Twenty Thirty project objectives provide a strong framework that underpins the masterplan design.

1

Enhancing engagement with the city and celebrating the river's edge.



6

Optimising compact development whilst respecting historic context with complementary massing.



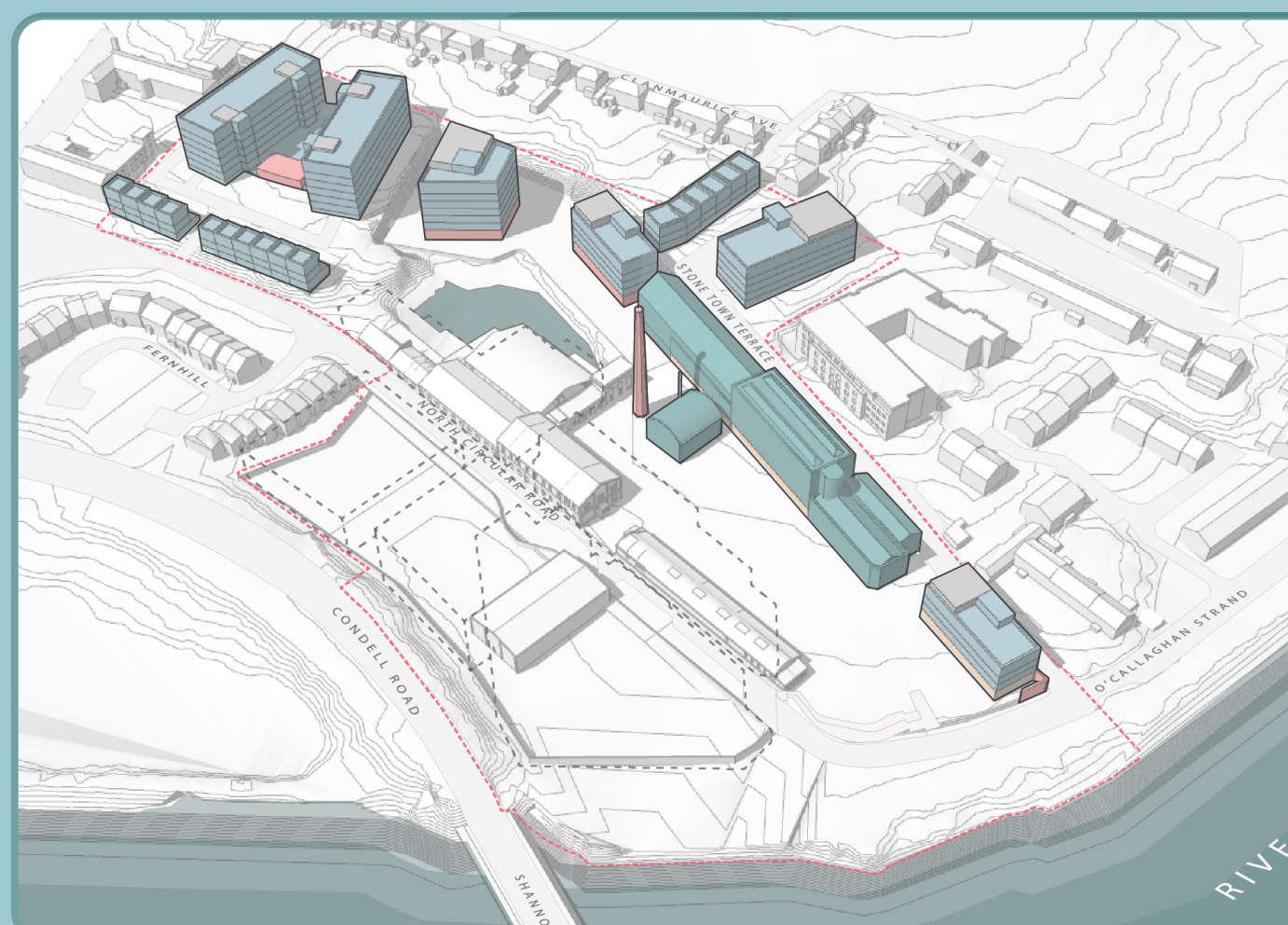
2

Harnessing the value of the site's unique heritage fabric, offering a specific identity.



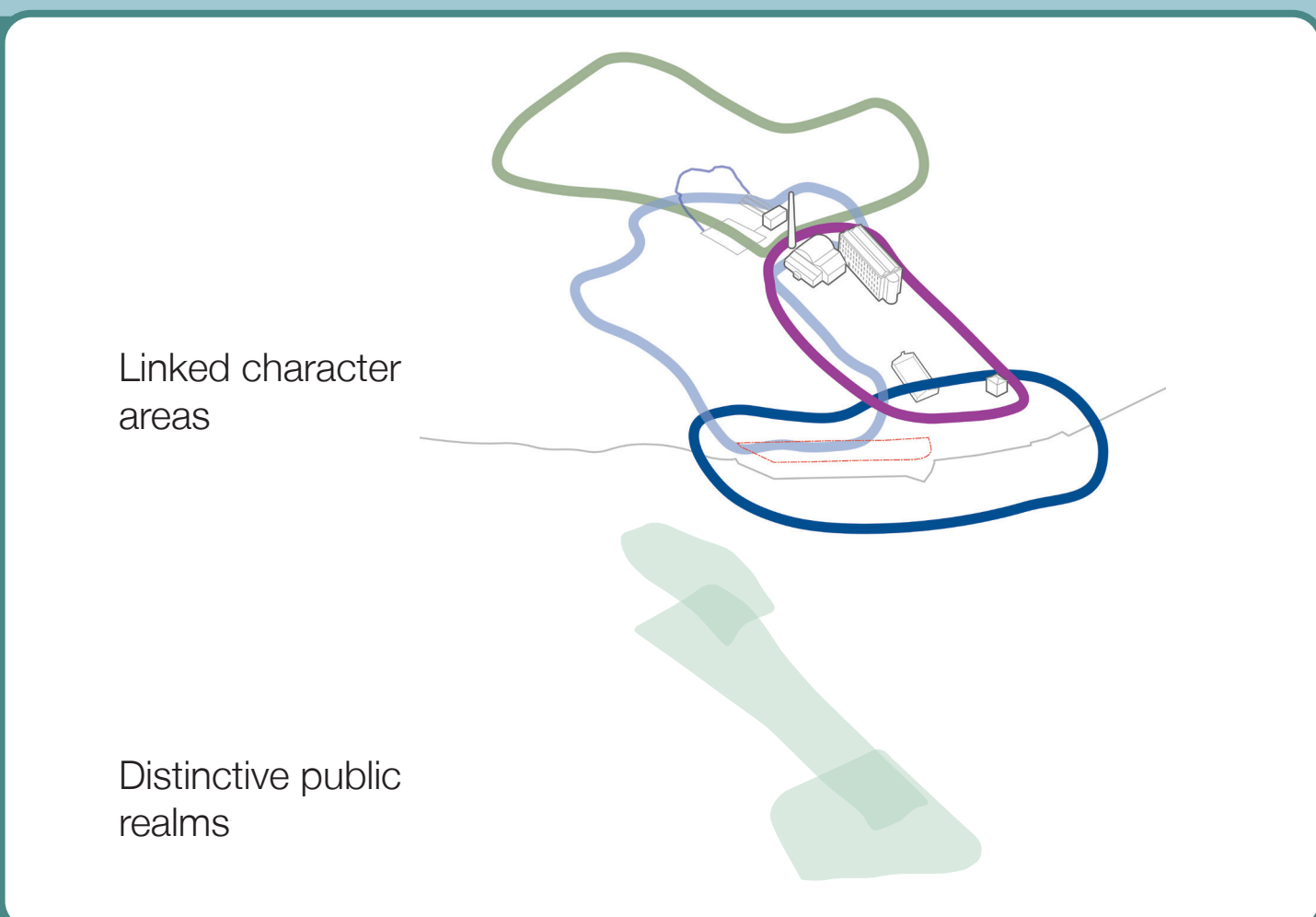
7

Integrating a diverse mix of uses with mutual synergies to create a vibrant quarter, offering flexible venues to activate the public realm.



3

Creating a strong public realm around accessible urban spaces and connecting public open spaces of the character areas.



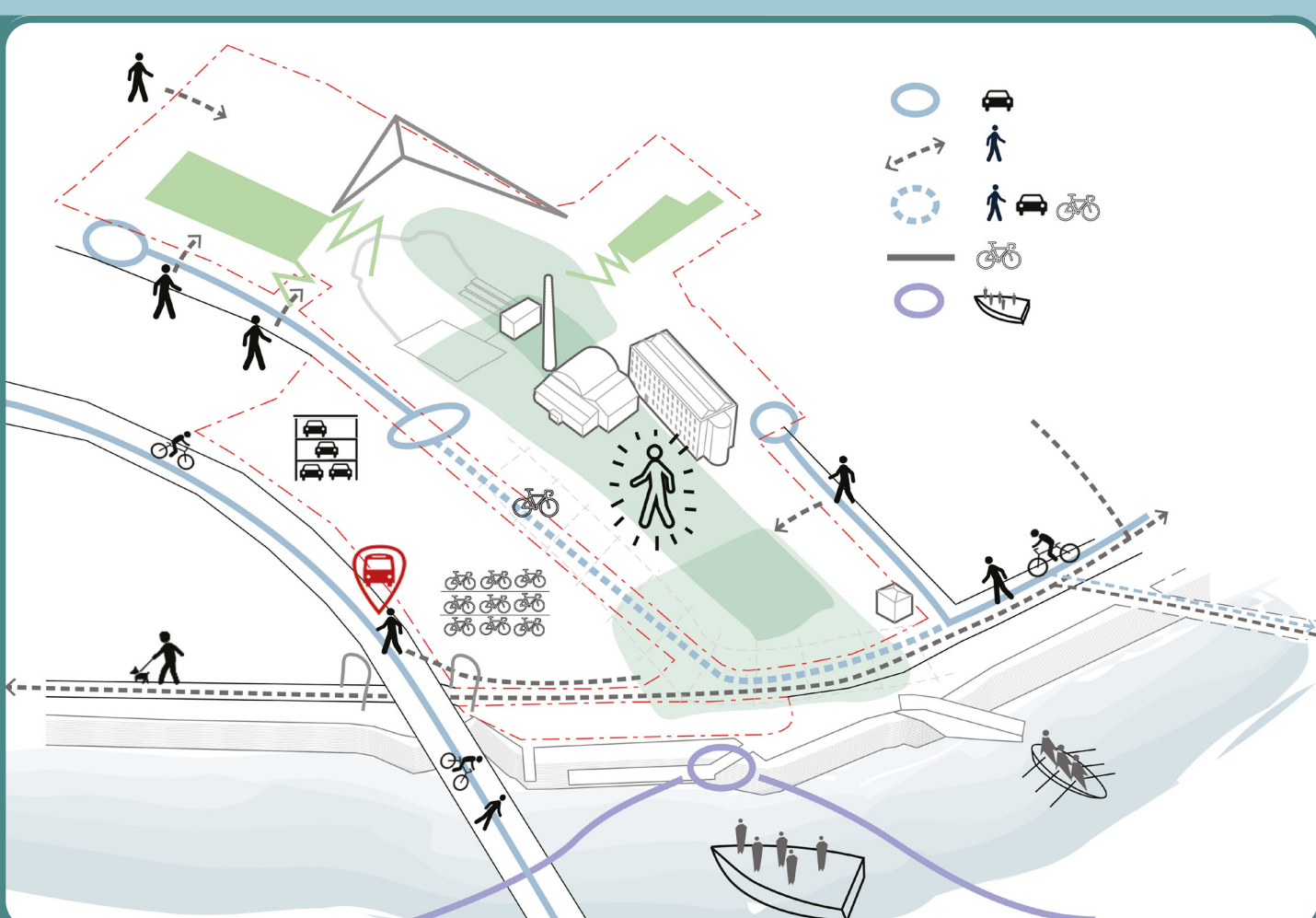
8

Connecting with natural ecosystems and enhancing biodiversity.



4

Connecting to the city: supporting a sustainable movement infrastructure.



9

Providing a resilient response to the environmental and climate setting. Harnessing naturally-available energies.



5

Offering permeability and enhancing urban connectivity.



10

Supporting sustainable, integrated development in a phased manner.





# VISION FOR THE NEW RIVERSIDE QUARTER (2023)

An integrated mixed-use Masterplan focused around a transformational Public Realm that supports the future of working, living and learning

## Integrated Masterplan

**Based on the masterplan principles, an integrated masterplan underpinned by a resilient and phased design approach is proposed, that:**

- Enhances engagement with the City and celebrates the Rivers edge by opening up the Flaxmill site to the river, offering a new riverside vantage point, activating the Shipyard site edge with water-related boating uses, whilst creating an enhanced and accessible public promenade linking O'Callaghan Strand to the Westfields Wetlands
- Harnesses the value of the unique industrial heritage at Cleeves by organising the Quarter around spaces anchored by the specific heritage elements – Flaxmill buildings and Engine House; Chimney/ Water Tank House/Infiltration Galleries; Reservoir/ Quarry, thus amplifying the unique nature of the site and its specific sense of place
- Creates a vibrant public realm at the heart of the Quarter that links the diverse character areas whilst forming a spine that connects from the Riverside to the Reservoir/ Quarry
- Strengthens Connections to the City by an enhanced realm for pedestrians, cyclists and boaters, promoting sustainable modes of movement, with potential for a mobility hub connecting public transport on Condell Road with facilities for shared bikes, scooters etc.
- Creates a permeable and inviting Quarter, enhancing neighbourhood and urban connectivity by pedestrian and visual linkages from Condell Road through to the Flaxmill site and from the upper Salesians and Stonetown Terrace sites to the Reservoir
- Optimises compact development within the site constraints, whilst respecting visibility of the heritage fabric by concentrating massing away from views of the Flaxmill façade and iconic chimney from the wider context
- Integrates a diverse and complementary mix of Working, Living & Learning uses, in a public realm offering settings to enable benefits to be gained from synergies between different groups, strengthening a sense of community



Illustrative masterplan of the Cleeves Site showing Masterplan Extent and Development Areas

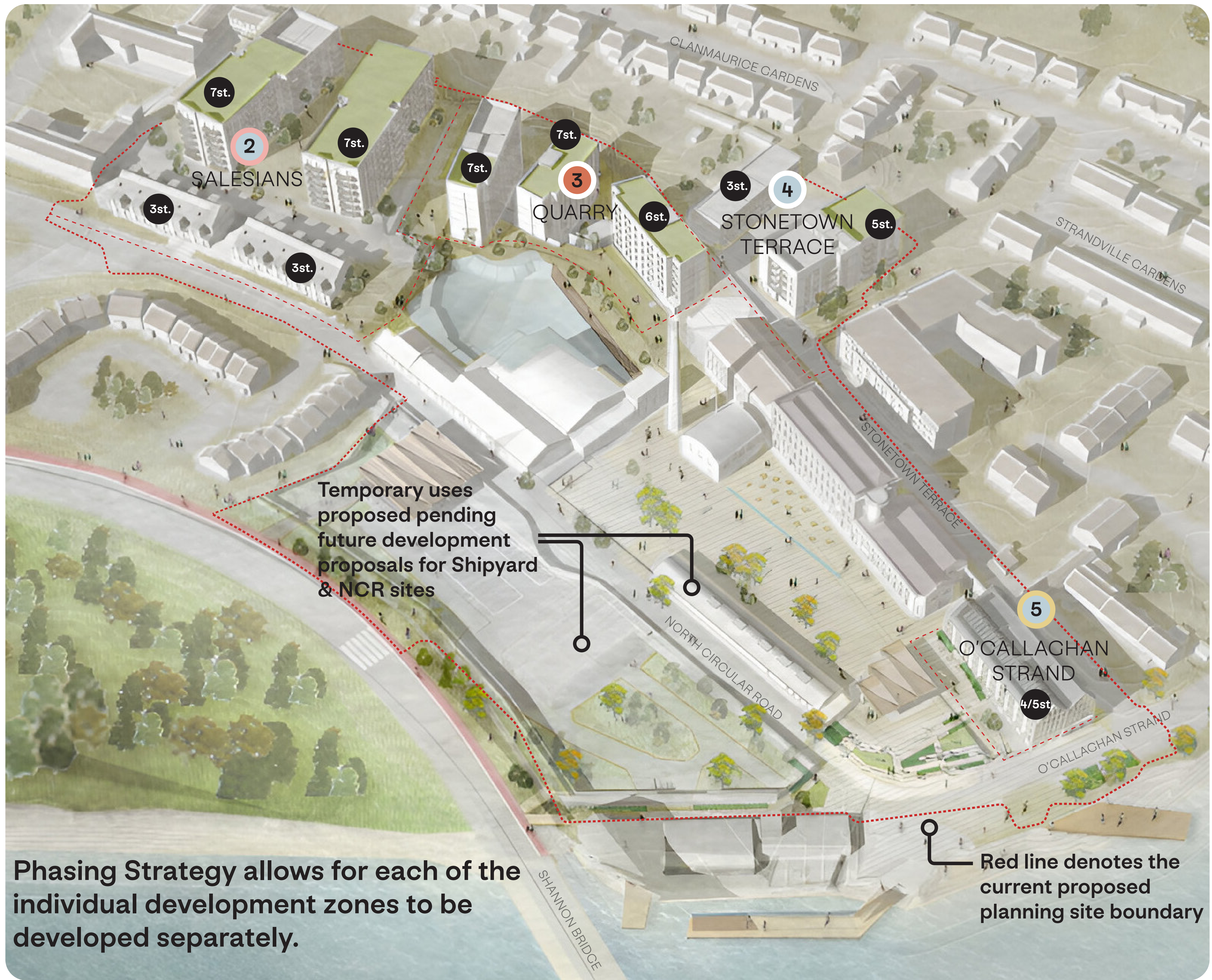




# PHASE 1 APPLICATION

An integrated mixed-use Masterplan focused around a transformational Public Realm that supports the future of working, living and learning.

<b>RESIDENTIAL</b>	<b>230 HOMES</b>	<b>PURPOSE-BUILT STUDENT ACCOMMODATION</b>	<b>271 BEDS</b>
2. Salesians Site - <b>164 Homes</b> 74 x 1beds   70 x 2beds   20 x 3beds		3. Quarry (Inc. 17 studios)	
4. Stonetown Terrace - <b>45 Homes</b> 4 x Studios   10 x 1beds   21 x 2beds 10 x 3beds		<b>COMMERCIAL</b>	<b>250 SQM</b>
5. O'Callaghan Strand - <b>21 Homes</b> 9 x 1beds   12 x 2beds		5. O'Callaghan Strand	250sqm
		<b>CRECHE</b>	<b>400 SQM</b>
		2. Salesians Site	400 sqm



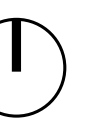


# NEW PUBLIC SPACES FOR LIMERICK CITY

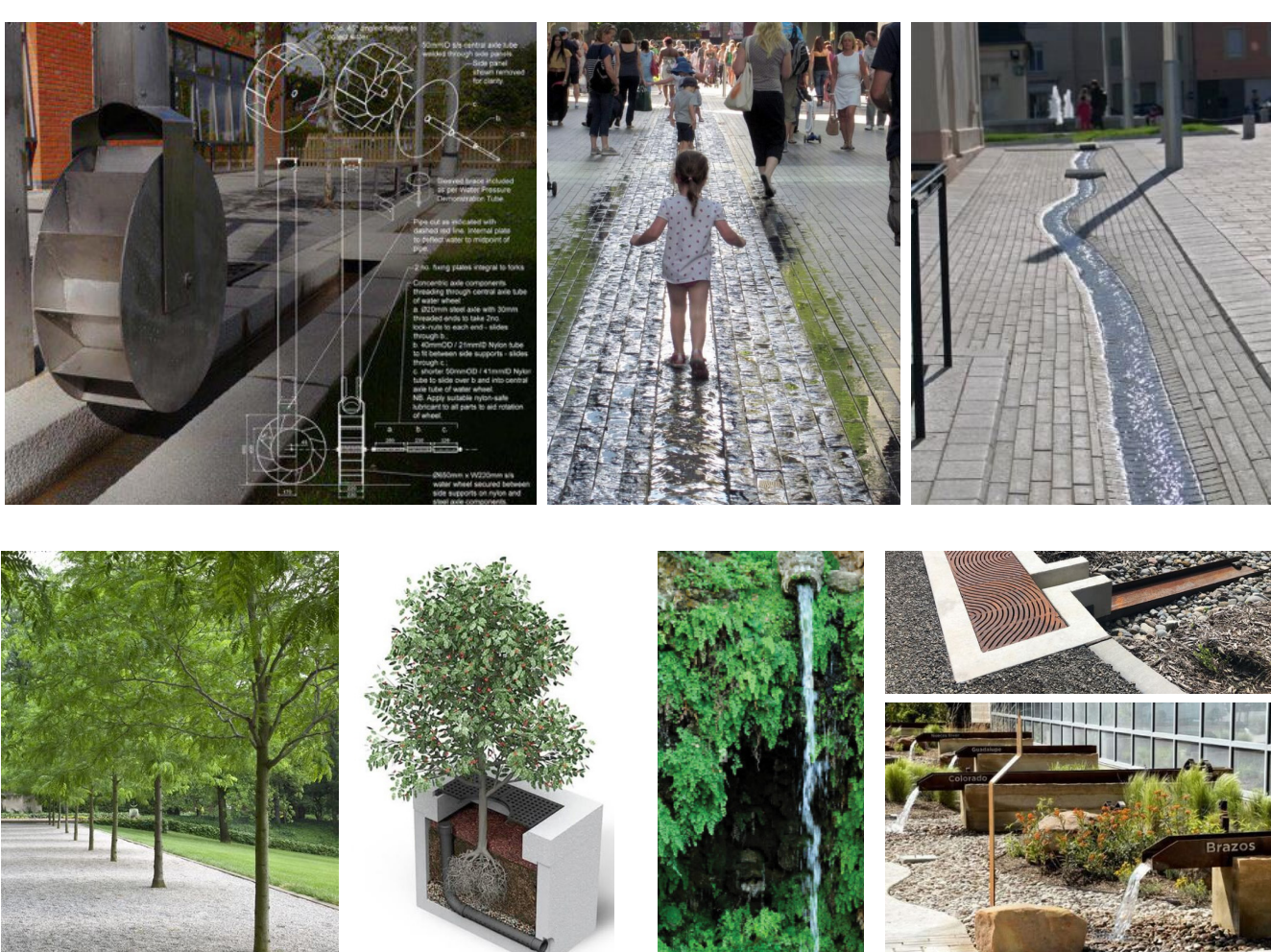
- Creating an attractive and active public realm in this new quarter, focussed on celebrating:
  - the riverside setting
  - the unique industrial heritage of Cleevess
  - the natural features and setting including the reservoir and quarry
- Celebrating the Rivers edge by opening up the Flaxmill site to the river, offering a new riverside vantage point, and providing active spaces to engage with the riverfront and promenade
- Enhancing connectivity to the city and neighbourhood by linking to pedestrian and cycle routes along O'Callaghan Strand Promenade, Condell Rd and North Circular Rd
- Offering neighborhood permeability by creating universally accessible connections from O'Callaghan Strand Promenade, Condell Rd and North Circular Rd, and within the new quarter between the upper residential sites and the public realm of the lower sites around the reservoir
- Forming a necklace of linked public open spaces with distinctive characteristics, reinforcing a sense of place and legibility, from the riverside, through the civic scaled Flaxmill space, past the iconic chimney with remnants of Cleevess industrial past, to the reservoir / quarry space
- Providing spaces for recreation, health and well-being in new amenity spaces for all ages, capturing the amenity value of the reservoir / quarry area and supporting active lifestyles in the community
- Nature based solutions for surface water drainage are prioritised, closely allied with the existing presence of water in the reservoir, wetlands and river Shannon



Partial Landscape Plan: Flaxmill and Riverside Public Realm Area



## Examples of Potential Nature Based SUDs solutions within the public realm



## Potential landscape features to support the green infrastructure strategy in the Quarter



- 1 Environmental canopy between the riverside and Flaxmill public space, harnessing solar energy, offers a sheltered location for informal gatherings, pop-up uses, viewing venue for events



sketch vignette  
view from riverside to canopy

- 2 Viewing Terraces overlooking the River, with seating edge formed on remnants of boundary wall
- 3 Cafe Terrace seating area
- 4 Greening and Shared Surface on Raised North Circular Road
- 5 Flaxmill Plaza, civic space for flexible uses (with some temporary uses / elements in phase 1)



Partial Landscape Plan: Quarry / Reservoir Public Realm Area with connectivity to upper sites

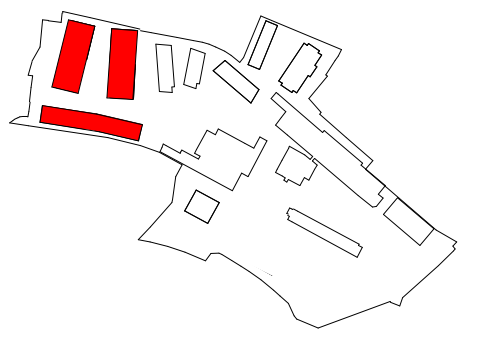


- 6 Play area in public realm for older children
- 7 Public path along planted reservoir edge with seating, separated from student amenity space by level change
- 8 Potential for access to reservoir edge for amenity uses
- 9 Reservoir, integrated with nature based surface water attenuation strategy, potential to include biodiversity features to improve water quality

- 10 Potential for climbing amenity at Quarry edge
- 11 Connectivity between Quarry public realm and public space on the promontory at the upper level, with access to the new Salesians residential development
- 12 Connectivity between Quarry public realm and the new Stonetown Terrace residential development at the upper level
- 13 Connectivity between Quarry Public realm and North Circular Road
- 14 Potential SUDs water feature



# SALESIANS



A new residential neighbourhood centred around a creche, overlooking the reservoir with views back to the Flaxmill and the city centre.  
A mix of apartment and townhouse living, with a carefully designed public realm that is safe and accessible



## Residential

### 164 Homes

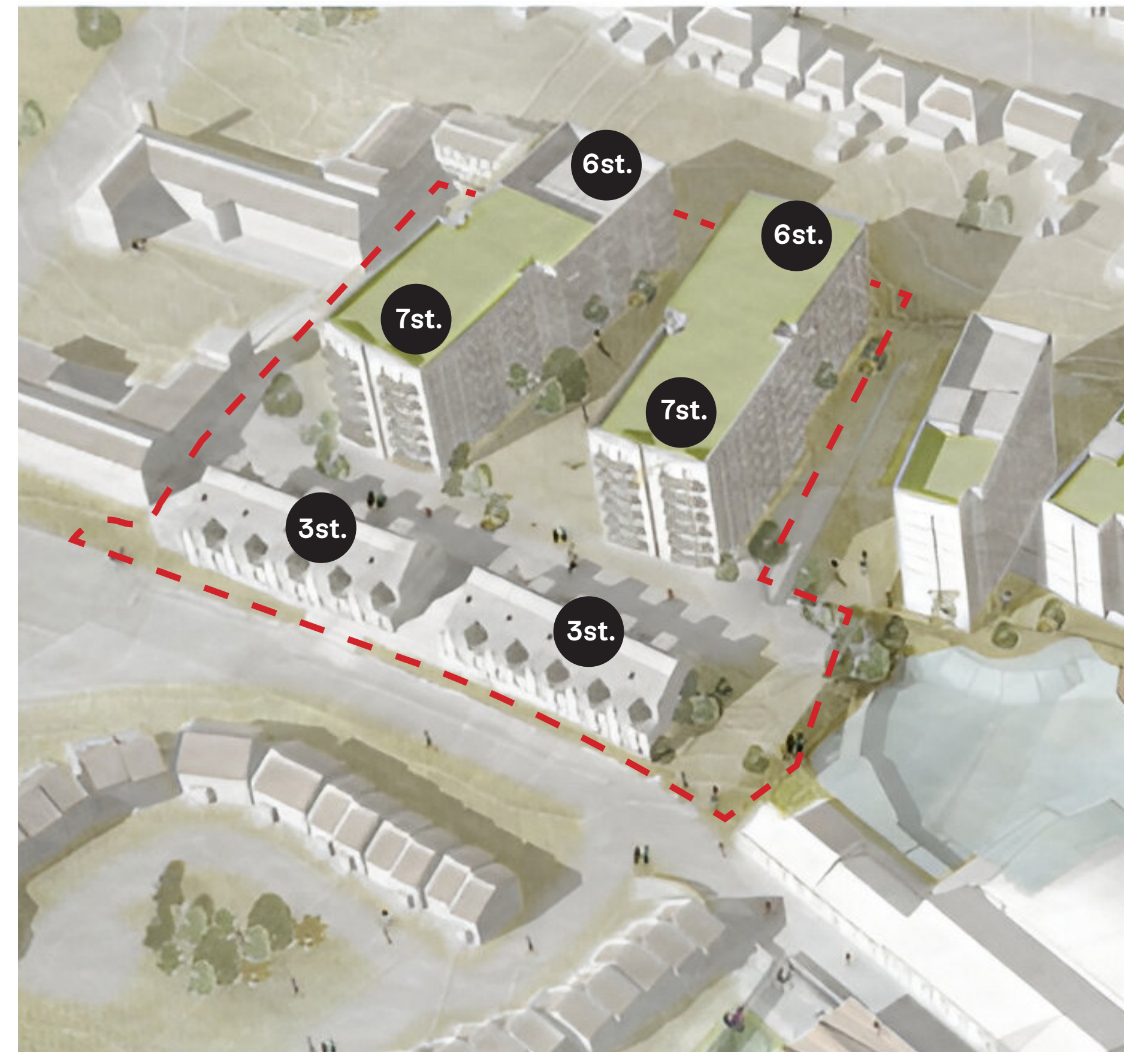
74 x 1-bedroom apartments  
70 x 2-bedroom apartments  
20 x 3-bedroom townhouses

### Amenity

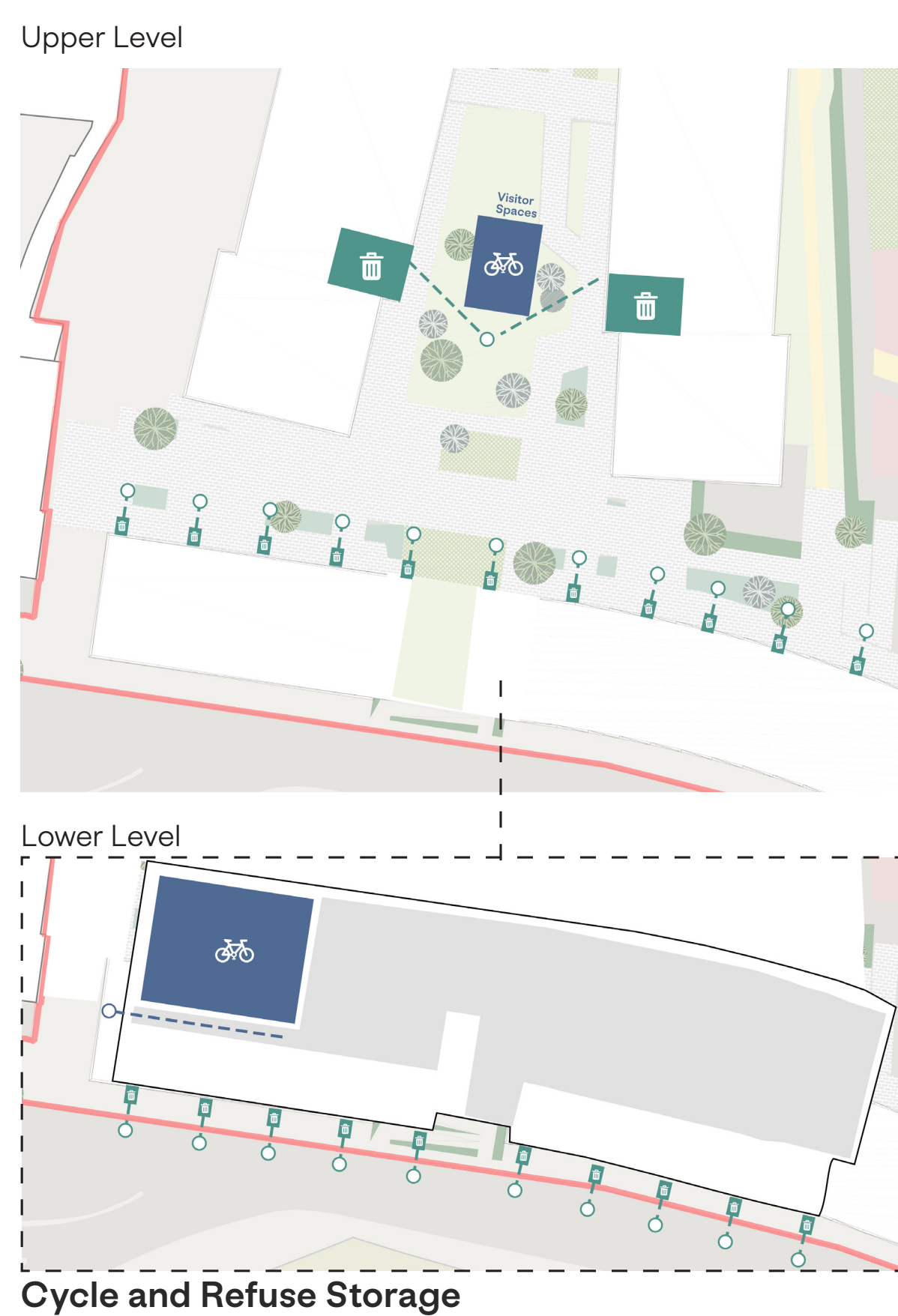
Private balconies and terraces.  
Communal amenity in central garden.

### Creche

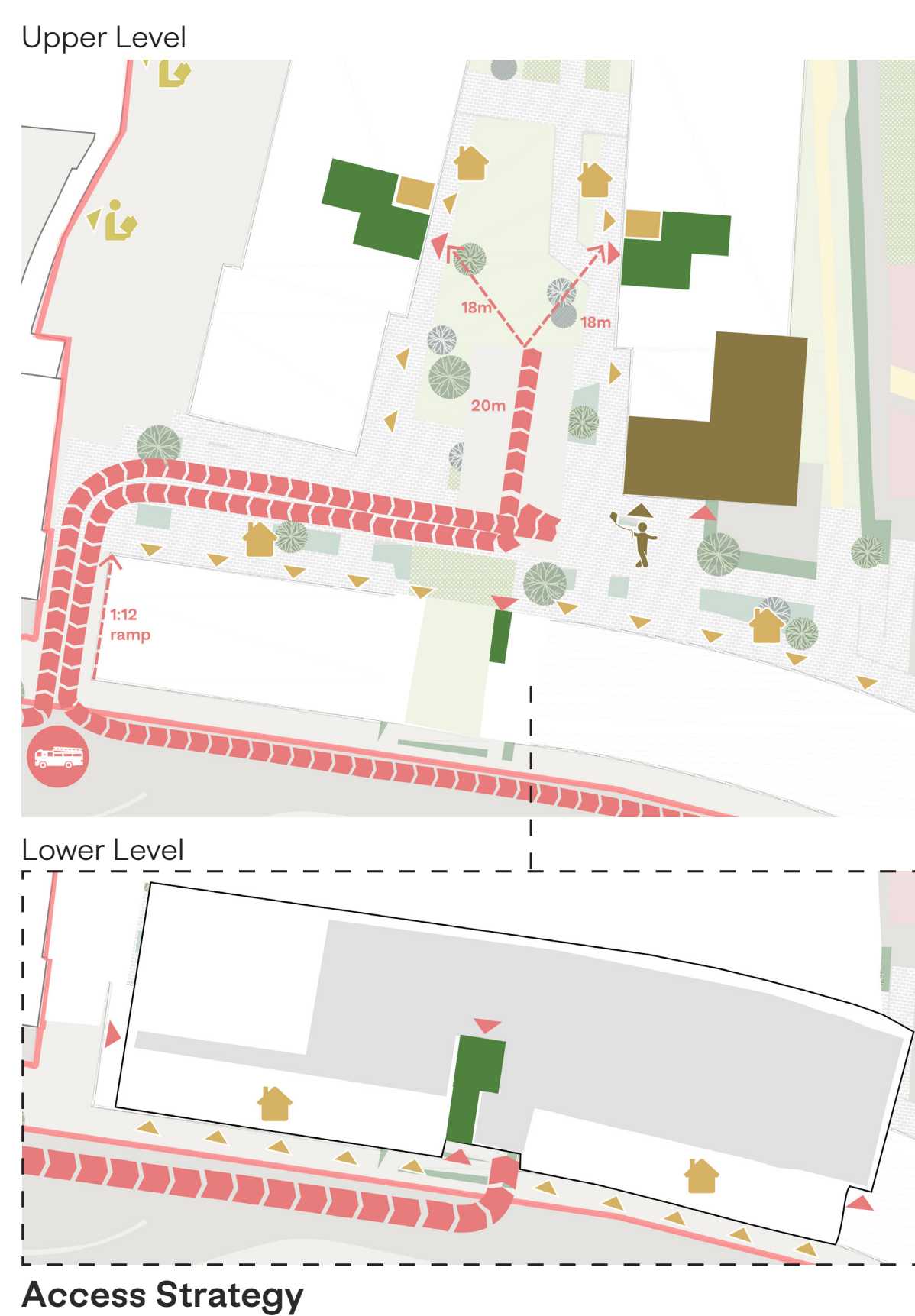
Space provided within the ground floor of the eastern apartment block



Aerial View of the Salesians Site in context



Salesians Site Landscape Plan



**Unit Mix:**  
1beds (45%)  
2beds (43%)  
3beds (12%)  
**Dual Aspect:**  
51% apartments have windows to more than 1 side  
**Parking:**  
50 spaces + 3 Creche drop-off  
30 Salesians Primary School  
**Cycle spaces:**  
480 spaces

### Site Strategy Key

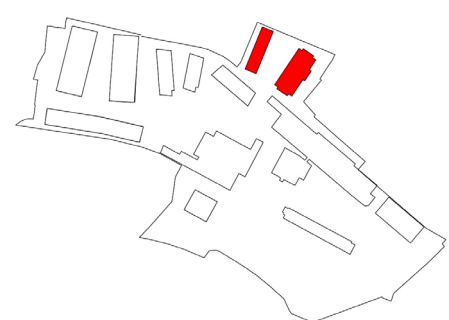
- Emergency Access in Flooding Scenario
- Emergency Vehicle Access
- Refuse Vehicle Access
- Vehicle Parking Access
- Salesians Primary School Parking Space
- Residential Parking Space
- Accessible Parking Space
- Cycle Store
- Refuse Store
- Nursery



01. Illustrative View from Salesians



# STONETOWN TERRACE RESIDENTIAL



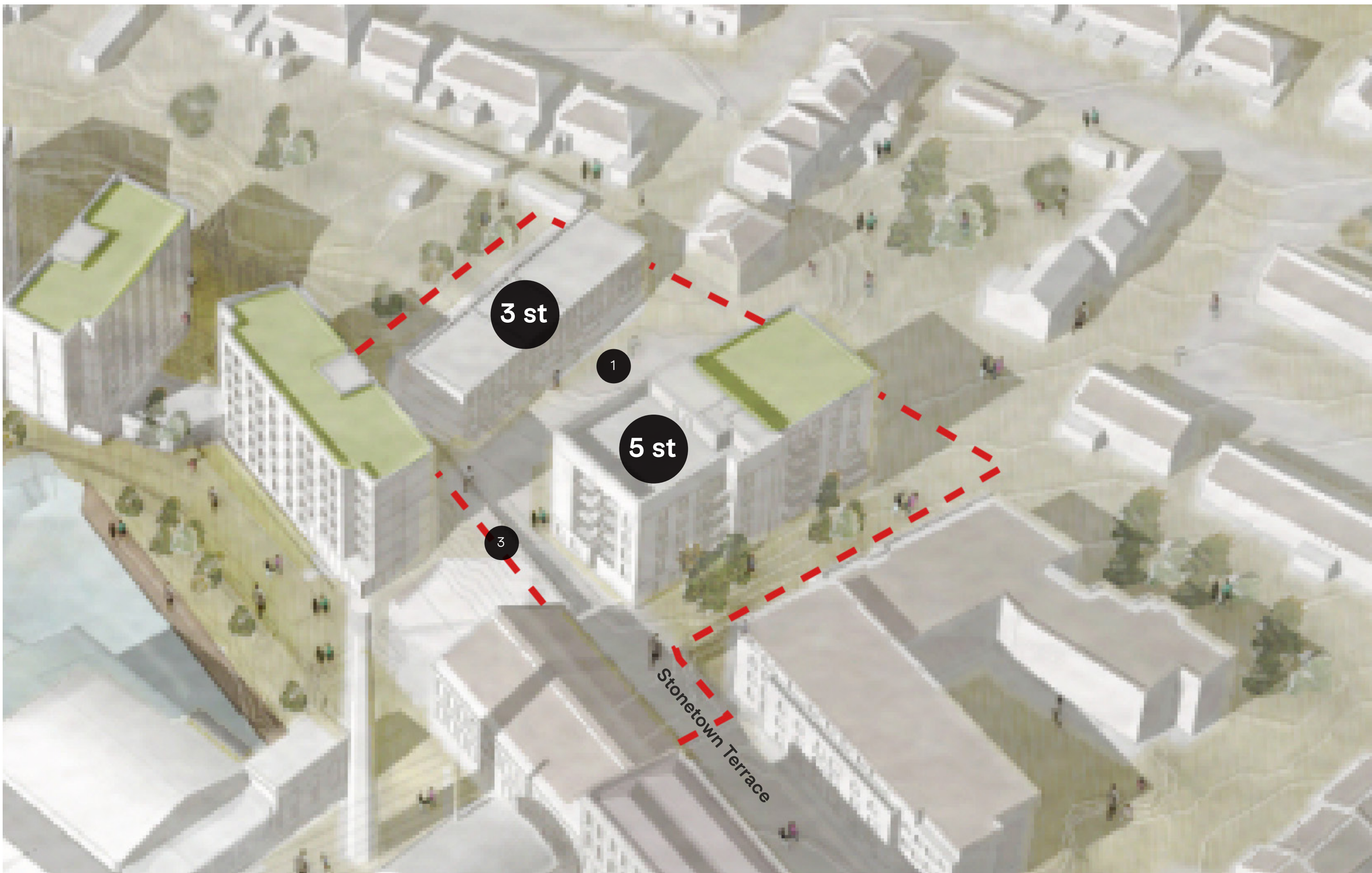
High quality homes within a 5 storey apartment block and 3 storey townhouses overlooking the Flaxmill precinct chimney with a garden focused communal amenity space for the residents.

**Residential**

**45 Homes:**  
36 Apartments  
9 Townhouses (3 bed)

**Unit Mix:**  
Studios: 4no. (9%)  
1 Bedroom: 10no.(22%)  
2 Bedroom 3 person: 4no. (9%)  
2 Bedroom 4 person: 17no. (38%)  
3 Bedroom 5 person: 10no. (22%)

**Amenity:**  
Private balconies and terraces  
Communal amenity in central garden.



Aerial View of Stonetown Terrace site with residential accommodation in context



Pedestrian Access & Entrance Strategy



Cycle Access & Storage Strategy



Parking Strategy



Stonetown Terrace Area Landscape Plan

- 1 External Communal Amenity space for residents, including playspace for younger children and nature based SUDs features
- 2 Private terraces / gardens for townhouses
- 3 Pedestrian connectivity from Stonetown Terrace to Quarry, Flaxmill and lower sites via new ramp and steps integrated into the quarry edge

**Site Strategy Key**

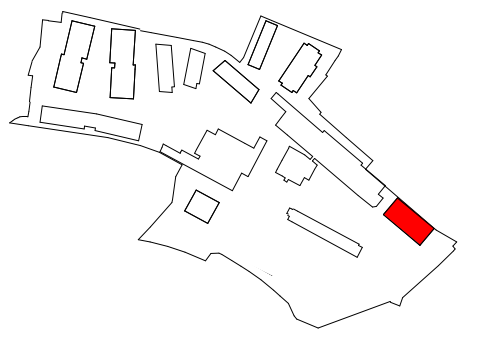
- Residential Parking Space
- Accessible Parking Space
- Cycle Store
- Refuse Store
- Vehicle Parking Access



03. Illustrative View from communal garden



# O'CALLAGHAN STRAND



Activating the Flaxmill Plaza with food and beverage offers alongside high-quality riverside living.  
Surrounded by heritage with views across the River Shannon to the city and the expansive landscape beyond

## Residential

### 21 Homes

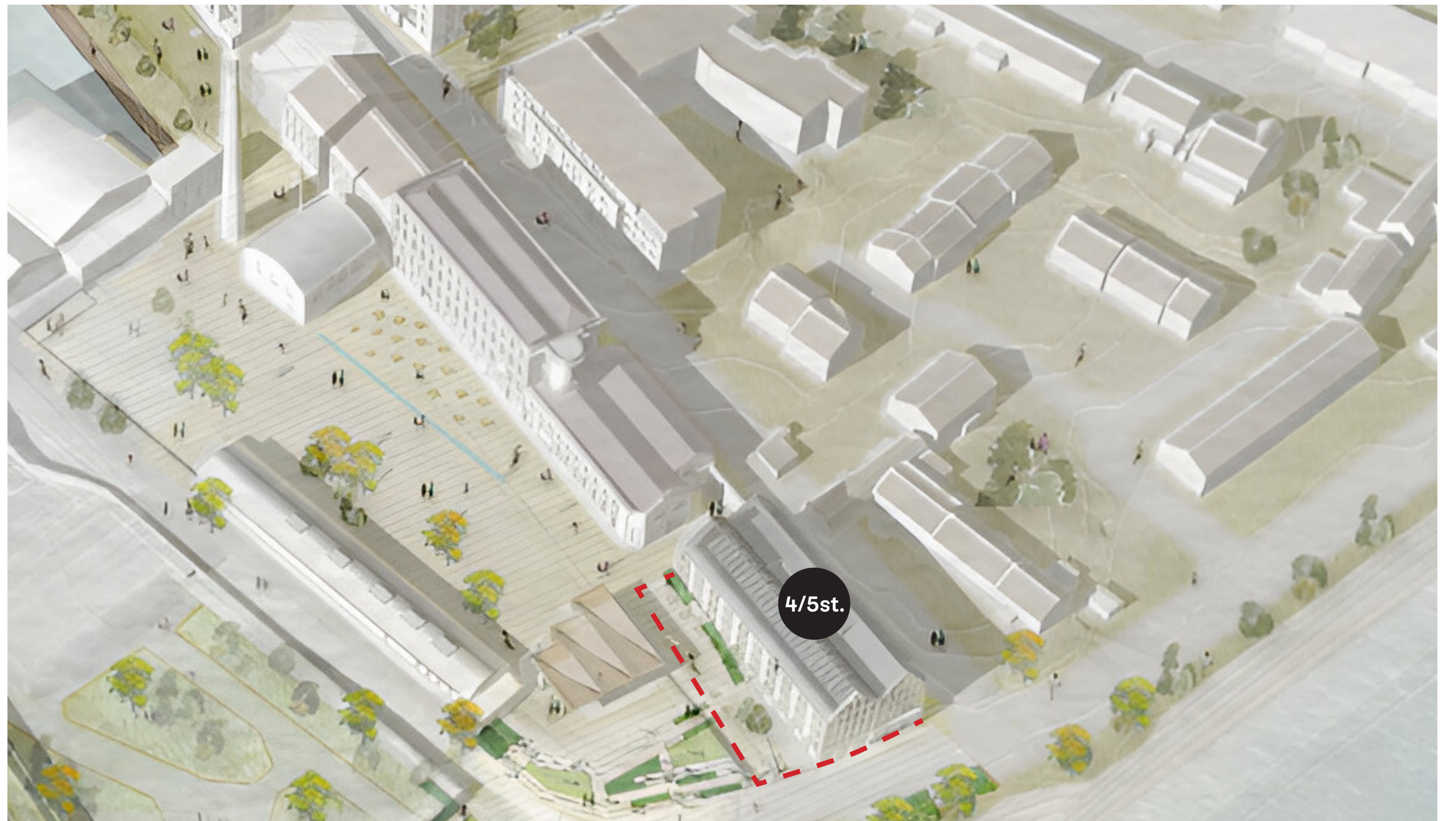
9 x 1-bedroom apartments  
12 x 2-bedroom apartments

### Amenity

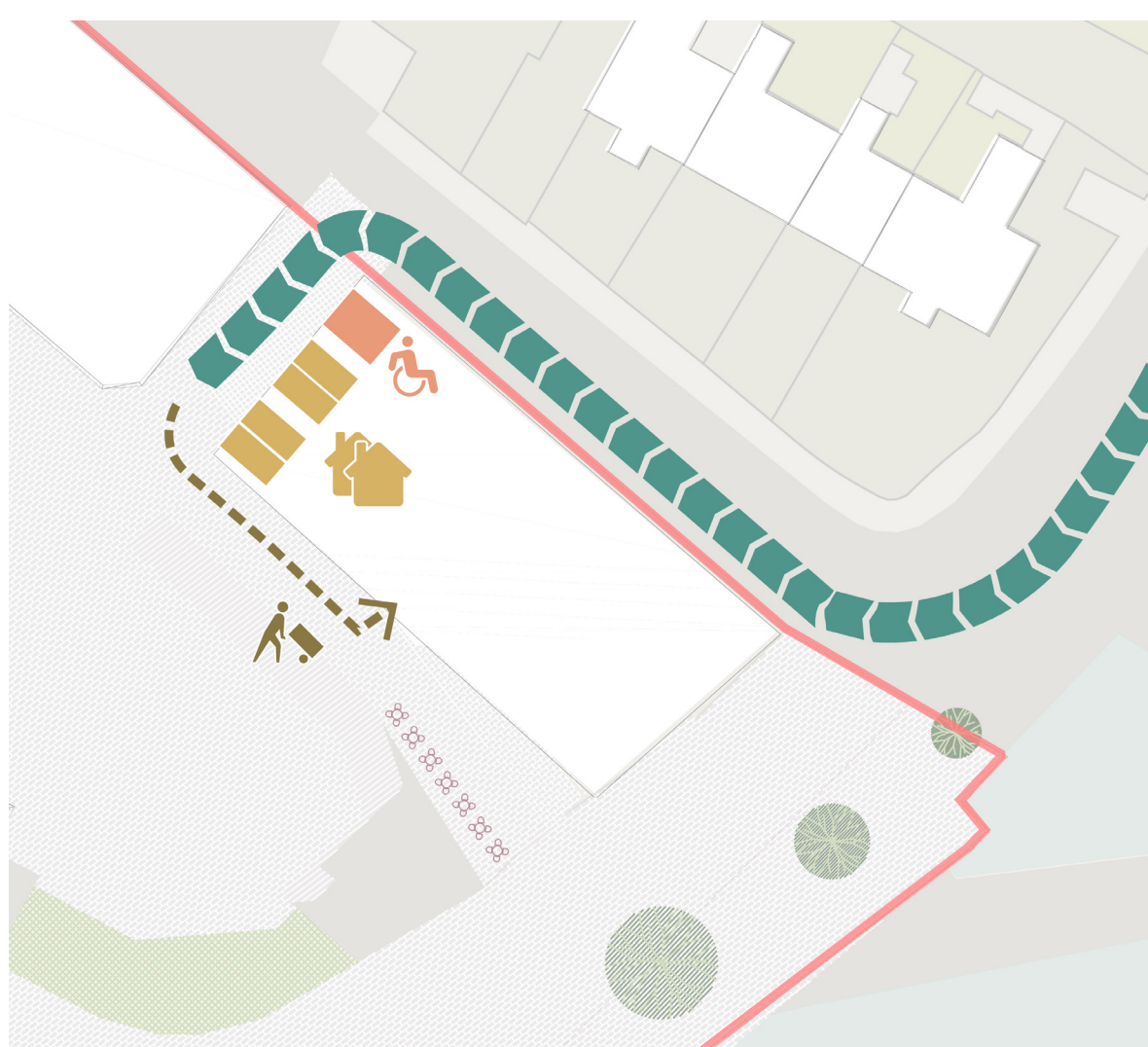
Private inset balconies for each apartment.  
Communal amenity provided as a roof terrace

### Commercial

Space provided within the ground floor suitable for cafe, restaurant or other retail and commercial uses



Aerial View of the O'Callaghan Strand Site in context



Parking Strategy



Access Strategy



Cycle and Refuse Storage



Salesians Site Landscape Plan

**Unit Mix:**  
1beds (43%)  
2beds (57%)

**Dual Aspect:**  
57% apartments have windows to more than 1 side

**Parking:**  
5 spaces  
**Cycle spaces:**  
38 spaces

### Site Strategy Key

- Emergency Access in Flooding Scenario
- Emergency Vehicle Access
- Refuse Vehicle Access
- Vehicle Parking Access
- Salesians Primary School Parking Space
- Residential Parking Space
- Accessible Parking Space
- Cycle Store
- Refuse Store
- Nursery

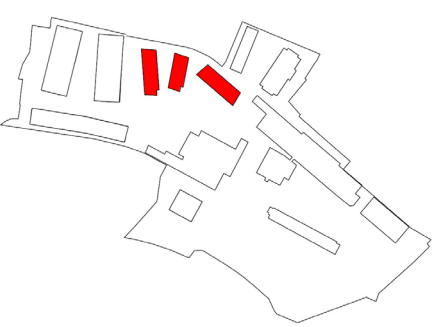


02. Illustrative View from the riverfront



# PURPOSE BUILT STUDENT ACCOMMODATION

Student housing in three connected wings situated around the Quarry Reservoir



**Student Housing**

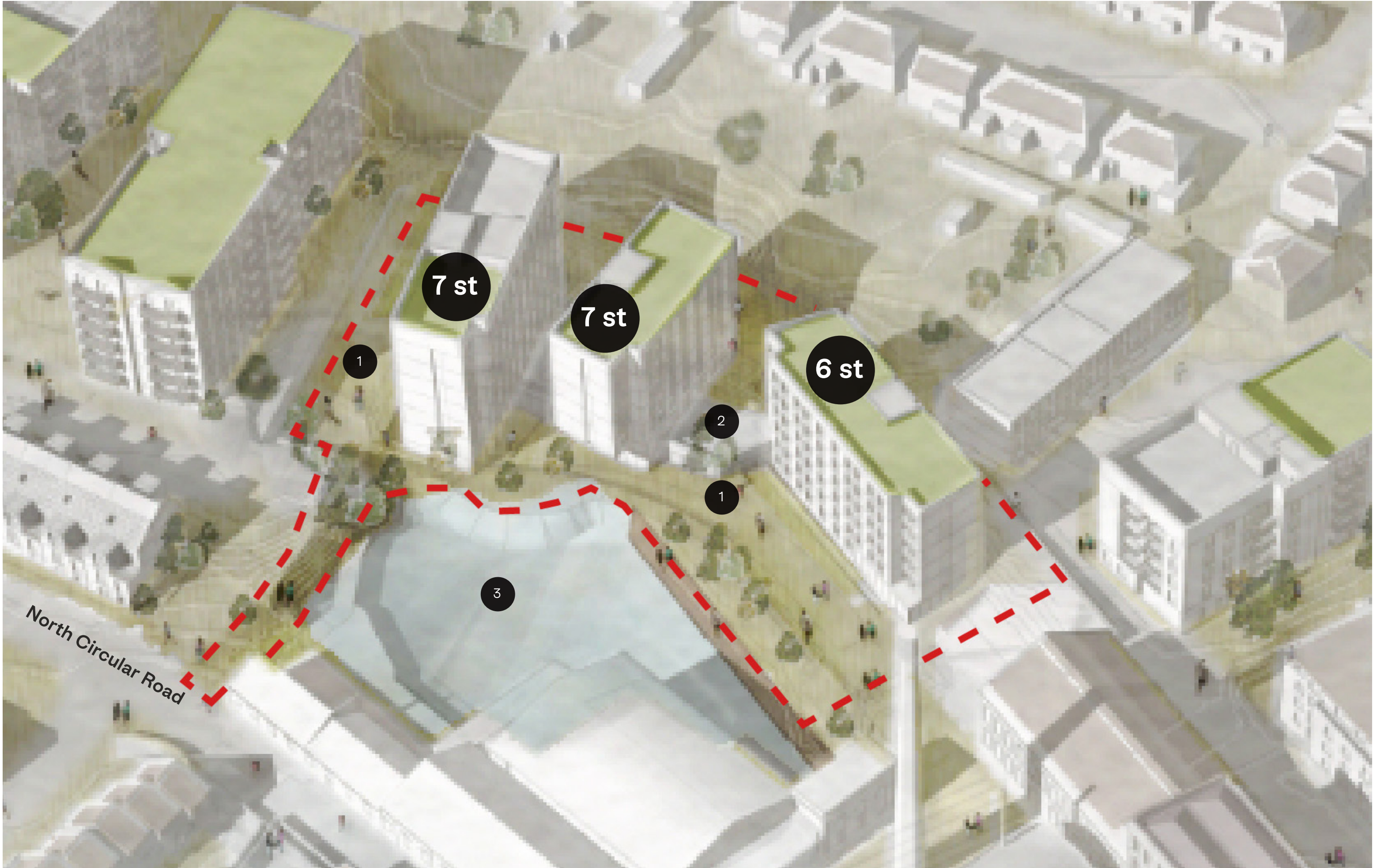
271 bedspaces, inclusive of:

- 248 Standard Rooms
- 6 Universally Accessible Rooms
- 17 Studios

**Communal Amenity Space:**

Provided internally at ground & first floor level,

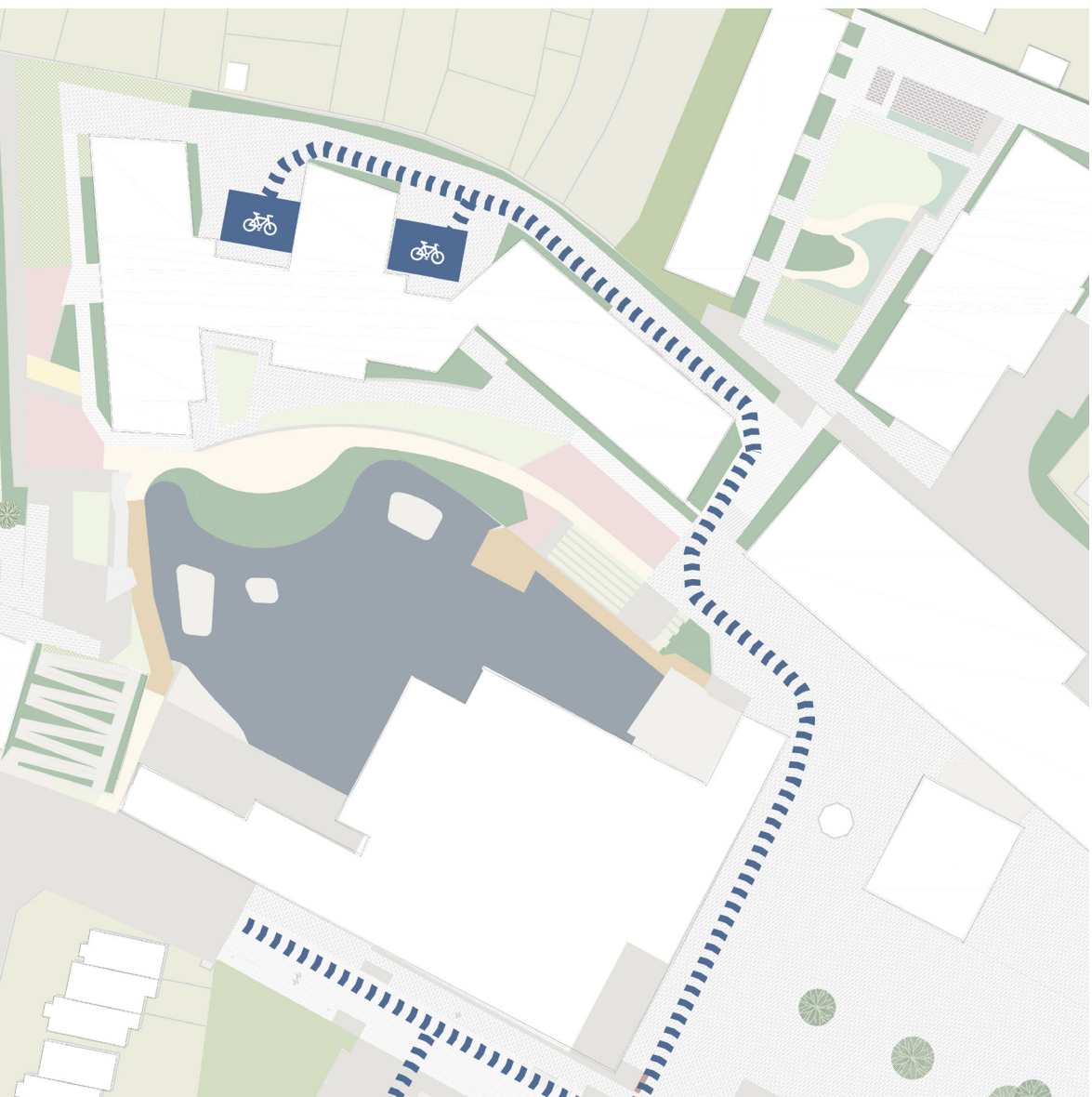
Provided externally at ground floor and first floor roof terrace overlooking the reservoir



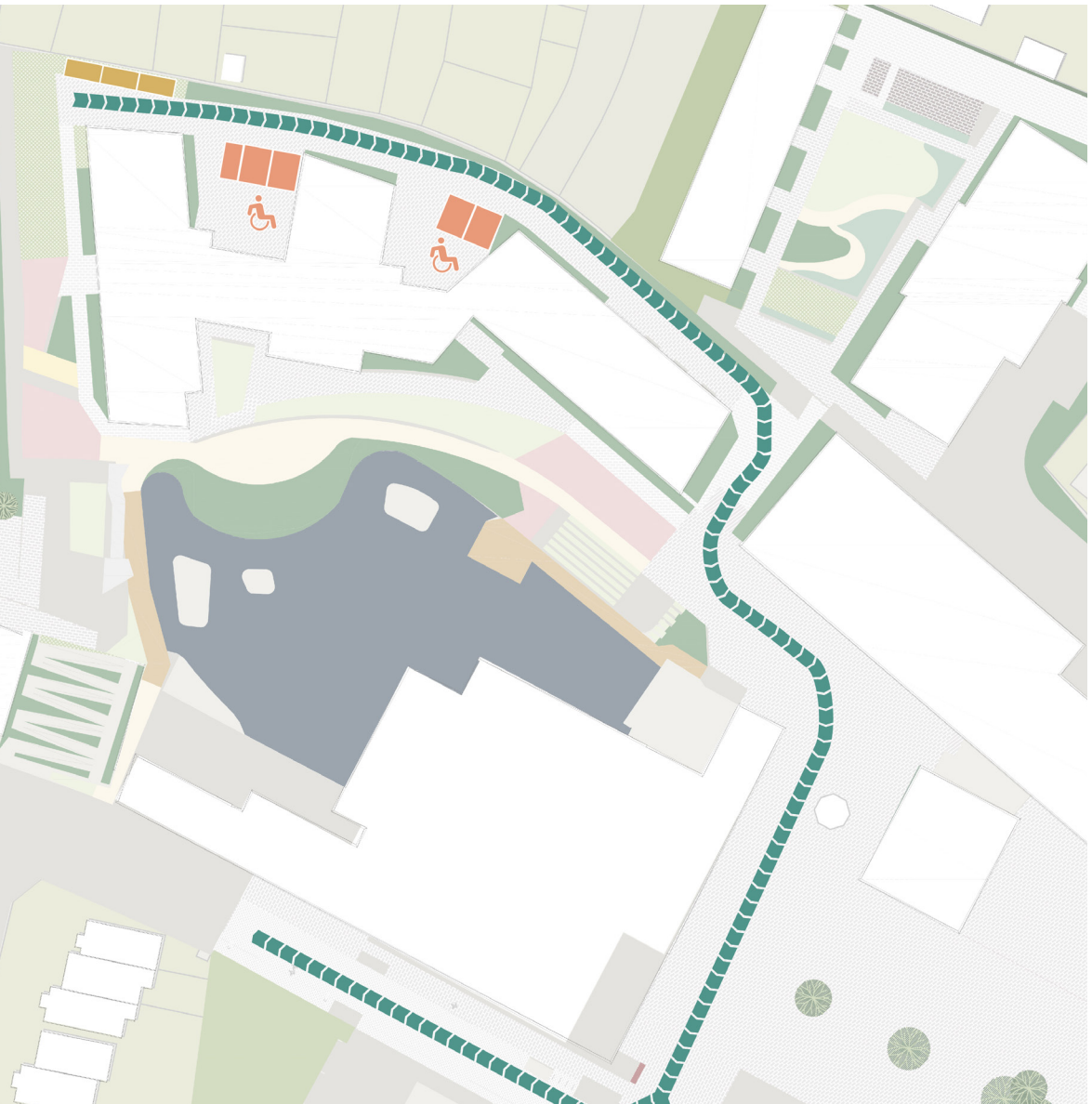
Aerial View of Quarry site with student accommodation in context



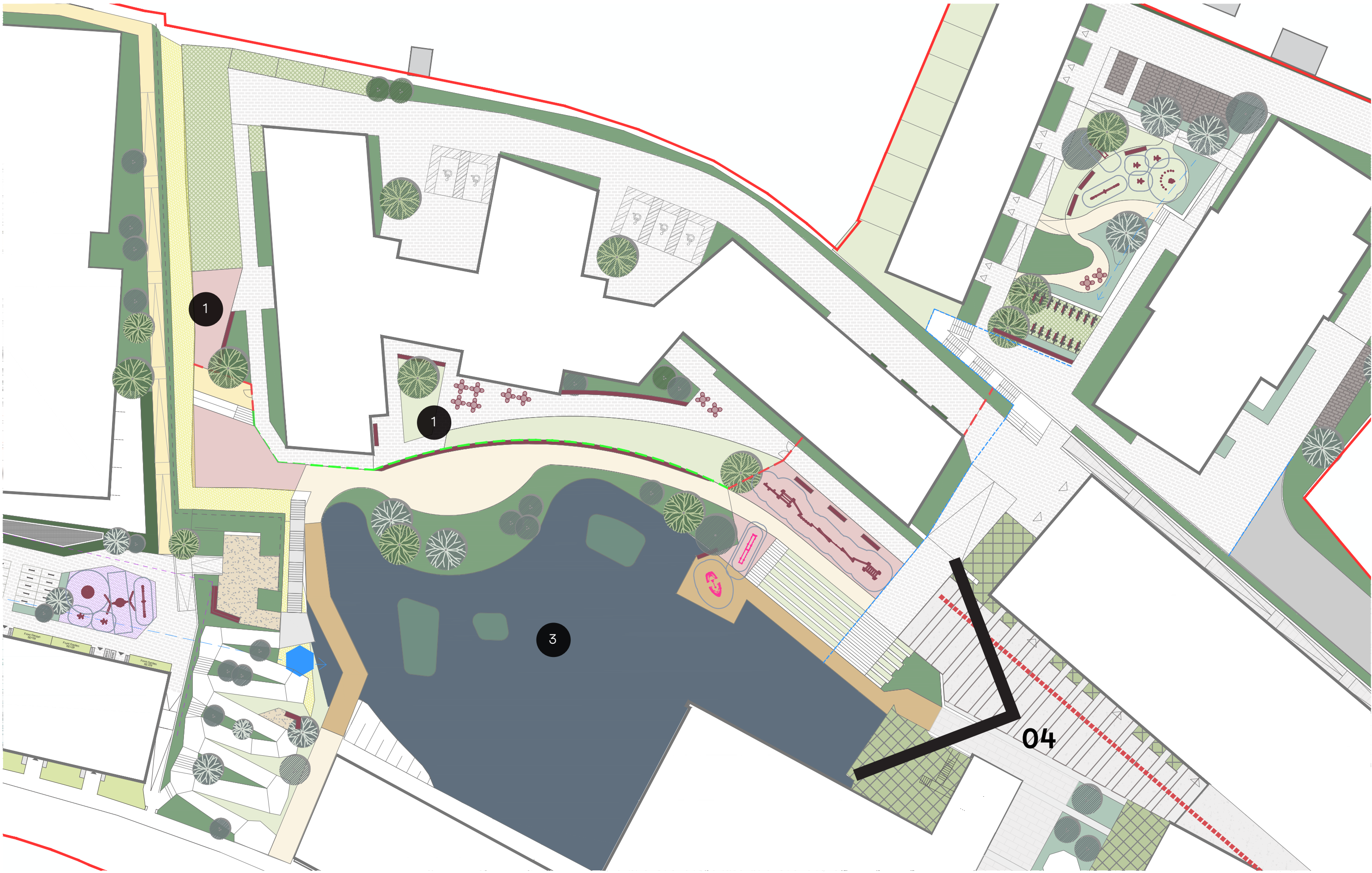
Pedestrian Access & Entrance Strategy



Cycle Access & Storage Strategy



Parking Strategy



Quarry Area Landscape Plan

- 1 External Communal Amenity space dedicated for student housing, separated from public space at ground floor by level change
- 2 External Communal Amenity space dedicated for student housing, first floor roof terrace
- 3 Reservoir

**Site Strategy Key**

- Residential Parking Space
- Accessible Parking Space
- Cycle Store
- Refuse Store
- Vehicle Parking Access



04. Illustrative View from Chimney to Quarry

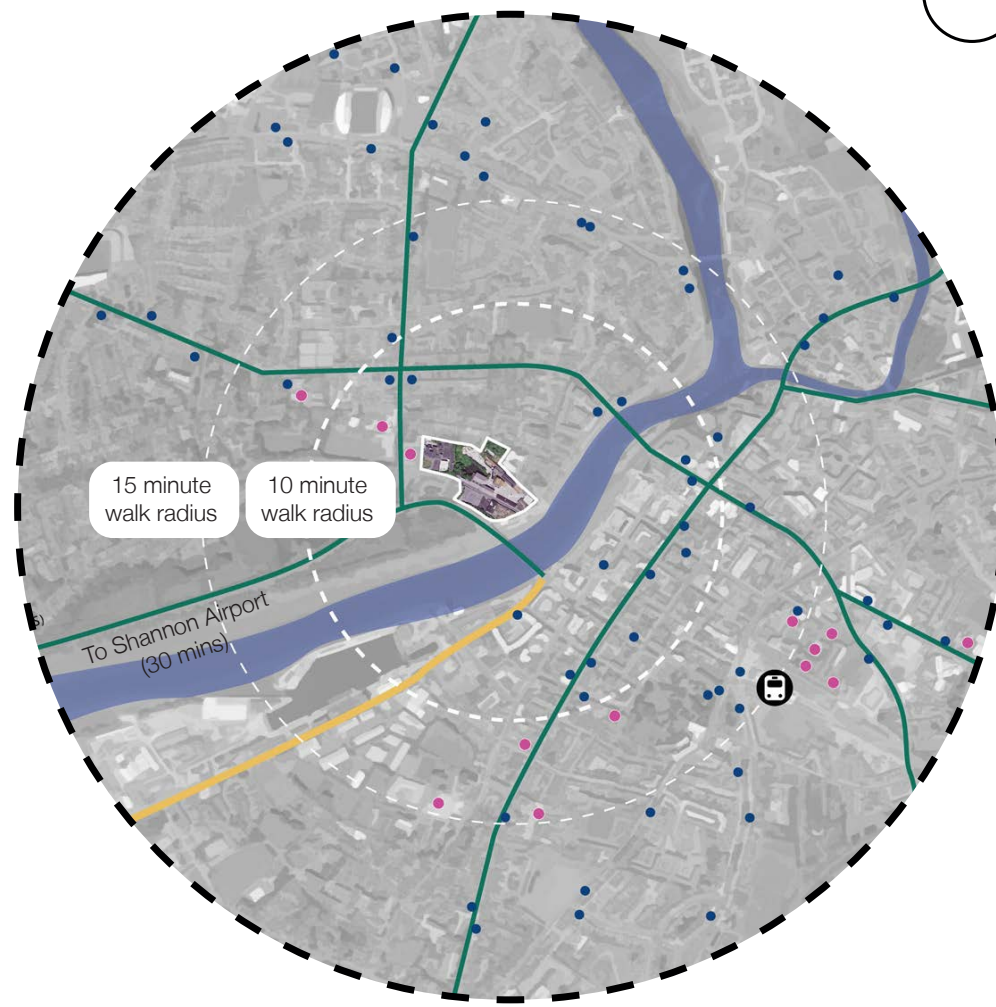


# APPROACH TO CONNECTIVITY AND MOBILITY

## Supporting Urban Connectivity

- Supporting Local and Regional Transport Connections
- Optimal pedestrian connectivity to the City Centre and Georgian Core
- Consideration for potential new pedestrian bridge across the Shannon

- Site Boundary
- National Roads
- Route Roads
- Limerick Train Station
- Bus Stops
- Schools

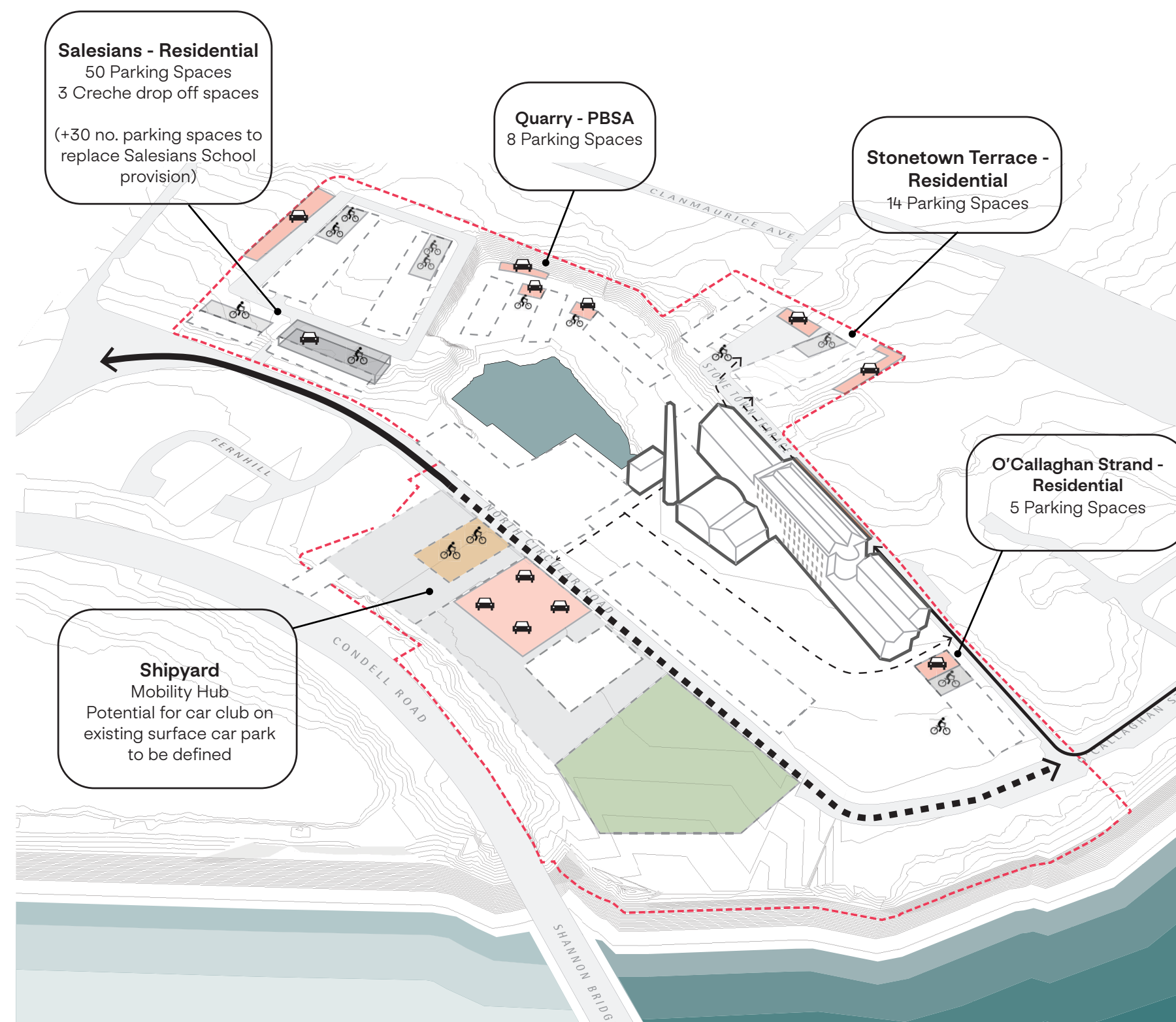


- **Connecting to the city and supporting sustainable movement infrastructure:** offering an enhanced realm for pedestrians and cyclists, and promoting sustainable modes of movement
- **Offering permeability and enhancing urban connectivity**

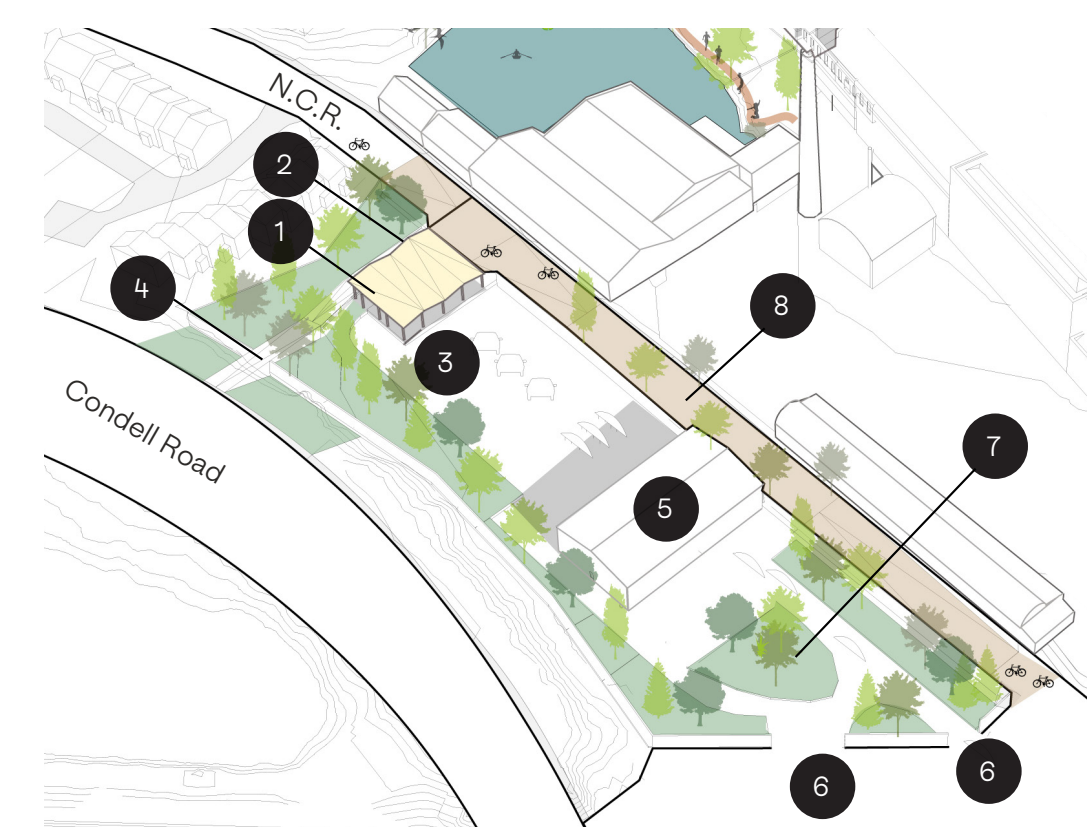
## Sustainable Mobility

- Minimising vehicular access within the main public spaces
- Secure, strategically-located cycle parking infrastructure
- Supporting shared vehicular and cycle mobility options

- Key
- Building Footprint
  - Car Parking (Underground)
  - Car Parking (Surface)
  - Shared Pedestrian / Cycle / Vehicular realm to NCR and O'Callaghan Strand
  - Mobility Hub (Public)



## Shipyards Site Temporary Uses for Permeability and Mobility



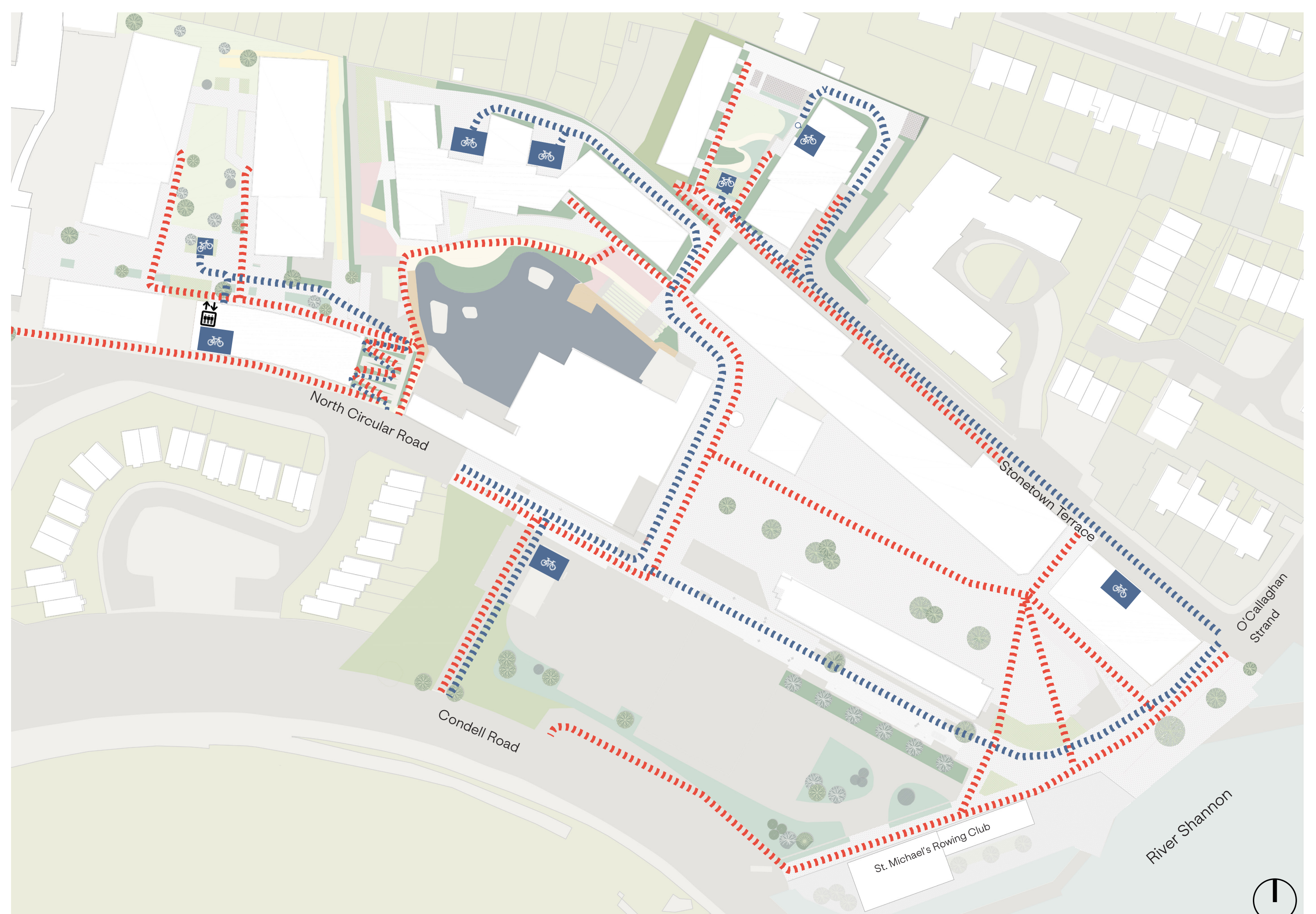
Axonometric Sketch study of temporary uses proposed pending future development proposals for this site to support Phase 1

1. Potential Mobility Hub for public use with bike parking (standard and non-standard sizes/ cargo bikes), repair point and e-charging
2. Canopy offering shelter, with roof capturing solar energy
3. Potential Car club parking for residents, and temporary car parking for visitors, with universally accessible spaces and e-charging
4. New shared pedestrian & cycle path linking Condell Road into the new quarter, in a newly landscaped connecting strip
5. Location of existing shed to be removed offers potential for temporary community / public uses
6. Reopening of old openings in the existing walls behind St Michaels Rowing Club offer improved permeability and connectivity towards the riverside
7. New temporary public garden offering amenity space and temporary flood resilience prior to development of the Shipyards site
8. Partially raised North Circular Road offers a universally accessible shared surface for pedestrians, cyclists and vehicles in new landscaping, offering additional flood protection

## Site Pedestrian & Cycle Connectivity

- Providing a pedestrian-prioritised site movement strategy to support a cohesive and vibrant quarter
- Promoting East/West links across North Circular Road
- Supporting connectivity between the upper residential sites and lower sites

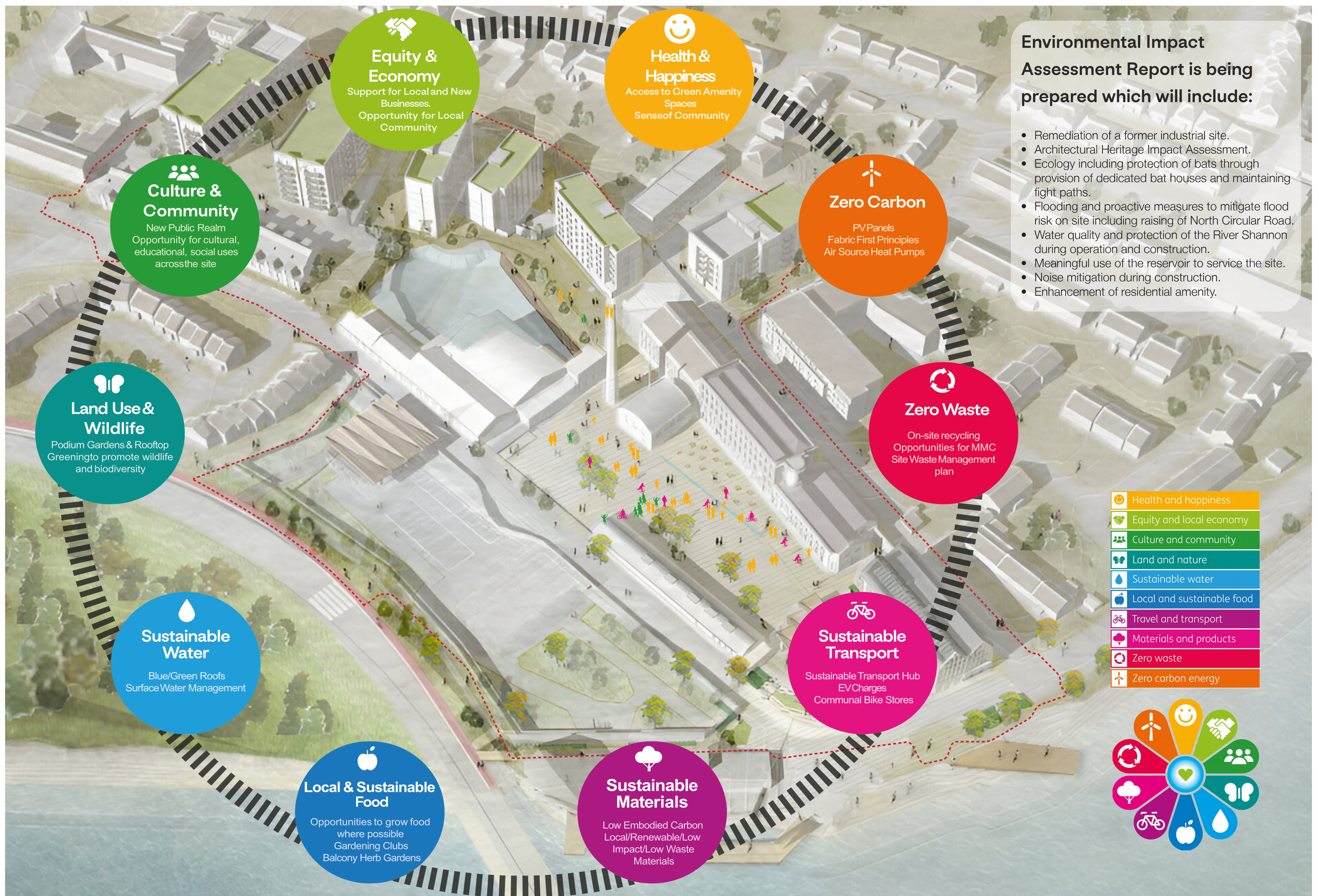
- Key
- Residential Cycle Store
  - Cycle Route
  - Pedestrian Route
  - Public Lift



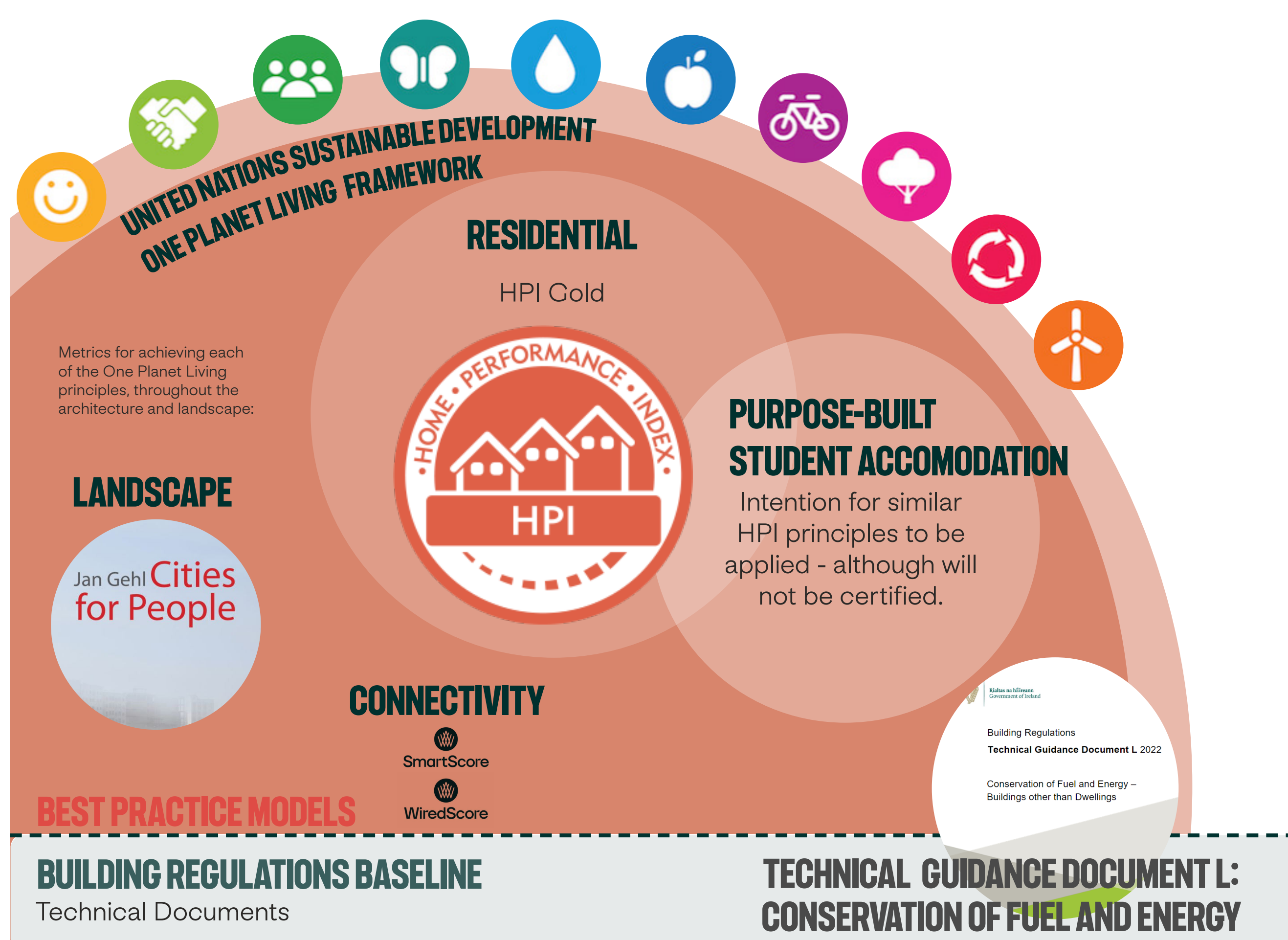


# APPROACH TO SUSTAINABILITY

A sustainable development starts with the community, creating a neighbourhood that encourages and enables a low-impact lifestyle.

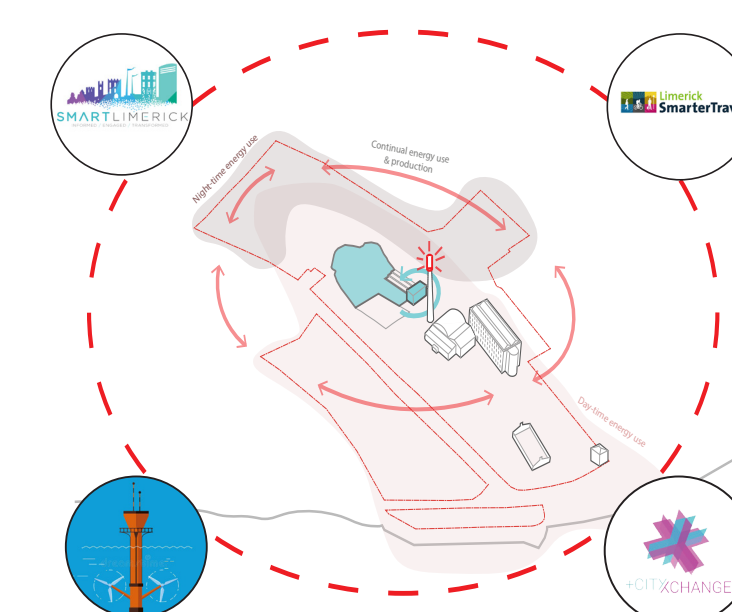


Regenerative Strategy



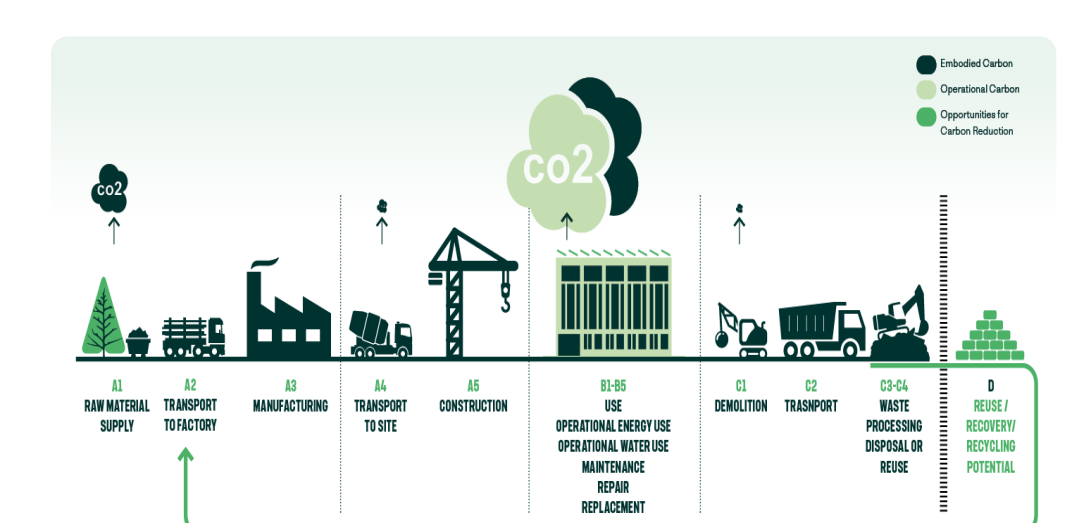
## Smart Energy

Holistic site energy strategy to allow for phased development. Exploring potential links to sustainable initiatives within the wider city



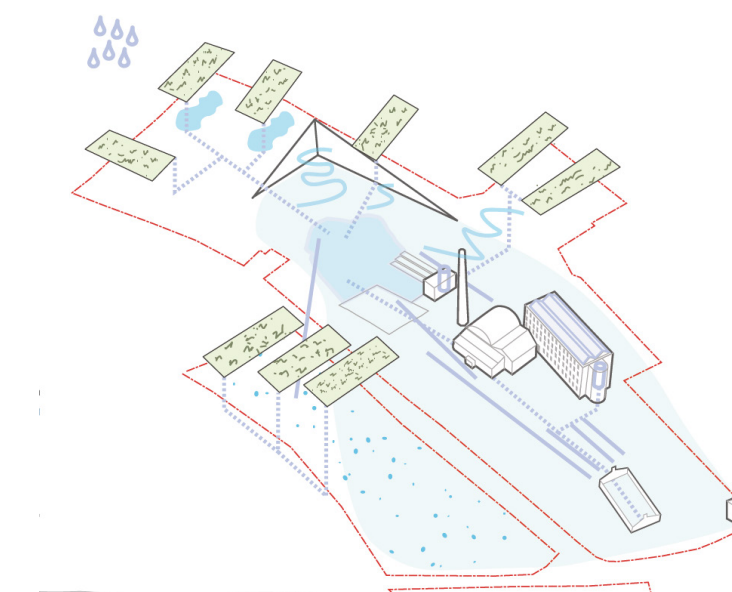
## Whole Life Carbon

For us, this embraces operational and embodied carbon emissions, including the construction, replacement and maintenance cycles and what happens to the building at the end of its life.



## Water Strategy

Using measures such as SUDS and rainwater harvesting, and utilising the reservoir for sustainable water management



## Circular Economy

Maximise the potential for circular design principles, including the cataloging and reuse of materials from site demolitions



In a circular economy, waste and pollution are eliminated, products and materials circulate at their highest intrinsic value, and nature is regenerated.



# TIMELINE & NEXT STEPS

Provide stakeholders with information, understand concerns, explain design development and communicate future engagement

