

# King's Island Walled Town Framework

April 2024

Comhairle Cathrach  
& Contae Luimnigh

Limerick City  
& County Council

ATLANTIC EDGE

**LIMERICK**  
EUROPEAN EMBRACE





# Contents

1

## Introduction

- 1.1 Background
- 1.2 Purpose of the Framework
- 1.3 The Study Area

2

## Background and Area Context Profile

- 2.1 Historical Significance
  - King's Island
  - Nicholas Street
- 2.2 Socio-Economic Landscape
  - King's Island Demographics - CSO and Pobal Analysis
  - Land Use Vacancy Survey
  - Tourism
- 2.3 Archaeology and Built Heritage
  - Record of Protected Structures
  - Record of National Monuments
  - Natural Heritage
- 2.4 Linkage Context

3

## Visions and Objectives

- 3.1 SCOT Analysis
- 3.2 Defining the Vision for Kings Island
- 3.3 Vision Statement
- 3.4 Specific Objectives for Transformation
  - Heritage Preservation and Enhancement
  - Archaeology and Built Heritage
  - Public Realm and Streetscape Improvement
  - Economic Development and Employment
  - Housing and Urban Development
  - Connectivity and Accessibility
  - Community Engagement and Education

## 4

### Proposed Priority Projects - Urban Spaces and Streetscape Enhancements

- 4.1 Realising Realising King's Island Walled Town
- 4.2 Specific Projects
  - 1. Nicholas Street Public Realm
  - 2. Nicholas Street Shopfronts
  - 3. The Fireplace Site
  - 4. King John's Castle
  - 5. Parade Park Landscaping
  - 6. Convent Street
  - 7. World Class Waterfront
  - 8. Riverwalk - Flood Relief Works
  - 9. The Orchard Site
  - 10. Verdant Place
  - 11. Bridge Street Site
  - 12. Sheep Street Site
  - 13. Sonny's Corner Site
  - 14. Irish Wheelchair Association Site
  - 15. Potato Market
  - 16. Creagh Lane
  - 17. Toll Cottages
  - 18. Saint Mary's Cathedral
  - 19. Other Brownfield Sites
    - Old Barnardos Building
    - Former HSE Building
  - 20. Strategic Sites Adjoining the Study Area

## 5

### Next Steps for King's Island

- 5.1 Collaborative Action Plan for Kings Island

## 6

### Appendix

**Appendix One** - Previous Studies and Findings

**Appendix Two** - Fireplace Site Potential Use Review

**Appendix Three** - Record of Protected Structures  
and Record of National Monuments

Prepared by Limerick City and County Council's  
Forward Planning, Public Realm and Heritage  
Department.  
Version 1,  
April 2024



# 1

## *Chapter One* Introduction

- 1.1 Background
- 1.2 Purpose of the Framework
- 1.3 The Study Area



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick** City  
& County Council

ATLANTIC EDGE  
**LIMERICK**  
EUROPEAN EMBRACE

# Introduction

## 1.1 Background

Over the years, King's Island as a study area has been the subject of numerous documents, action plans and regeneration proposals aimed at revitalising this historic area and unlocking its full potential. This Framework aims to become the all-encompassing document for the future development of King's Island Walled Town Area and represents the synthesis of various historical plans into one cohesive framework. These plans, dating back to the "Limerick Heritage Precinct: Proposal for the Revitalisation of Limerick's King's Island Medieval Quarter (1988)", laid the foundation for the framework. However, many of the plans pre-date current strategic policy frameworks and while many engaged varying levels of public input, this framework, being non-statutory, did not.

A comprehensive literature review of all previous studies focusing on the study area has been conducted, building upon the 2020 draft by MKO Consultants. Key documents include:

- Limerick Development Plan 2022-2028
- Draft Limerick Public Realm Plan 2024
- Review and Update of the Limerick 2030: An Economic and Spatial Plan for Limerick
- Blue Green Infrastructure Strategy (2023)
- Limerick Shannon Metropolitan Area Transport Strategy (2022)
- Limerick Building Height Strategy
- Limerick Wayfinding Strategy
- MKO Literature Review & Implementation Plan for Limerick's Medieval Quarter Action Plan (Draft 2020)

- Limerick Tourism Development Strategy Action Plan 2019-2023
- The Orchard Site and The Garden Site – ABK – (2014 & 2019)
- Constraints Study for Flood Relief Scheme at King's Island (2018)
- Shannon International Development Consultants No.'s 35-39 Nicholas Street Limerick – Interim Report 2018
- Development and Archaeological Strategy for Kings Island (2017)
- Limerick Regeneration Framework Implementation Plan (2013)
- Limerick City Medieval Quarter Public Realm Plan (2011)
- Kings Island Framework Implementation Plan (2011)
- Site Capacity Study – Healy & Partners (2009)
- King Island Strategy Stage 2 (2003)
- King's Island Integrated Action Plan (1994)
- Kings Island Action Area Plan(s) – Muir associated (1993/4)
- Limerick Heritage Precinct: Proposal for the Revitalisation of Limerick's King's Island Medieval Quarter (1988)

These documents underpin a thorough understanding of Kings Island, providing valuable insights to shape the proposed actions for the sustainable development and regeneration of the area. For a more detailed summary of the previous studies, please see Appendix One.



## 1.2 Purpose of the Framework

While non-statutory, the King's Island Walled Town Framework serves as a guidance for the transformation of this strategically significant area in Limerick City. Designed to guide and stimulate future investment, this document identifies priority projects and plans, key urban spaces, streetscape enhancements, and the public realm's role in emphasising a sense of place in King's Island, specifically focusing on Nicholas Street. The goal is to balance brownfield regeneration, adaptive re-use of built heritage stock while addressing vacancy and

dereliction, ensuring proper conservation of King's Island's archaeological remains.

The vision is to create a lively mixed-use environment supporting both living and working activities. This includes convenient and specialised retail, arts and tourist activities, quality food and beverage outlets, and enhanced visitor experiences. The framework envisions comprehensive regeneration, promoting vibrancy and sustainability in the area, aligning with statutory spatial plans and overarching development objectives.



### 1.3 The Study Area

The study area is located on the northern expanse of the city centre zoning, as identified in the Limerick Development Plan 2022 – 2028, see Fig. 2.

The study area is defined by the Walled Medieval Englishtown, featuring a rich tapestry of historical landmarks. Among these treasures are the 13th-century King John's Castle, the venerable St. Mary's Cathedral, the Bishop's Palace from the 1740s, the Alms Houses dating back to 1691, and iconic structures such as the Limerick City Exchange. Central to this historical narrative is Nicholas Street, serving as a vital spine that connects many of these sites and stands as a potential focal point for tourist activity in the City.

The southern expanse of this study area features the presence of the Limerick City and County Council Offices along with the Court House, emphasising the civic importance of King's Island. Extending to the outer core, notable locations include the historic zone of Verdant Place, the former Convent lands, the residential area of the Abbey, and a blend of uses around George's Quay and Abbey Bridge.

Ongoing regeneration initiatives, dating back to the late 1980s aim to safeguard and enrich the area's historical and architectural significance.

The study area is bounded by the River Shannon to the west and north, and the Abbey River to the east and south. Island Road marks the eastern boundary and key connections to the city centre and residential zones are facilitated by various bridges.



FIG. 1: STUDY AREA



FIG. 2: LIMERICK ZONING MAP AS PER LIMERICK DEVELOPMENT PLAN 2022-2030

As shown below, the study area is largely located within the Inner City Core Area, as identified in the Limerick Building Height Strategy.

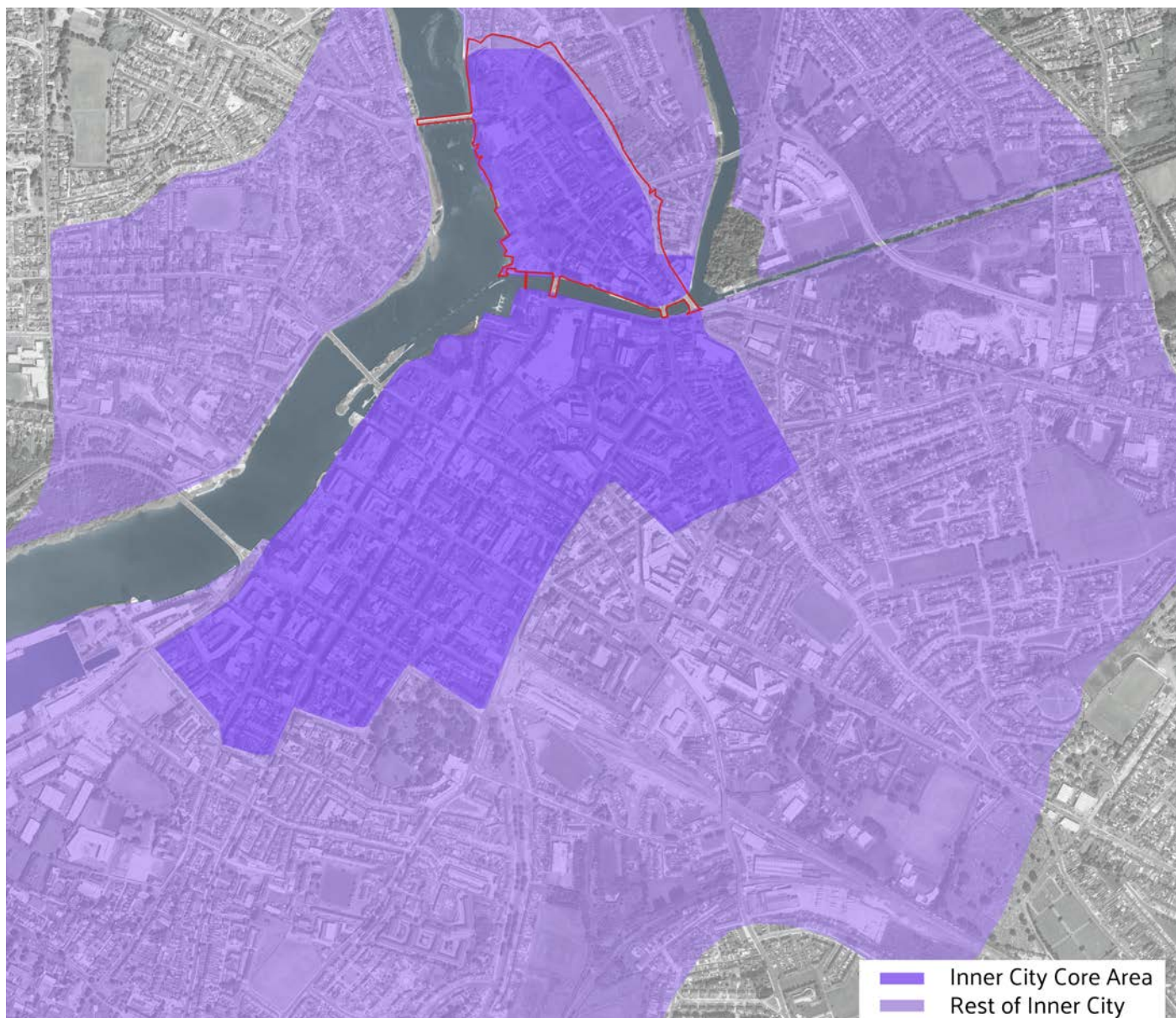


FIG. 3: LIMERICK URBAN STRUCTURE, DRAFT LIMERICK HEIGHT STRATEGY

This map showcases the individual Character Areas that can be found within the Limerick City Boundary. This map shows that the study area has its own specific Character Area, which should be celebrated due to its history and heritage.

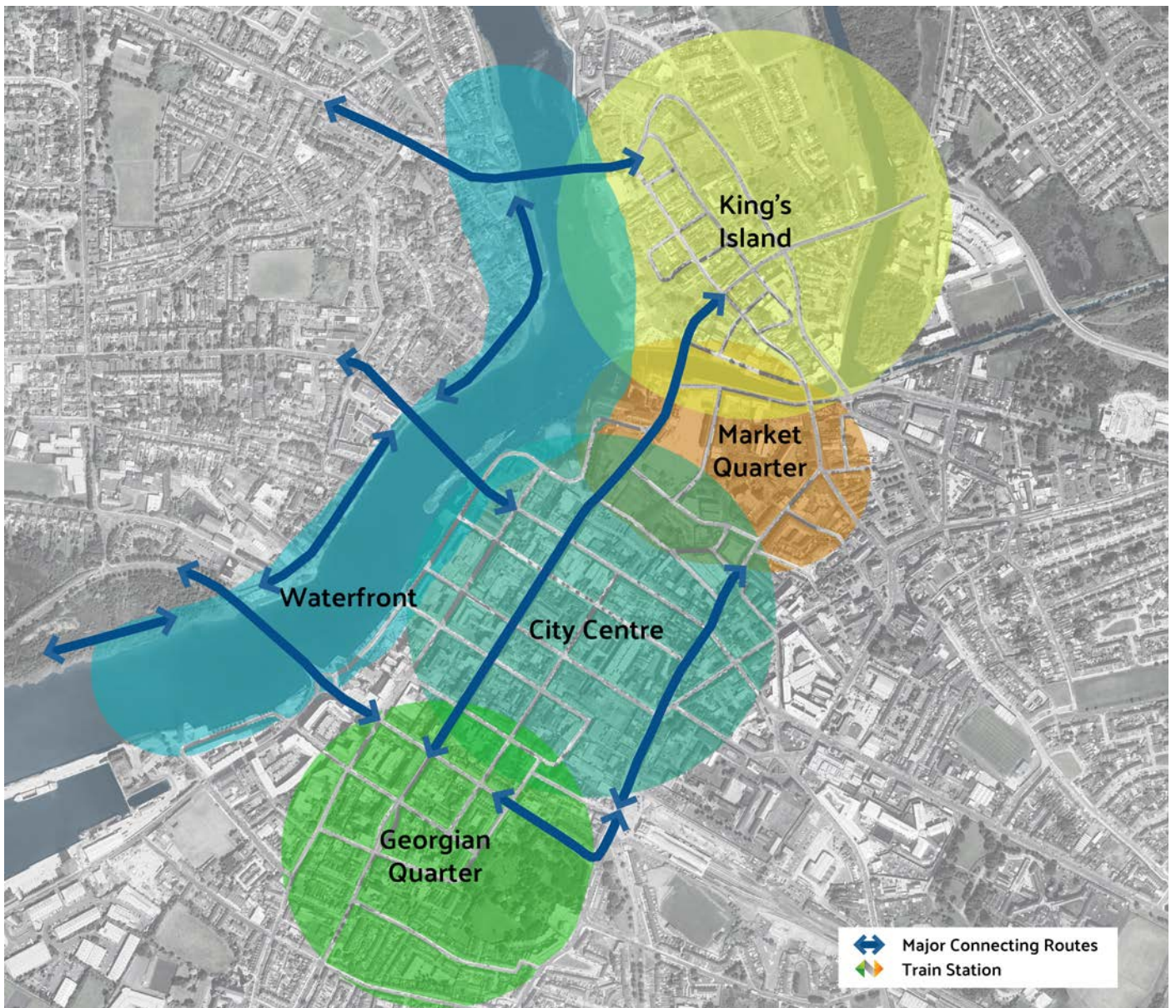


FIG. 4: CENTRE CONNECTIVITY AND CHARACTER AREAS, LIMERICK WAYFINDING STRATEGY







# *Chapter Two*

## Background and Context Profile

- 2.1 Historical Significance
  - King's Island
  - Nicholas Street
- 2.2 Socio-Economic Landscape
  - King's Island Demographics - CSO and Pobal Analysis
  - Land Use Vacancy Survey
  - Tourism
- 2.3 Archaeology and Built Heritage
  - Record of Protected Structures
  - Record of National Monuments
  - Natural Heritage
- 2.4 Linkage Context

# Background and Context Profile

## 2.1 Historical Significance

### 2.1.1 King's Island

The City of Limerick was established in the 9th Century by the arrival of the Vikings, they chose the area known today as *King's Island* to settle due to the proximity to the River Shannon for trade and defensive purposes from sieges. It was between c.1100 to 1600 that the distinct settlement of Englishtown was established. The street layout developed from the 13th century. The medieval town was defined by stone walls, gates and towers. Specifically, Englishtown was the location of St. Mary's Cathedral and King John's Castle, the main religious and defensive structures. Suburban development began in 1691, establishing expansion beyond the medieval walls.

Development and urban sprawl continued and by c.1760 many stretches of the medieval walls were demolished, which allowed closer connections between the existing medieval town and early 18th Century developments.

Today, its ancient landmarks, such as the iconic King John's Castle, stand as proud testaments to centuries of history, attracting many visitors eager to explore the city's past. In recent years, King John's Castle alone welcomed an impressive 107,000 visitors in 2022, a number that rose to 110,000 in 2023. However, amidst the bustling tourism activity within this area of Englishtown lies a sobering reality of vacancy and deprivation for locals. Despite the allure of these historic attractions, vacancy levels within

for inclusive economic growth and community development. In navigating the intricate tapestry of King's Island's past and present, the task is to preserve its cultural legacy while addressing the pressing challenges that hinder its full potential.

### 2.1.2 Nicholas Street

The origins of Nicholas Street trace back to the ancient settlement on King's Island around 150AD, with the arrival of the Vikings in 922 leaving a lasting imprint on its street layout.

Nicholas Street holds a significant place in the culture and history of King's Island. Once the bustling thoroughfare of the old walled town of Englishtown, it served as the central hub of activity during Medieval times, connecting St. Mary's Cathedral and King John's Castle.



The street's rich history was marked by the presence of the historic St. Nicholas's Church, which fell victim to the ravages of the 1651 Siege of Limerick. Today, the site of this church is occupied by the Cinema Cafe, formerly known as Stix.

Numerous historic monuments and protected structures line Nicholas Street, contributing to its designation as part of an Architectural Conservation Area. This designation ensures that buildings of profound historical significance are safeguarded, preserving their heritage for future generations.

Over the centuries, Nicholas Street and Mary Street formed the nucleus of the city, witnessing its expansion and evolution.



## **2.2 Socio-Economic Landscape**

### **2.2.1 King's Island Demographic – CSO & Pobal**

#### **Analysis**

Kings Island as a whole has a total population of 2,288 (2022) distributed across three Electoral Divisions (ED: St. John's A (St. Mary's Park, 747 persons), St. John's B (including Nicholas Street, Bishops Street and the older traditional social housing estates of Lee Estate and Assumpta Park, 1,038) and St. John's C (including Sir Harry's Mall and Georges Quay along the river bank and Mary's Street, 503 persons).

St. Mary's Park is the most socially disadvantaged ED in Limerick and in the state. It has an unemployment rate of 33.6% (8.6% for the city and county as a whole) while 33% of adults have 'No Formal' or 'Primary' education as the highest level of qualification (compared with 10% for the city and county as whole). The unemployment rate for the ED St. John's B (including Nicholas Street) is 20.3% while the proportion of adults with No Formal or Primary Education as the highest level of qualification is 19.3%. St. Mary's Park is classified as Extremely Disadvantaged and St. John's B as Very Disadvantaged under the Pobal Relative Deprivation Index (2022).

The Walled Town study area includes 5 separate Small Area of Population (SAPs) in whole or in part and has an estimated population of 800.



FIG. 5: KING'S ISLAND SAP'S RELEVANT TO STUDY AREA



FIG 6: KING'S ISLAND ELECTORAL DIVISIONS

## 2.2.2 Land Use Vacancy Survey

The Forward Planning Team in Limerick City and County Council carried out a Health Check Survey for Limerick City in February 2024. This comprehensive survey is carried out annually, and focuses on the land zoned 'City Centre' in the Limerick Development Plan 2022 – 2028. This coverage includes the entirety of the Kings Island Walled Town Plan area, except for a northern section of Castle Street, which was incorporated into the City Centre Health Check specifically for the purpose of this plan. It is recommended to review this analysis alongside the health check and land use map, as well as an explanatory document detailing commercial land uses and land classification lists.

Within the surveyed area, a total of 401 units were identified. These comprised 212 residential units, 24 leisure services, and 19 public services. Additionally, there were 25 vacant units, with 18 classified as commercial and 7 as residential. Furthermore, 16 units were categorised as derelict. This data indicates that over 10.2% of the total building stock within the walled town is currently either vacant or derelict as of February 2024.



FIG. 7: EXAMPLE OF DERELICTION WITHIN KING'S ISLAND



FIG. 8: ENGLISHTOWN HEALTHCHECK Q1 2024



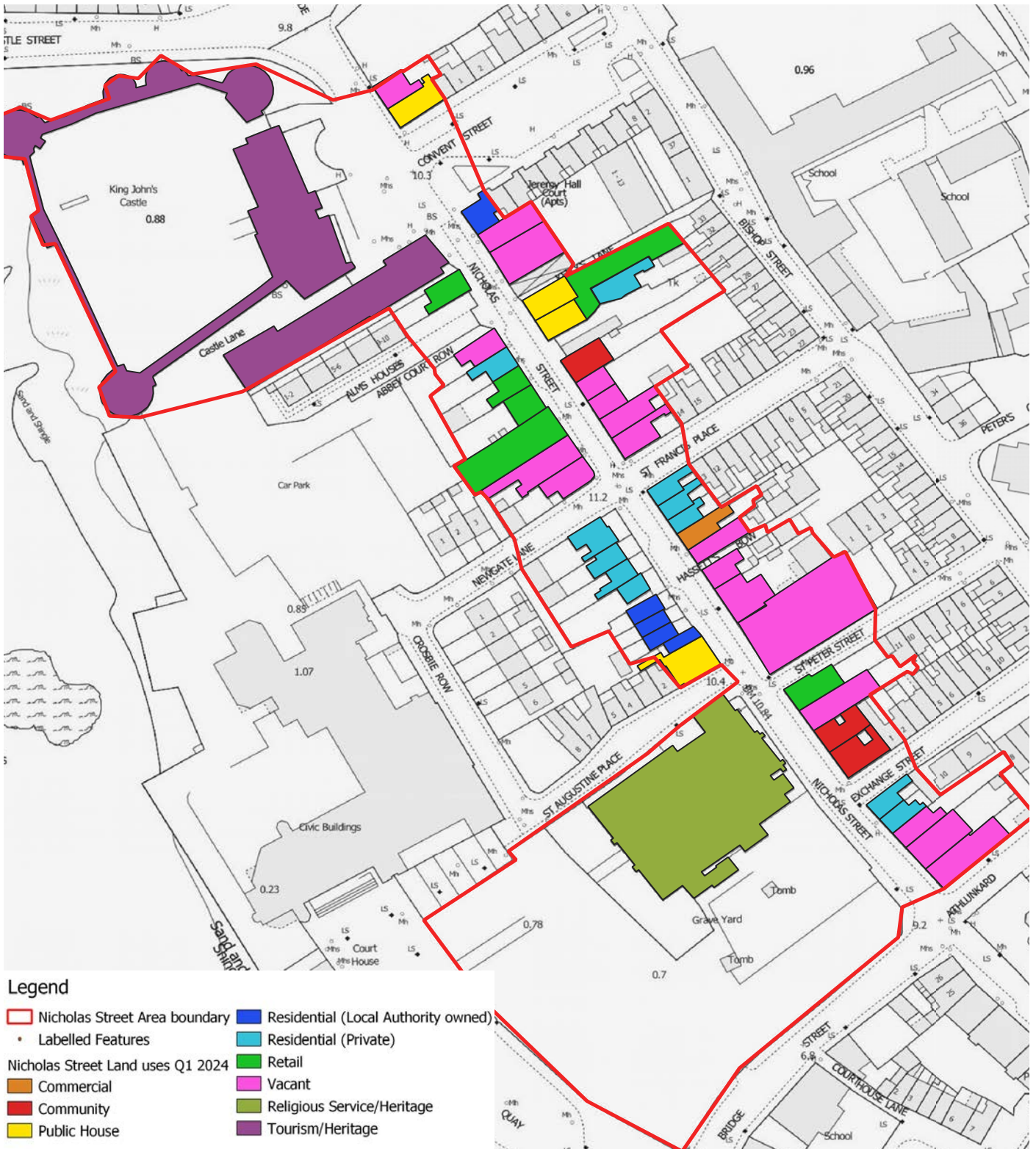


FIG. 9: NICHOLAS STREET GROUND FLOOR USE SURVEY Q1 2024

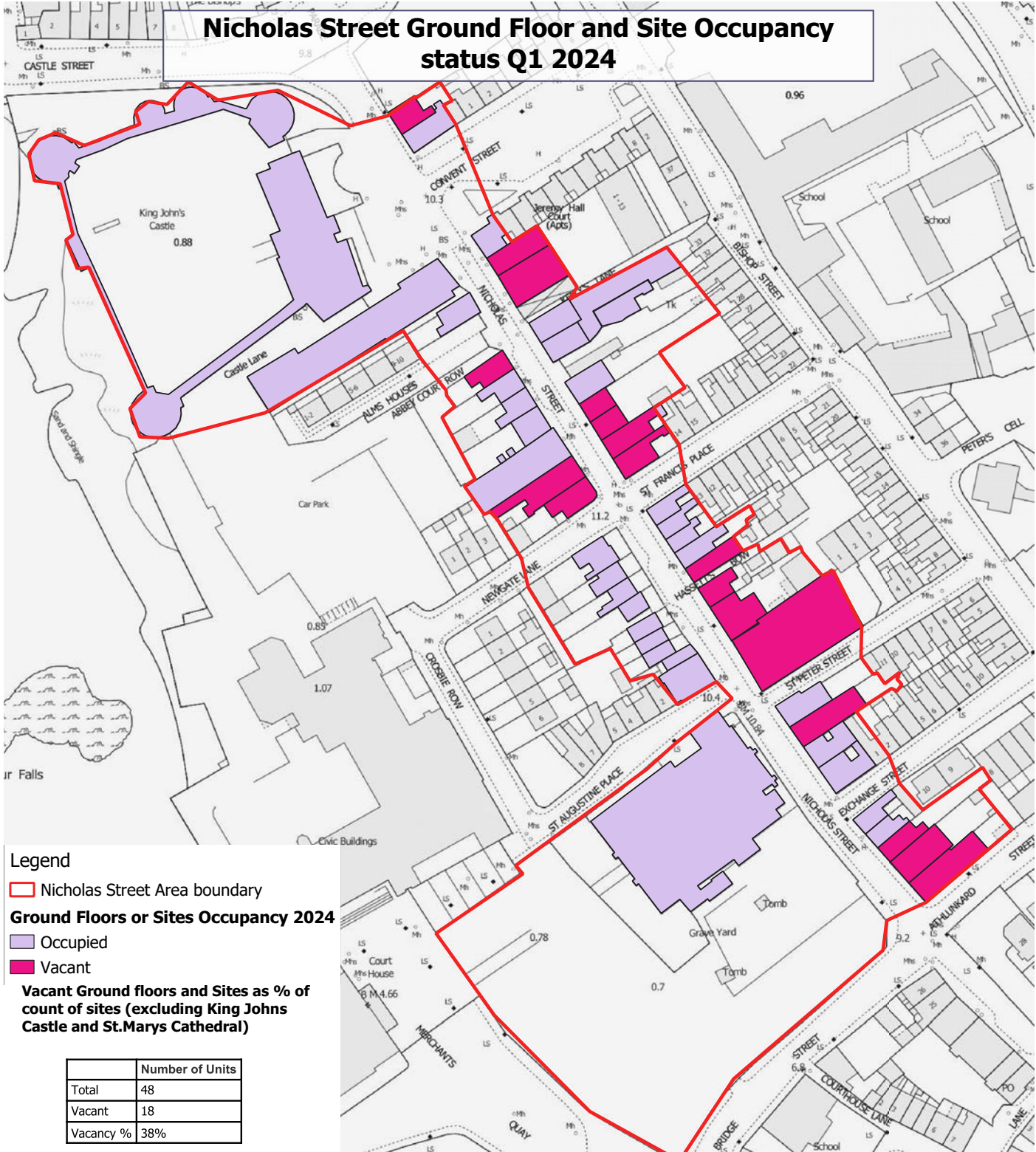


FIG. 10: NICHOLAS STREET GROUND FLOOR USE SURVEY Q1 2024



PIAS NAOMH PHIONANSIA  
ST. FRANCIS PLACE

NO ENTRY

NO ENTRY

### 2.2.3 Tourism

Tourism plays a pivotal role in bolstering the local economy of King’s Island. The presence of renowned attractions such as King John’s Castle and St. Mary’s Cathedral attracts a substantial number of tourists annually, significantly contributing to the area’s economic vibrancy.

An analysis of Three Mobile Phone Data for John’s B Electoral District 2023 offers valuable insights into the area’s economic landscape, particularly regarding tourism and visitor patterns. The data reveals a notable impact of tourism on the local economy, with an average of 1,303 tourists visiting the area daily in 2023. Peak tourist months, including June, July, and August, coincide with major events and cultural activities, resulting in significant spikes in visitor numbers. For instance, events like concerts and rugby matches, such as Dermot Kennedy’s concert in Thomond Park, attract substantial crowds, highlighting the economic potential of leveraging cultural events to drive tourism.

Furthermore, the mobile phone data unveils a predominantly young demographic profile, with the majority aged between 25-34 years. This demographic insight is crucial for tailoring economic development strategies to meet the preferences and needs of both the local population and visitors. By leveraging events, optimising visitor experiences, and investing in the local economy, King’s Island can unlock its full economic potential and thrive as a vibrant destination for residents and tourists alike. The following table

presents the top 10 highest number of visitors per days to the area and the corresponding event.

However, despite these attractions, the lack of vibrant and inviting public spaces, coupled with high levels of dereliction and vacancy on key streets like Nicholas Street, hinders the ability to capitalise fully on the tourist influx. As a result, once visitors have explored the main attractions, there are limited options for them to continue their experience, leading many to return to the city centre. This vacancy and dereliction not only detract from the overall visitor experience

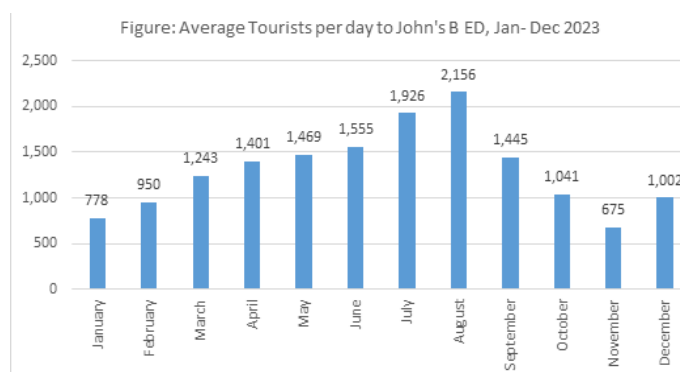


FIG. 11. AVERAGE TOURISTS IN 2023- SOURCE: THREE MOBILE DATA

	Date	Visitors	Event
1	07/07/2023	32,365	Dermot Kennedy, Thomond Park
2	30/04/2023	31,928	Hermitage Green, King John’s Castle
3	08/07/2023	31,565	Dermot Kennedy, Thomond Park
4	29/04/2023	31,140	Riverfest/May Bank Holiday Weekend/ Munster Senior Hurling (Limerick and Clare) Gaelic Grounds
5	16/03/2023	28,885	Day before St. Patrick’s Day
6	25/03/2023	28,331	Munster V Glasgow Warriors, Thomond Park
7	28/04/2023	28,040	Riverfest/May Bank Holiday Weekend/ Treaty United and Kerry FC match
8	10/02/2023	27,934	Munster v Barbarians, Thomond Park
9	09/12/2023	27,185	Munster V Aviron Bayonnais, Thomond Park
10	03/03/2023	27,168	Scarlets v Munster, Thomond Park

TABLE 1: TOP 10 DAYS FOR VISITORS TO THE JOHN’S B ELECTORAL DISTRICT IN 2023. SOURCE: THREE MOBILE DATA

but also contribute to the decline of the local economy. Investing in the revitalisation of these key streets and public spaces is essential to capitalise on the existing tourist traffic and drive economic growth. Creating vibrant, pedestrian-friendly environments will not only extend visitor stays but also encourage spending at local businesses, cafes, and shops. Moreover, enhancing the public realm's appearance will attract more tourists, residents, and businesses alike, creating a more vibrant and economically resilient community.

### 2.3 Archaeology and Built Heritage

Today, the area's historical importance is underscored by various statutory designations, including those as historic monuments, protected structures, and an Architectural Conservation Area.

Legal protections afforded by the National Monuments Acts and Planning and Development Acts, along with initiatives such as the Irish Walled Towns Network, ensure that the invaluable heritage of King's Island remains preserved and celebrated, enriching the cultural landscape of the area for generations to come.





FIG. 11: ARCHITECTURAL CONSERVATION AREA: THOMOND GATE, CASTLE ST., VERDANT PLACE, NICHOLAS ST.

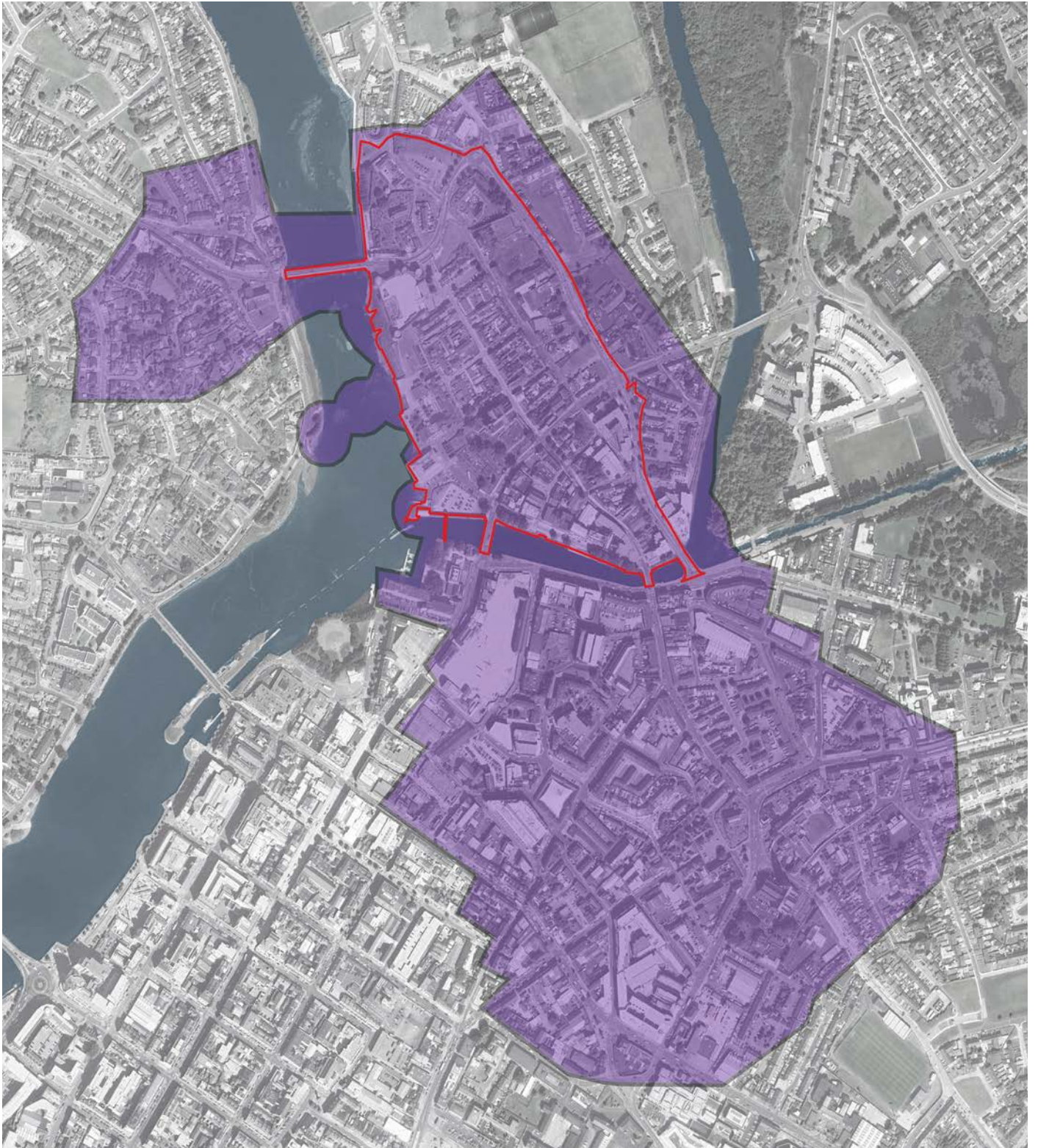


FIG. 12: LIMERICK ARCHAEOLOGICAL POTENTIAL ZONE

### 2.3.1 Record of Protected Structures



FIG. 13: MAP OF PROTECTED STRUCTURES WITHIN STUDY AREA.



1. Villiers Alms Houses
2. St. Marys Convent Graveyard
3. St. Marys Convent School
4. Barringtons Hospital
5. Mary Street Garda Station
6. Limerick Institute of Technology - School of Art
7. The Exchange
8. Charity Blue Coat School
9. City Hall Facade of former Gaol
10. Widows Alms Houses
11. Limerick county Courthouse
12. The Potato Market
13. Matthew Bridge
14. Gerald Griffin Memorial Schools
15. Saint Mary's Cathedral
16. The Toll House
17. Bannatyne Pyramidal Mausoleum
18. Jones Mausoleum
- 19-21. Church Street Alms Houses
22. Fanning's Castle
23. Bishop's Palace
24. Remains of Medieval Mill
25. Exterior Wall of Old Gaol - Medieval House
26. Baal's Bridge
27. Thomond Bridge
28. Bourkes House
29. King John's Castle
30. Boyd Mausoleum

For additional information on the Record of Protected Structures, please refer to Appendix Three.

### 2.3.2 Record of National Monuments

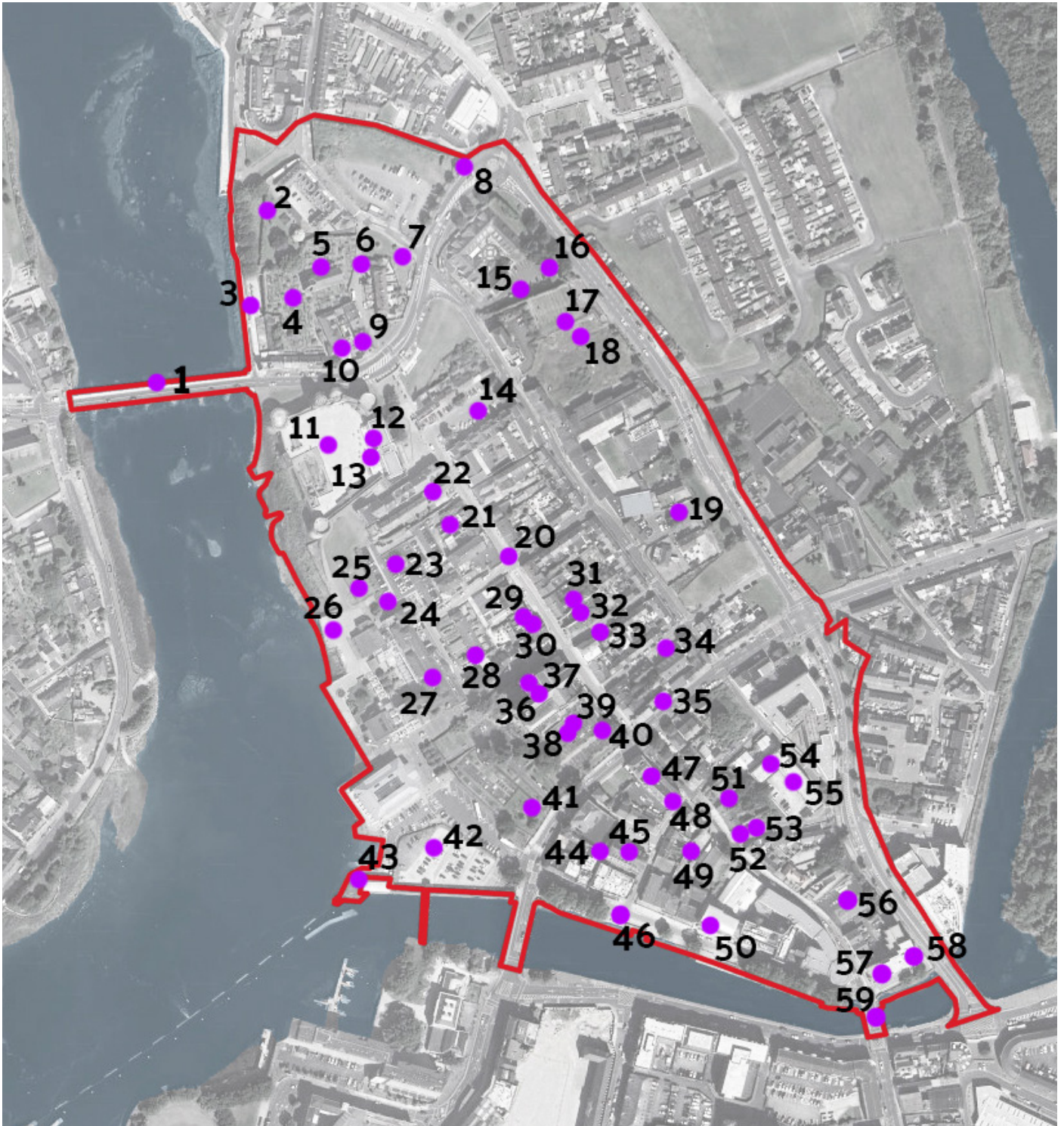


FIG. 14: MAP OF NATIONAL MONUMENTS IN THE STUDY AREA

1. Thomond Bridge
2. Old Bishops Palace
3. Medieval Town Defences
4. St. Munchins Church Graveyard
5. Tomb of Elinor Young
6. Well at 9 Church Street
7. Archaeological Dig Site
8. Small Stone Tower, Wall
9. Stone House on later Bishops Palace
10. Mungret Gate Stone
11. King John's Castle
12. Castle Ringwork
13. Three late 12th/early 13th century houses
14. House walls
15. Dominican Priory of St. Saviour
16. Stone House Ruins
17. St. Saviours Dominican Priory Burial Ground
18. Old Barracks
19. Augustinian Priory of St. Peter
20. Site of the Siege of Limerick
21. St. Nicholas's Church
22. St. Nicholas's Church Graveyard
23. Archdeacons House
24. Manor of the Chanter
25. Medieval House
26. Thomas Arthurs Mill, Curragower Castle, Queen's Mills
27. Residence of the Dean of St. Marys Church
28. Vicars Choral of St. Mary's Cathedral
29. Remains of Two Medieval Homes
30. Medieval Building: "House C"
31. Medieval Building: "House B"
32. Medieval Building
33. Walls of late 16th/early 17th century home
34. Post-medieval Well
35. Bourke's House
36. 17th Century Graveslab
37. Cathedral Church of the Blessed Virgin Mary
38. Cross
39. St. Mary's Cathedral Graveyard
40. Castleated House – Ireton's House
41. Templar Knights Hospitaller
42. Potato Market: previously Quay
43. Six-Gun Battery
44. Medieval Building: "House B"
45. Series of Houses
46. Early Weir, Comyn's Mills
47. 1840's House Walls
48. Late Medieval House
49. Fanning's Castle
50. Georgian House Walls
51. Medieval Building: "House A"
52. Courthouse/Town Hall
53. Ruins of a Stone-built House
54. Part of Old City Wall
55. Clay Pipe Kiln
56. Medieval Dump Deposits
57. Medieval Town Wall
58. Burial Ground
59. Ball's Bridge

For additional information on the Record of National Monuments, please refer to Appendix Three.

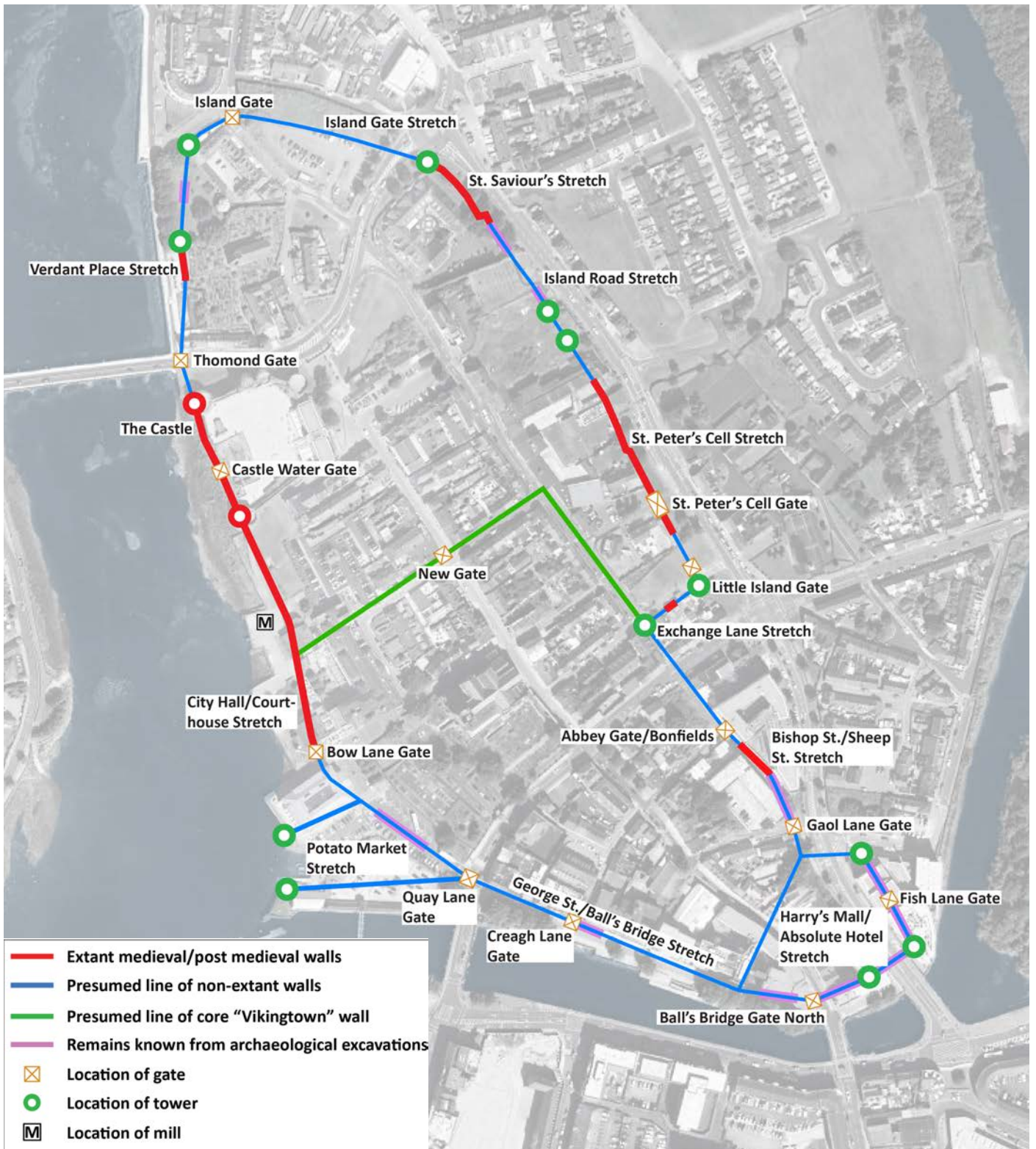


FIG. 15: ENGLISHTOWN WALL BOUNDARY MAP

### 2.3.3 Natural Heritage

King's Island boasts a rich natural environment that forms the backbone of its unique character and potential for sustainable growth, particularly with the proximity to the River Shannon, designated as a 'Special Area of Conservation'.

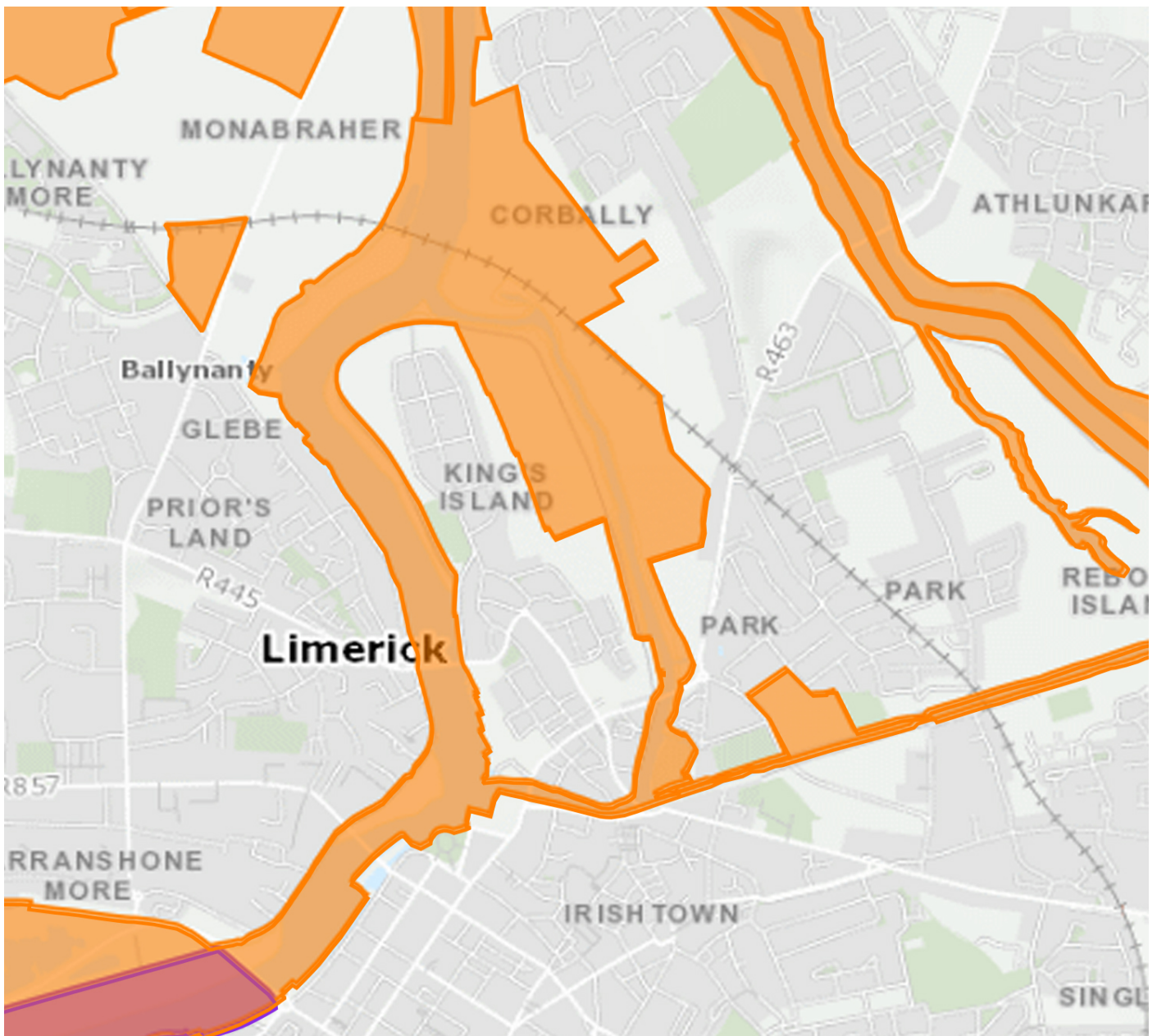


FIG. 16: SPECIAL AREA OF CONSERVATION MAP

While King's Island showcases an impressive blend of historic charm and contemporary vibrancy, there is an exciting opportunity to further enhance its natural landscape in harmony with urban development.

Currently, King's Island enjoys pockets of greenery and open spaces, namely informal areas at Merchants Quay, adjacent to Katie Daly's and nearby Verdant Place. Yet there is room for improvement to strike a balance between urbanisation and ecological preservation. Efforts are underway to integrate more green spaces, street trees, and vegetated areas, enhancing not only the visual appeal but also nurturing the ecological health of the area. Furthermore, embracing Limerick's vision as a green city necessitates a concerted effort to introduce more tree cover and soft landscaping within the city centre.

As identified in the Green and Blue Infrastructure (GBI) strategy, innovative initiatives, such as the proposed King's Island Fosse SuDS feature, represent a forward-thinking approach to surface water management. This visionary scheme holds promise in directing stormwater away from built development while transforming the existing fosse into a modern civic feature that adds to the area's charm and resilience.

Moreover, by strengthening linkages between existing and proposed Green and Blue Infrastructure (GBI) assets, King's Island can foster a more interconnected urban ecosystem that supports biodiversity and enriches environmental quality. Integration of wet

meadows and riparian woodland into public green spaces would create inviting settings for both residents and visitors while preserving vital habitat networks.

Planting proposals, including rain gardens, street trees, and green spaces, offer not only aesthetic enhancements but also practical solutions to improve water infiltration and manage surface water runoff. Additionally, the integration of active travel and recreational routes would not only promote a healthier lifestyle but also contribute to the area's flood defenses and create a seamless riverside walking and cycling experience.

By embracing these opportunities and prioritising ecological considerations in urban development, King's Island can unlock its full potential as a vibrant, resilient, and environmentally conscious community that celebrates its unique natural heritage.

## 2.4 Linkage Context

The Limerick Development Plan promotes the development of sustainable movement throughout Limerick, enhancing ease of movement and a better quality of life for all through a modal shift in favour of more active modes of travel. Greater emphasis needs to be placed on more sustainable modes of transport, in order to mitigate the potential impacts of climate change and to remove congestion and make Limerick a more attractive place to live, work and relax. This requires increased priority for cycling, walking, car share/carpooling and public transport infrastructure and a greater uptake in the use of cleaner greener vehicles.

The Council seeks to deliver improved pedestrian linkages within the Limerick Shannon Metropolitan Area (in Limerick) and towns/villages. This will include the provision of improved pedestrian facilities at junctions and improved footpath width and quality, where required and subject to resources.

According to the Census 2022 publication, of 229 households within the King's Island area, 96 of those do not have a car at the residency. Meaning almost 42% of locals do not have access to a vehicle and therefore rely heavily upon the pedestrian network and public transport for movement in and around the city. In terms of the modal split of means of travel to work/school/college the Census 2022 data shows that of 230 respondents, 107 of those walk, 10 cycle, 82 either drive or are a passenger in a car and 31 use the bus.

### Population aged 5 years and over by means of travel to work, school or college



It is encouraging that the majority of residents within the study area have chosen walking as their primary method for travelling to work/school/college. It is likely that this is attributed to the proximity to the city centre and the pedestrian footbridges connecting the study area with the city.

Access to Nicholas Street is primarily from the crossroad at Bridge Street and Athlunkard Street, with the street divided into two zones: a standard two-way street and a one-way street section between the junctions of Convent Street and St. Francis Place. Access to the one-way section is only available from Convent Street.

The implementation of this one-way system enhances pedestrian safety by enabling better traffic control and reducing obstructions caused by street closures. This is particularly important in an area frequented by large numbers of tourists and events.

In urban planning terms, a Primary Street serves as a major traffic artery, while a Secondary Street provides access to developments and facilitates

circulation within a residential estate or to connect primary routes. A Pedestrian Priority Street prioritises pedestrian safety and convenience, aiming to promote footfall within an area.

The provided maps illustrate the various routes within King's Island, highlighting different street types, the newly planned Bus Connects high-frequency bus route map for Limerick, and the types of cycle routes available within King's Island. These maps offer valuable insights into the transport infrastructure of the area, contributing to a better understanding of accessibility and connectivity for residents and visitors alike.

It is hoped that with the proposed CycleConnects routes that the number of those who choose to cycle in the area will increase. Island Road and Nicholas to Mary Street has been identified as Feeder Link and Urban Secondary Routes respectively, connecting to Athlunkard Street, the Urban Primary Route directly connecting to the City Centre.



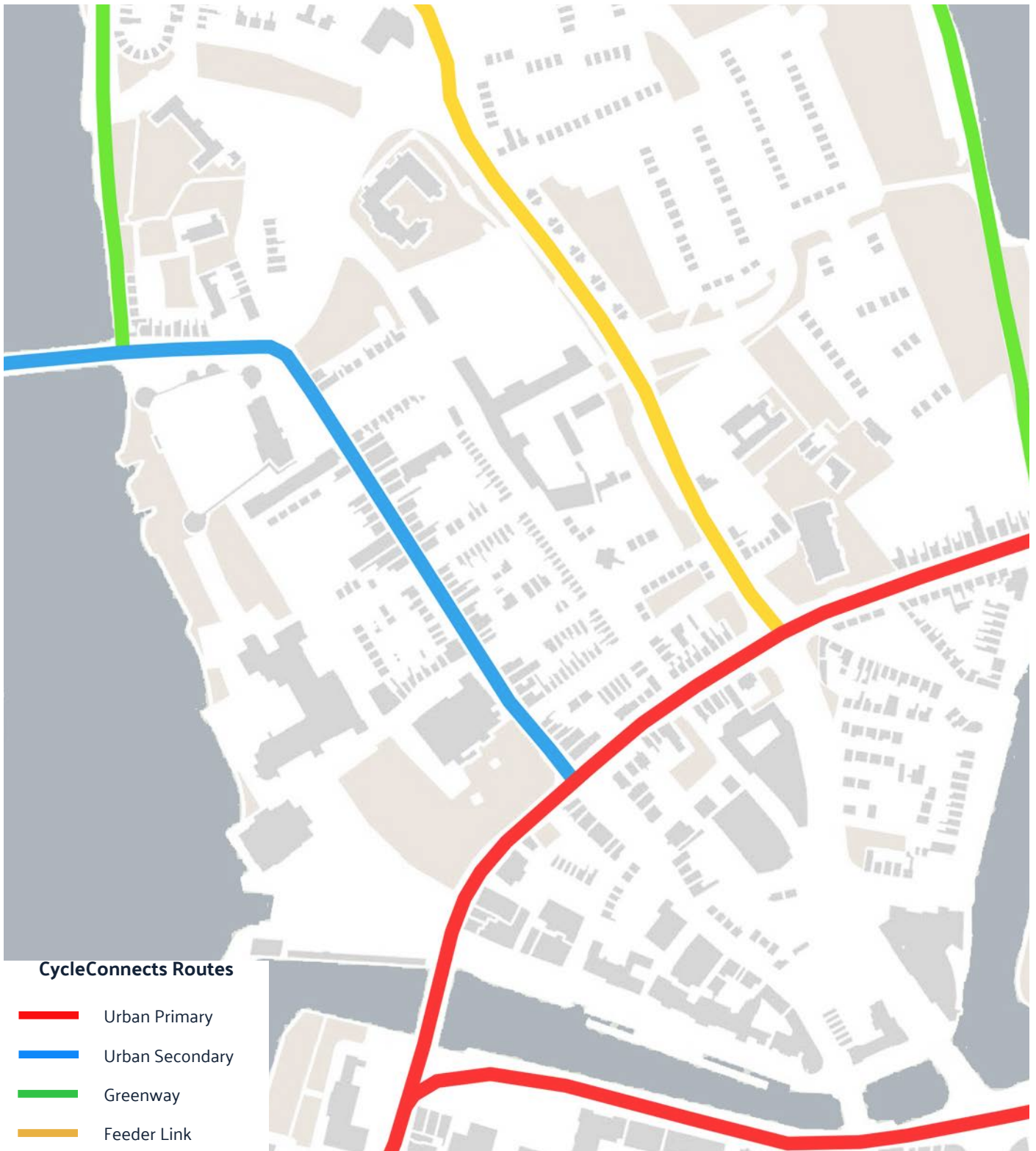


FIG. 17: CYCLECONNECTS ROUTES WITHIN KING'S ISLAND

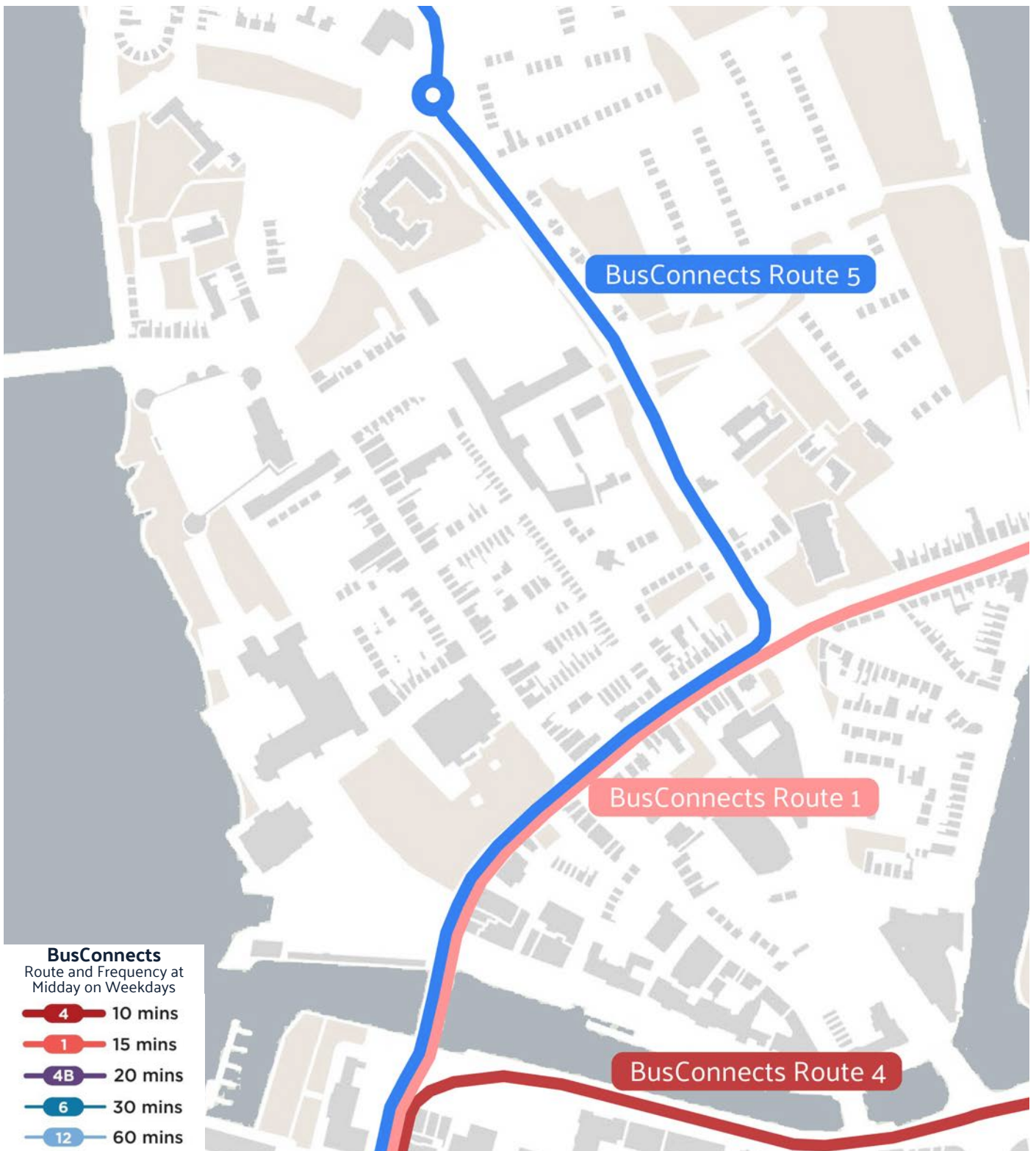


FIG. 18: BUSCONNECTS ROUTES WITHIN KING'S ISLAND

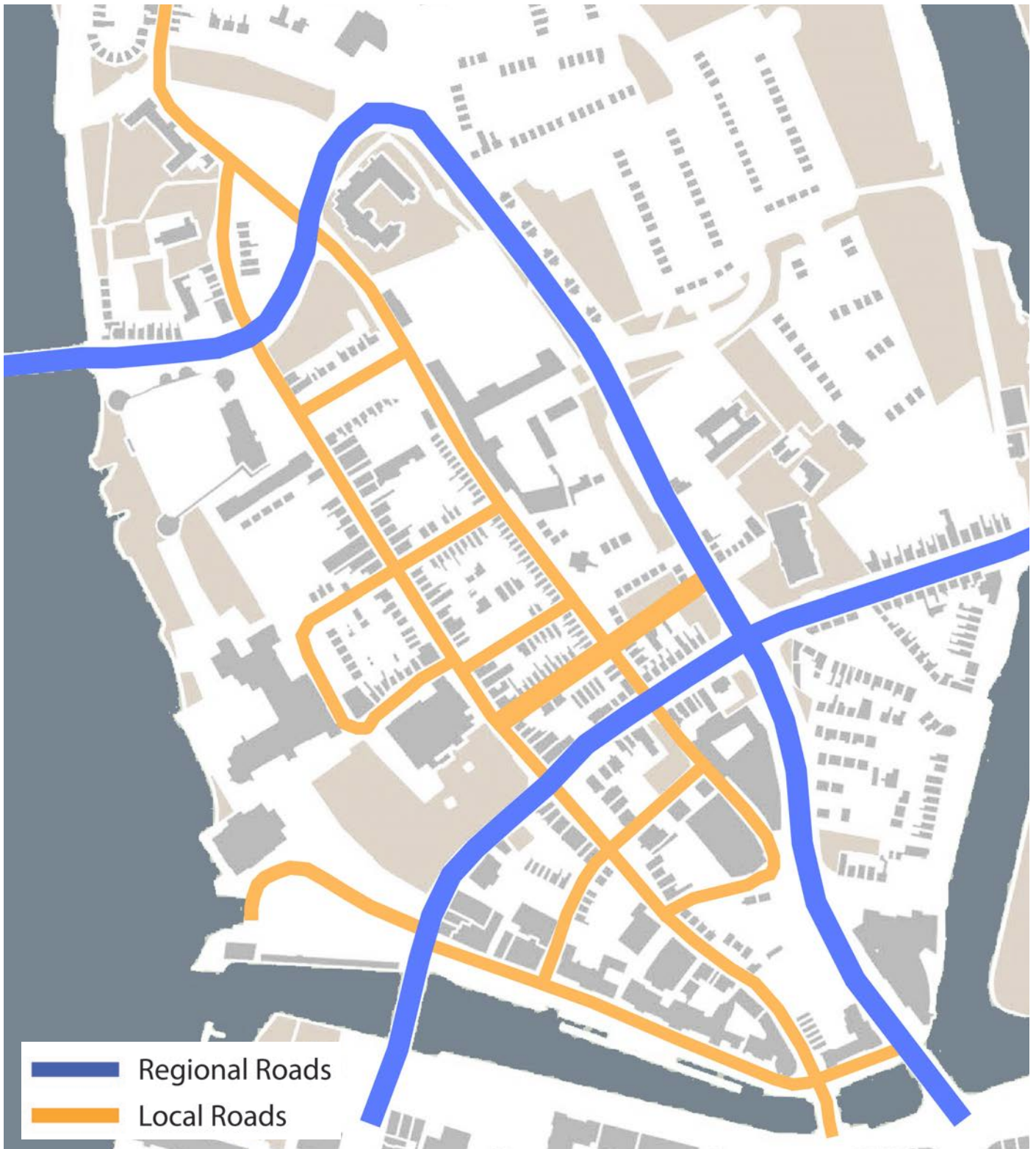


FIG. 19: STREET TYPES WITHIN THE STUDY AREA



# 3

## *Chapter Three* **Visions and Objectives**

- 3.1 SCOT Analysis
- 3.2 Defining the Vision for Kings Island
- 3.3 Vision Statement
- 3.4 Specific Objectives for Transformation
  - Heritage Preservation and Enhancement
  - Archaeology and Built Heritage
  - Public Realm and Streetscape Improvement
  - Economic Development and Employment
  - Housing and Urban Development
  - Connectivity and Accessibility
  - Community Engagement and Education

# Visions and Objectives

## 3.1 SCOT Analysis

The SCOT analysis is like a compass guiding us through the landscape of King's Island Walled Town, pointing out its Strengths, Challenges, Opportunities, and Threats. Drawing insights from documents within Appendix 1 of this plan, for example the Limerick Development Plan 2022-2028 and the Kings Island Framework Implementation Plan (2011). From vacancy issues to ongoing challenges in heritage preservation, this analysis unveils the historical hurdles that still linger today. However, it also sheds light on the modern opportunities and strengths present in the area, showing how we can leverage them to enhance King's Island. Balancing the competing demands of events, residential needs, the night-time economy, sustainable tourism, and environmental security is crucial to ensuring the area's continued prosperity and resilience.

### Strengths

- Historic landmarks: St. Mary's Cathedral, and King John's Castle draw significant tourist traffic (110,000 visitors to King John's Castle in 2023)
- Riverside setting: Proximity to the River Shannon offers scenic and recreational appeal.
- Community identity: A strong sense of place adds to King's Island's distinctive character.
- Origins of Limerick: Strong historical context in the area, the narrow street pattern and use of cobblestones add to the distinct architecture of King's Island which should be protected.

### Challenges

- Flooding: Development impeded by flooding concerns and lack of SuDs Infrastructure.
- Socio-economic challenges: The area faces socio-economic hurdles.
- Image issues: King's Island contends with perception challenges, specifically as an area of deprivation and social economic problems.
- Connectivity gaps: Lack of clear wayfinding methods connecting the area to the city centre, with only one bus stop within the study area and the frequency of service being every 30 minutes.
- Dereliction: A significant number of derelict and vacant properties in King's island, especially along Nicholas Street.
- Underutilised Buildings: Key historical assets are underutilised, including the upstanding remains of Fanning's Castle and the remains of the medieval structure of carved stone fireplace on Nicholas Street.
- Public realm absence: A lack of safe and usable public spaces impacts the overall environment.
- Permeability: A lack of legible routes linking King John's Castle with the waterfront, Riverwalk route along alleyway lacks surveillance and accessibility for wheelchair users.

### Opportunities

- Creative Placemaking: Implementing creative placemaking projects to activate public spaces, foster community engagement, and celebrate the area's cultural heritage.
- Mixed-Use Redevelopment: Encouraging

mixed-use redevelopment projects that integrate residential, commercial, and recreational spaces to enhance vibrancy and vitality.

- Image overhaul: Opportunity to reshape and reimagine King's Island's image.
- Enhanced accessibility: Consideration of new access routes and streetscape reconfiguration.
- Sustainable development: Exploring resilient development near the River Shannon.
- Heritage Tourism Development: Developing heritage tourism initiatives, guided tours, and interpretive signage to highlight the area's historical significance and attract heritage-conscious visitors.
- Vibrant Events Scene: King's Island possesses the potential to host diverse cultural and recreational events, attracting visitors and fostering community engagement through part-time employment opportunities.
- Night-Time Economy: Enhancing the night-time economy through strategic initiatives can contribute to local businesses' growth and create a dynamic social atmosphere, improving security in the area later into the evening.

### Threats

- Community engagement: The risk of insufficient community support.
- Dereliction trend: Ongoing dereliction and vacant structures.
- Attraction challenges: Difficulty in drawing people and investment.
- Economic Disparities: Persistent economic

disparities within the community may exacerbate social inequalities and hinder overall development efforts.

### 3.2 Defining the Vision for King's Island

As we shape the vision for Walled Town of King's Island, it is essential to leverage its strengths, address challenges, capitalise on opportunities, and mitigate potential threats. Drawing from the identified strengths, which include rich historical landmarks, a scenic riverside setting, and a strong community identity. As set out in all previous plans, the vision for King's Island centres on becoming a thriving and culturally rich destination that seamlessly blends historical charm with modern vibrancy. The strategic utilisation of greenfield land offers an opportunity for thoughtful development that respects and enhances the area's unique character.

Simultaneously, the vision acknowledges and seeks to overcome identified weaknesses. By addressing flooding constraints, socio-economic challenges, and image issues, the aim is to transform King's Island into a resilient and inclusive community that attracts positive attention and investment. Connectivity gaps and the absence of recreational amenities and public spaces are targeted for improvement, envisioning a King's Island that is easily accessible, socially vibrant, and offers a high quality of life for its residents.

Opportunities present possibilities for a major transformation. By restoring the historic fabric, addressing vacancy and dereliction levels, reshaping

the area's image, enhancing accessibility, and embracing sustainable development practices, King's Island can evolve into a model for historic preservation, community engagement, and environmental responsibility.

Threats highlight areas demanding proactive measures. Fostering community engagement is paramount to encourage change and practical benefits for the area, while addressing the dereliction and vacancy trend and actively promoting King's Island's appeal/image are crucial for attracting both people and investment.

In summary, the vision for King's Island encapsulates a harmonious blend of historical significance, contemporary vitality, and community resilience. It envisions an area that not only preserves its unique heritage but also propels itself into a dynamic future, inviting residents, visitors, and investors to partake in its journey of transformation and growth.

### 3.3 Vision Statement

*"King's Island Walled Town envisions a vibrant blend of its rich history and modern life, becoming a lively destination by the beautiful River Shannon. The aim is to create a place where history meets today's energy, making it a great place to live and visit. The commitment is to preserve local unique heritage, engage everyone in the community, and develop in a way that keeps the local environment healthy. King's Island's vision is to be a strong and dynamic neighbourhood, connecting the past with the present and inspiring generations to come."*

### 3.4 Specific Objectives for Transformation

This section outlines practical goals derived from prior studies conducted within the walled town (Appendix One), selected based on their relevance to the area's current strengths and challenges. These objectives are further aligned with the overarching vision statement, as well as with statutory frameworks like the Limerick Development Plan 2022 – 2028. The aim is to drive positive transformation within King's Island, ensuring that each goal is not only realistic and measurable but also strategically positioned to realise the community's vision effectively.

#### 3.4.1 Heritage Preservation and Enhancement

Key Objectives as derived from the King's Island Framework Implementation Plan, 2011 and the Limerick Heritage Precinct: Proposal for the Revitalization of Limerick's King's Island Medieval Quarter, 1988]:

- Protect historic street patterns and building lines
- Secure preservation, awareness and appreciation of the historic Medieval City Walls.
- Protect the integrity of all Natura 2000 sites in the vicinity. [Objective MK O1(c) of the Limerick Development Plan 2022 – 2028]
- Support delivery of the CFRAM Limerick Flood Relief Scheme Programme. [Objective MK O1(e) of the Limerick Development Plan 2022 – 2028]

Actions:

- Introduce interpretative panels, sculptures, and lighting in the Medieval Quarter, where appropriate.



- Audit existing heritage sites for adaptive uses and immersive events.
- Create an enhanced visitor experience at King Johns Castle.
- Make heritage venues more accessible with extended hours and guided walks.
- Explore the potential of developing a Tourism Route, such as a Medieval Trail, which would include key attractions.

### 3.4.2 Archaeology and Built Heritage

Recognising the richness of King’s Island’s archaeology and cultural heritage, the preservation strategy emphasises that, with careful planning, these elements can contribute to the economic and social regeneration of the area. Archaeological remains and historic fabric have the potential to enhance the locality and deliver broader societal benefits when integrated into regeneration efforts.

#### Strategies for Preservation

- King’s Island boasts a diverse archaeological, architectural, and historical heritage, including monuments of international significance such as King John’s Castle and St. Mary’s Cathedral. A preservation approach should be taken to prioritise maintaining these features in situ while minimising impacts on their character and setting.

#### Detailed Archaeological Survey:

- For buildings scheduled for demolition, a comprehensive archaeological survey is

imperative, especially where medieval fabric may be present. This ensures that any historical remnants are documented and preserved in line with preservation standards.

#### Preservation of Medieval City Walls:

- The historic medieval city walls identified in the Conservation and Management Plan for Limerick City Walls (2008) should be preserved in-situ. Development proposals in their vicinity must consider the preservation and enhancement of the city wall’s line, aligning with established conservation guidelines.

#### Development and Archaeological Strategy:

- The Development and Archaeology Strategy for King’s Island (2017) recognises archaeology as a constraint on the area’s redevelopment and presents a proactive approach. The study assesses potential subsurface and extant archaeological remains within the zone of archaeological potential, aiming to balance conservation with the imperative for physical regeneration.

#### Strategies for Balancing Conservation and Regeneration:

- To strike a balance between conservation and regeneration, early engagement with archaeological authorities is crucial. The appointment of a project archaeologist, comprehensive archaeological briefs, and geotechnical and archaeological investigations

in tandem are recommended. Regeneration efforts should also consider the nuanced historic streetscape character of King's Island.

#### Balancing Development with Historical Conservation:

##### Key Recommendations:

- Early engagement with archaeological authorities;
- Appointment of a project archaeologist
- Well-defined archaeological briefs ensuring best practices
- Preservation of archaeological deposits in-situ, with excavation considered only when preservation is unfeasible due to project viability.

#### 3.4.3 Public Realm and Streetscape Improvement

Key Objectives, as derived from the King's Island Framework Implementation Plan, 2011:

- Prioritise public realm improvements in key areas, particularly the provision of attractive and user-friendly pedestrian facilities.
- Create streetscapes harmonious with the historic and cultural quarter.
- Establish Nicholas Street as the main spine of the area and ensure that there is appropriate wayfinding and legibility within the study area and wider city area.

##### Actions:

- Introduce paving systems, street furniture, lighting, and signage.
- Regenerate unutilised or underutilised land with temporary uses.
- Identify opportunities to improve building facades along Nicholas Street.

#### 3.4.4 Economic Development and Employment

Key Objectives, as derived from The Limerick Regeneration Framework Implementation Plan 2013 (LRFIP) – Land Use Strategy and the Kings Island Framework Implementation Plan 2011.

- Promote enterprise development in strategic sites.
- Encourage employment-generating activities.
- Promote the development of key strategic sites within Nicholas Street and Bridge Street for potential enterprise development attracting further inward investment. (Section 2.6.2 Land Use Strategy, Employment Generating Uses, Objective 2)
- Promote tourist attractions in the area, such as King John's Castle and St. Mary's Cathedral.

##### Actions:

- Facilitate incubators for start-up creative businesses.
- Encourage small-scale shops and food/drink uses.
- Develop relationships with creative and cultural industries.
- Develop small-scale SuDs interventions and encourage local management of same for increased community interaction.
- Increased interactive signage for digitised walking tours encouraging tourist interaction with built heritage.
- Identify potential business support for retailers and incentivise uses for new specialty businesses.

### 3.4.5 Housing and Urban Development

#### Key Objectives:

- Prioritise the development of a more diverse tenure mix, delivering more affordable private housing. (Objective 12 of Section 2.6.3 Housing Strategy of the LRFIP)
- Promote the development of strategic and infill sites.
- Prioritise housing and community facility delivery in tandem.
- Promote a higher quality residential built environment, with a better mix of units and increased densities, in greenfield/brownfield sites proposed for replacement housing, in line

with Government legislation and guidelines. (Section 2.6.3 Housing Strategy, Objective 2 of the LRFIP)

#### Actions:

- Increase the residential population within the area.
- Redevelop underutilised, vacant and derelict buildings to encourage a greater mix of housing tenure.
- Facilitate the provision of Shared Accommodation/Co-Living Accommodation in accordance with SPPR 9 of Sustainable Urban Housing: Design standards for New Apartments 2020 (Objective HO O7, LDP 2022 - 2028)



- Ensure that new buildings within the area respect the existing grain and respond closely to the character, general scale and width of the streets, in particular where development potential lies within smaller infill sites. (Englishtown Area Objective 1 & 4, Building Height Strategy for Limerick City 2022)
- Ensure new development is generally in the range of 2-4 storeys and does not impinge on the overall height markers of the existing key and local landmark buildings. (Englishtown Area Objective 2 & 3, Building Height Strategy for Limerick City 2022)

### 3.4.6 Connectivity and Accessibility

#### Key Objectives:

- Improve connectivity between tourist attractions.
- Prioritise public realm improvements for better connectivity.
- Explore options to improve integration of King’s Island into the City Centre core through selective site redevelopment and improved connections. (Section 3.2 Connectivity and Accessibility, King’s Island Framework Plan 2011)

#### Actions:

- Provide crossings for pedestrians and cyclists at key locations to provide direct and convenient access between local amenities at the following locations:
  - i) At the Primary Health Care facility at Island Road;
  - ii) At St. Mary’s Community Centre, Verdant Place. (Objective MK O1 (J), Limerick Development Plan

2022 - 2028)

- Upgrade Nicholas/Mary Street as the Spine Route with improved lighting.
- Complete a new Riverwalk from Thomond Bridge to the City Centre core.

### 3.4.7 Community Engagement and Education

#### Key Objectives:

- Adopt a Community Approach to sustainability, including cultural and built heritage, environmental security and ecological awareness.
- Strike a balance between tourism events and residential vibrancy
- Adopt a Community Approach to sustainability, including cultural and built heritage, environmental security and ecological awareness. (“Community Approach to Sustainability” outlined in the King’s Island Framework Implementation Plan, 2011)

#### Actions:

- Encourage the local living community to get involved in the running of events throughout the year through paid working opportunities as bar/ ticketing staff etc.
- Facilitate environmental and ecology awareness training courses in appropriate locations within St. Mary’s Park





# *Chapter Four*

## Proposed Priority Projects - Urban Spaces and Streetscape Enhancements

- 4.1 Realising King's Island Walled Town
- 4.2 Specific Projects
  - 1. Nicholas Street Public Realm
  - 2. Nicholas Street Shopfronts
  - 3. The Fireplace Site
  - 4. King John's Castle
  - 5. Parade Park Landscaping
  - 6. Convent Street
  - 7. World Class Waterfront
  - 8. Riverwalk - Flood Relief Works
  - 9. The Orchard Site
  - 10. Verdant Place
  - 11. Bridge Street Site
  - 12. Sheep Street Site
  - 13. Sonny's Corner Site
  - 14. Irish Wheelchair Association Site
  - 15. Potato Market
  - 16. Creagh Lane
  - 17. Toll Cottages
  - 18. Saint Mary's Cathedral
  - 19. Other Brownfield Sites
    - Old Barnardos Building
    - Former HSE Building
  - 20. Strategic Sites Adjoining the Study Area



# Proposed Priority Projects - Urban Spaces and Streetscape Enhancements

## 4.1 Realising King's Island Walled Town

Nicholas Street is central to the strategic vision for King's Island, where a concerted effort is directed towards addressing dereliction, revitalising shopfronts, and the creation of more play spaces within the community. This section identifies projects which will add to the overall character and appeal of the King's Island area. These proposed priority projects extend beyond aesthetics, aiming to cultivate a vibrant medieval quarter ambiance, enjoyed by locals and attractive to visitors.

The following list outlines the projects recognised as ones of high priority within the study area, and the adjacent map serves as a locator for the project sites:

1. Nicholas Street Public Realm
2. Nicholas Street Shopfronts
3. The Fireplace Site
4. King John's Castle
5. Parade Park Landscaping
6. Convent Street
7. World Class Waterfront
8. Riverwalk - Flood Relief Works
9. The Orchard Site
10. Verdant Place
11. Bridge Street Site
12. Sheep Street Site
13. Sonny's Corner Site
14. Irish Wheelchair Association Site
15. The Potato Market
16. Creagh Lane
17. Toll Cottages
18. Saint Mary's Cathedral
19. Other Brownfield Sites
  - Old Barnardos Building
  - Former HSE Building
20. Strategic Sites Adjoining the Study Area



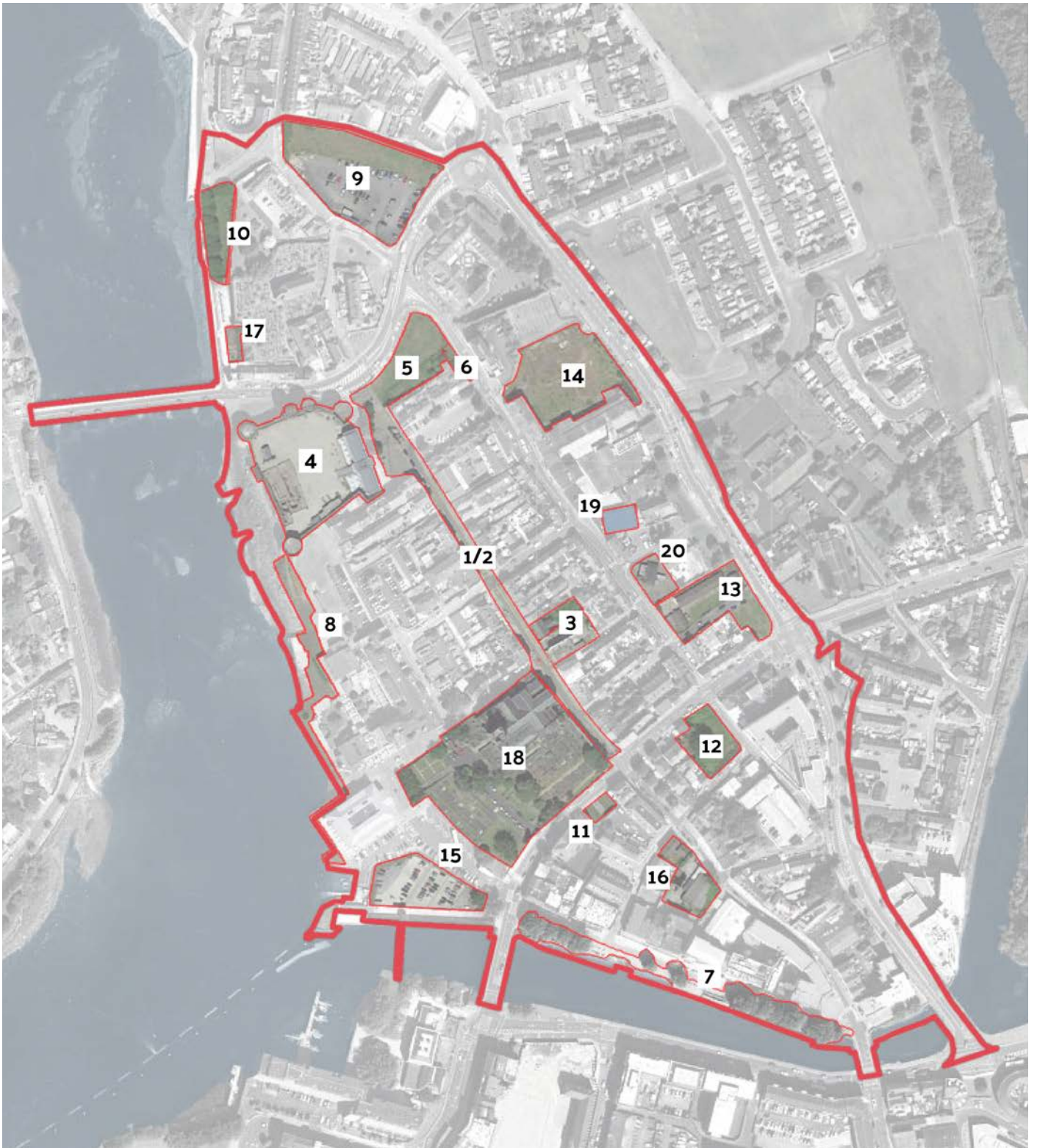


FIG. 20: MAP OF PRIORITY SITES WITHIN STUDY AREA

## 4.2 Specific Projects

# 4.2.1 Nicholas Street Public Realm



### Irish Grid Reference

Easting 157854

Northing 157699

### Latitude and Longitude

52.669102, -8.6237915

The public realm's appearance to outsiders greatly influences economic development and tourism. Places with pleasant, user-friendly, and well-functioning public spaces attract visitors, residents, and businesses alike. An attractive and high-quality public realm would enhance King's Island's competitive edge, serving as a magnet for tourism. Enhancing the environment and improving accessibility to businesses would not only bolster the local economy but also increase foot traffic, extend visitor stays, invigorate evening activities, attract more tourists, and ultimately result in greater expenditure in the locality.

The development of a Nicholas Street Public Realm Plan is crucial as the street has seen less activity over recent years, with more shops closing down following the COVID-19 pandemic. This decline has led to the need for a plan to improve the area, which would encourage increased footfall. The aim is to enhance public spaces, roads, footpaths, cycle lanes, signage and squares, with input from the community. The introduction of these improvements would breathe new life into Nicholas Street, making it more appealing to both visitors and potential residents. A successful public realm depends on a straightforward and consistent design approach. Investing in a greener and more sustainable public realm is a proven method to improve places at many levels, expanding on its attractiveness and increasing the quality of life of its inhabitants socially and economically.

Further enhancements to King’s Island’s public realm would deliver long-term benefits including a reduction in traffic volume, substantially improving the quality of life for residents, workers, visitors and community whilst strengthening its economic resilience.

The objectives are as follows:

- Enhance pedestrian facilities for tourists in the Medieval Quarter, making them attractive and user-friendly.
- Improve connectivity between various tourist attractions, such as the Riverside Walkway, King John’s Castle, St Mary’s Cathedral, The Bishop’s Palace, The Hunt Museum, The Limerick Museum, The City Walls, and Masons Lodge.
- Provide facilities that support the commercial redevelopment of Nicholas Street, including improvements in paving, lighting, bollards, bins, street furniture, and occasional street closures.

### **Proposed Project:**

The proposed Public Realm project to Nicholas Street will involve a shared surface treatment where pedestrians and cyclists shall be encourage to walk and cycle and vehicles will afford them priority. It will be a shared surface in terms of use and of road surfacing treatment featuring a revitalised street surface. The paving used will be of high quality and reflect the historic area and ACA. Furthermore the Public Realm plan will feature new trees, lighting, benches, street furniture all to enliven the area and promote economic growth.

The aim is to contribute positively to the night-time economy and to attract more visitors to Nicholas Street and encouraging extended dwell time by making the area feel safer and more aesthetically pleasant.

The scheme shall also consider the need for temporary road closures to facilitate local events.

### **Timeframe and Delivery:**

The Public Realm project will be initiated by Limerick City and County Council, bringing this from conception to reality. This will be a medium to long term project, developed in the short to medium term and delivered in the longer term involving key stakeholders internally and externally.

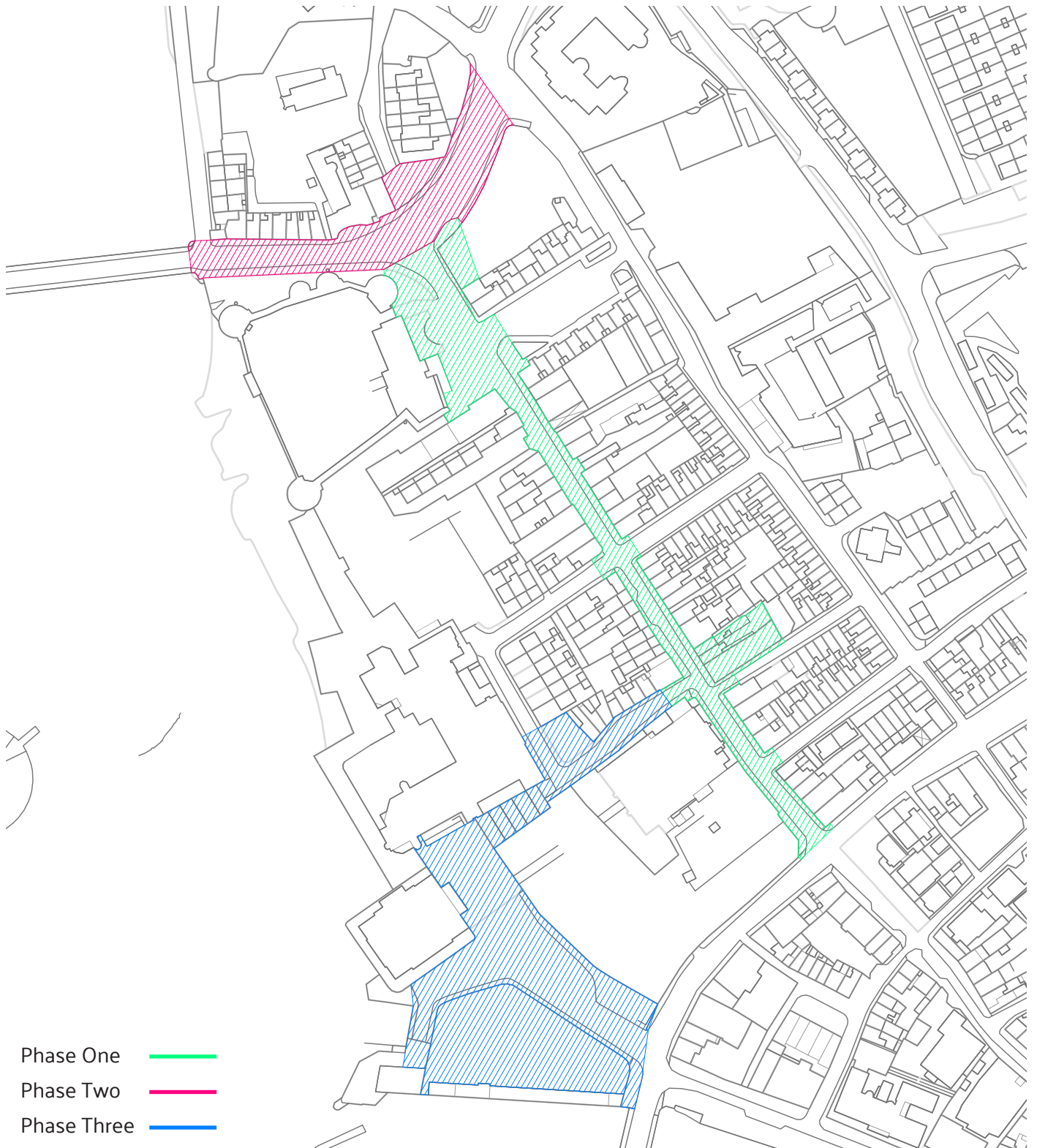


FIG. 21: SPATIAL FRAMEWORK PHASING MAP

## **Project Phasing**

It is proposed that the Nicholas Street Public Realm Plan would be split into three distinct phases, focusing on the street itself, and also the major gateways into King's Island and Nicholas Street itself.

### **Phase One – Nicholas Street**

Phase one (marked in green) would focus on the revitalisation of Nicholas Street with the aim of increasing the footfall in this area and attracting tourism and business. This phase seeks to introduce changes to the streetscape, in particular the resurfacing of the street and adapting the area to follow the design principles outlined in the Draft Limerick Public Realm Strategy.

### **Phase Two – Thomond Bridge and Castle Street**

Phase two (marked in red) would look at the possibility of transforming Castle Street to respond to the changes occurring on Nicholas Street. While doing this, a mixed-use zone joining the Parade and Church Street is proposed. This will be achieved through the re-surfacing of a section of Castle Street which will create a safer space for the pedestrians of this area, and will allow for easier access and movement throughout the area.

### **Phase Three – Merchants Quay**

Phase three looks at the transformation of the Merchants Quay forecourt and the area surrounding the Potato Market, which could allow for the hosting of large-scale outdoor public events, into shared surfaces and provide additional public squares in the Nicholas Street area of Limerick. This undertaking would also contribute to an increase in the footfall on Nicholas Street, and could also serve as a gateway space into King's Island, and Nicholas Street.

This project will tie with the URDF works proposed for the Potato Market and new bridge linking the Hunt Museum.

## 4.2.2 Nicholas Street Shopfronts



### Irish Grid Reference

Easting 157854

Northing 157699

### Latitude and Longitude

52.669102, -8.6237915

Nicholas Street is the primary linkage between key tourist destinations and is the original thoroughfare of Medieval Limerick, the origins of the City. Despite its cultural and architectural heritage, the street grapples with persistent challenges, including high rates of vacancy and dereliction. A Health Check Survey carried out by the Forward Planning Team within LCCC in February 2024 reports a vacancy rate along Nicholas Street of 38% of the total units, compared to 10.9% in King's Island study area and 8.49% in Limerick City Centre (Q1 2024).

The general inconsistency in security rails and use of shutters, many of which remain closed permanently further detracts from the overall character of the area.

### **Planning History/Previous Plans:**

02770334: Grant of Permission for new shop front and revised entrances (43 Nicholas Street)

04770325: Grant of Permission for a change of use from retail ground floor and apartment over to office use throughout and elevational changes (32 Nicholas Street)

04770345: Retention of shop front with signage and alterations to floor layout (formally The Bakehouse)

07770127: Grant of Permission for new signage and awning to front of building (11 The Parade)

09770073: Grant of Permission for change of use of the ground of no. 41, some 74.69 sq.m, from commercial use to an educational training space

195: Grant of Permission for provision of new external windows and doors in existing openings and external decoration and signage including 4 no. wall hung vertical banners. (Treaty City Brewery)

### **Proposed Project:**

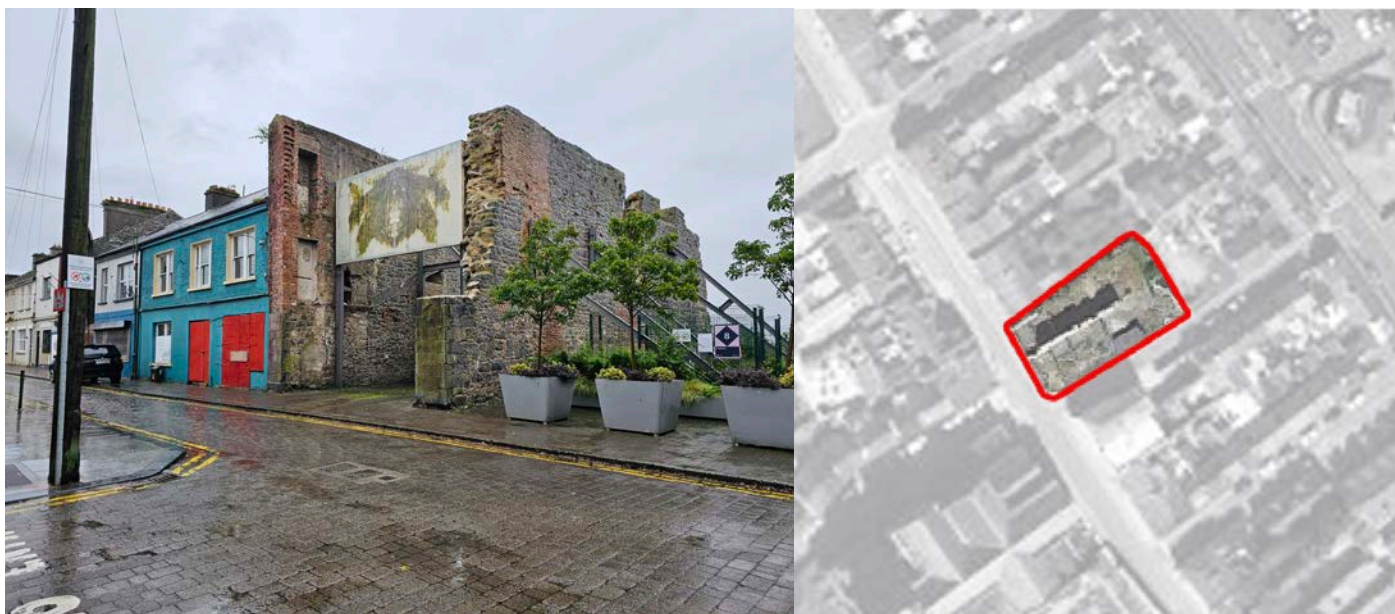
Enhancing shopfronts and front facades on Nicholas Street would create a more inviting and pedestrian-friendly atmosphere, encouraging people to linger and explore the area on foot. Therefore it is a key action of this framework to investigate potential exterior renovations/paint schemes to improve the overall appearance of Nicholas Street.

In accordance with an objective of the Limerick Development Plan 2022 – 2028 Limerick City and County Council propose to prepare and publish new Shopfront Guidelines in Q 3 2024. These will set the tone, materiality and look for the future of Limerick shopfronts, retaining the positives of the existing, while co-ordinating designs.

By co-ordinating shopfront design, security, sense of place and heritage through the implementation of new Shopfront Guidelines the heritage of the area will be respected.

By repurposing derelict structures for commercial uses, it is hoped to increase footfall within the study area, and improve the appeal of the King's Island Walled town to tourists and investors alike.

## 4.2.3 The Fireplace Site (35-39 Nicholas Street)



### Irish Grid Reference

Easting 157895

Northing 157659

### Latitude and Longitude

52.668748, -8.6231883

### Site Description:

The Fireplace site, which contains the remains of a medieval house, including a beautiful medieval stone fireplace is located on the historically significant Nicholas Street. The stone party wall that contains the fireplace and stone corbels within this site were revealed during the demolition of derelict buildings in the 1990s, this showcases the archaeological and architectural character of the locality.

The site is noted as an RMP (Record of Monuments & Places) Ref: LI 005-017123 as described and protected under the National Monuments Act 1930 – 1994.

### Ownership:

The site is in the ownership of Limerick City and County Council.



### **Existing Use:**

Currently, the site is undeveloped but holds archaeological significance, including the well-preserved medieval stone fireplace.

As part of a meanwhile use this site was one of seventeen venues used for the 40th EVA International in 2023, curated by Sebastian Chichocki and titled The Gleaners Society. Artist Clodagh Emoe (b.1975) was commissioned to develop a work for this site titled Reflections on a City Lot. The work consisted of a monumental outdoor print of a weed situated at the site. The print shows a weed that was gleaned from the site earlier in the year, and produced through an ecological printmaking process that transfers the plant dyes directly onto paper over the course of several days.

### **Planning History/Previous Plans:**

- 08770033: (36-39 Nicholas Street): On the 9/12/2008 Planning Permission was granted by An Bord Pleanála for the development of an office building consisting of a public foyer with gallery space and cafe area to ground floor and offices to upper level. Condition number 2 required the proposed four story building to be reduced by the omission of one intermediary floor and the three story element of the proposed building to be omitted entirely and replaced at ground level
- The Kings Island strategy stage 2, 2003 recommended that development opportunities should be pursued for this site.
- The “Fireplace Site” was identified as a Strategic Site in the King’s Island Framework Implementation Plan 2011. The framework proposed that the site would facilitate a commercial/ retail use to the ground floor with residential/office use to the upper floors. It was recommended that the structure be considered for a gallery, café, arts & crafts retail outlet etc. that would complement the nearby Cathedral.
- A report by Shannon international development consultants in 2018 titled ‘No’s 35-39 Nicholas St – Interim report found that the uses for this site should be complementary with other tourism and heritage projects and should act as a catalyst of change and example of implementation. The consultants conducted a detailed potential use study, examining 12 potential uses for the site and scored each of the projects out of 100% based on impact, commercial viability, partner participation, social dividend and add to Limerick offering. The 12 projects, description and final scores are set out in the table following.

	Project	Description	Score
1	Civic Centre and Limerick City Museum	Multi- purpose civic space incorporating city Museum	60%
2	Limerick City and County Council Offices	Civic Office space for Local Authority Staff	20%
3	Medieval Quarter – Craft Centre	Artistic venue, exhibition and outreach programme space as well as individual craft units.	80%
4	Technology Enterprise Centre	Business development services and start up spaces	60%
5	City Living	Apartments	50%
6	King John’s Medieval Inn	Purpose built boutique hotel	85%
7	Tourism retail centre	Incorporate either one overall retailer and a number of concession stores	60%
8	Medieval House	Living history of a house on the street or a house in time	70%
9	Pig town Museum	Give the visitor an opportunity to explore Limerick’s love affair with bovines	60%
10	360 Degree Cinema	Interactive history of the Shannon River, the Shannon Region and Limerick city	80%
11	Orientation Hub	Orientation hub for visitors to Limerick	70%
12	Medieval Quarter Archaeology Dig	Opportunity to view an active archaeological site and to participate in the dig	45%

TABLE 2: SUMMARY OF PROJECTS FOR THE FIREPLACE SITE



## 4.2.4 King John's Castle



### Irish Grid Reference

Easting 157734

Northing 157763

### Latitude and Longitude

52.669671, -8.6255770

### Site Description:

King John's Castle is a site in continuous active use, and serves as a tourist attraction for the area. The medieval castle is the main tourist attraction for the area, and a key historical landmark for Limerick. It is also a venue for various concerts and festivals throughout the year.

### Existing Use:

This site is continuously used as a tourist landmark in Limerick, and has the capacity to host various events and festivals throughout the year.

### Proposed Project:

In March 2024 a multi-disciplinary design team headed up by international design practice Galmstrup Architects was appointed to create a road map to maximise the potential of the castle.

A total of €2.26m has been secured from the Department of Housing, Local Government and Heritage to develop the site as a key tourist attraction in the region.

The masterplan will be expected to identify opportunity for investment in an exciting and innovative visitor offering for the Castle that takes a holistic approach to the city-wide and site-wide components of the visitor

experience, increasing the value of the castle as a visitor attraction that delivers sustainable socio-economic benefits for the city and region.

**Additional Information:**

- 107,000 visitors in 2022, and 110,000 visitors in 2023.
- Council took over the operation in April 2022.
- Discover Limerick DAC established to operate and develop key tourism attractions.

## 4.2.5 Parade Park Landscaping



### Irish Grid Reference

Easting 157803

Northing 157837

### Latitude and Longitude

52.670345, -8.6245646

### Site Description:

Located in the Medieval Quarter, opposite King John's Castle on The Parade, this site has historical significance, with a street pattern that has evolved over the centuries. According to a 1769 map of the area prepared by C. Colles, there were two laneways running through this site, perpendicular to The Parade named Flag Lane and Red Lion Lane.

### Planning History/Previous Plans:

13778003: Construction of a public park, with associated hard and soft landscaping works to include a sculpture, pedestrian pathways, boundary treatments, lighting, seating, signage and ancillary works. The site is bounded to the north west by Castle Street, to the North East by Barrack Street, to the South West by the Parade and to the south east by the rear boundaries of the row of houses on Convent Street. (2013)

The Kings Island Framework Implementation Plan 2011 identified this as one of the strategic sites in close proximity to the Castle that could be used to support the activities of the Castle and should ideally be reserved for a use or uses that would act as a key attraction in the area. Such a use might be a significant cultural building, museum (children's museum/attraction, science museum, interpretative centre), an exhibition centre, an entertainment venue or a medium to large scale retailer specializing in the arts, crafts and/or textile markets

(similar to Avoca Handweavers or Kilkenny Design). Depending on the use, the 2011 framework plan indicated that consideration could be given to the use of offices and/or residential uses on the upper floor levels, or some residential development fronting onto Bishop's Street

**Existing Use:**

The site currently serves as open public green space. in proximity to Katie Daly's Pub and the busy Castle Street.

**Proposed Use:**

Identified as a strategic site, it is suggested that the site should be transformed into a landscaped park to support the activities of King John's Castle. Potential uses include a cultural building, museum, exhibition centre, entertainment venue, or a large-scale retailer, with consideration given to offices and/or residential uses on upper floors.

**Development Guidelines:**

Future development should ensure a new street edge along Castle Street, providing a key architectural treatment of the corner. Orientation to Castle Street and Bishop's Street is crucial. Additionally, proposals should consider upgrading street furniture, introducing traffic calming measures, and creating a shared surface to enhance the civic and pedestrian nature of the space.

## 4.2.6 Convent Street



### Irish Grid Reference

Easting 157845

Northing 157834

### Latitude and Longitude

52.670321, -8.6239507

### Site Description:

The Convent Street site is currently in the inception/feasibility stage, with an exploration of suitable uses underway.

### Planning History/Previous Plans:

12770163: Change of use of a disused Doctor's Surgery at ground floor level and an apartment at first floor level to a single dwelling house and all associated site works

0770127: Construction of single-storey extension to the rear of existing commercial/retail premises along with new signage and awning to front of building

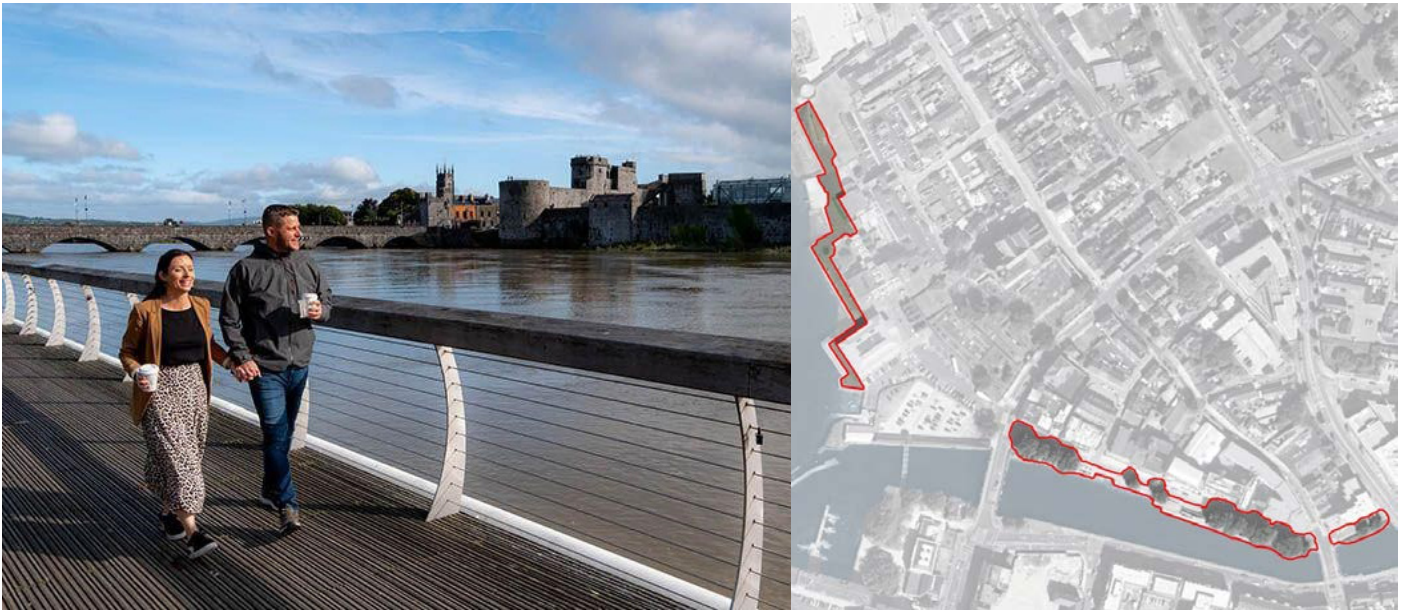
### Condition:

The site is in poor condition, necessitating a comprehensive clean-up and repairs to the gable end of the neighbouring house (6 Convent Street) before any construction works can proceed.





## 4.2.7 World Class Waterfront



### Irish Grid Reference

Easting 157736

Northing 157615

### Latitude and Longitude

52.668339, -8.6255262

### Project Description:

Under Call 1, funding of €350,000 was allocated to complete feasibility and design works for the development of a world class waterfront along the river Shannon. The World Class Waterfront Project is part of a wider initiative to create a world-class environment supporting the sustainable development of the City Centre in accordance with the objectives of the National Planning Framework. The World Class Waterfront is identified as one of seven transformational projects in the Limerick 2030 – An Economic and Spatial Plan for Limerick.

The project progressed to Call 2, where URDF funding of €40.92m is allocated. The project consists of 3 sub-projects:

1. Cleaves Riverside Quarter a project to deliver high quality mixed use development involving the adaptive re-use of historic buildings for residential, commercial offices, educational, cultural/visitor use and development of a public realm on a key derelict site that relates and links to the city core and the River Shannon.
2. University of Limerick City Campus, support towards an integrated masterplan approach to University of Limerick city location along the Waterfront as part of a collaborative approach between Limerick City Council and UL in establishing a vibrant collaborative campus in the heart of Limerick City.
3. Pedestrian Bridges and Waterfront Infrastructural works, a series of public realm works, proposed pedestrian

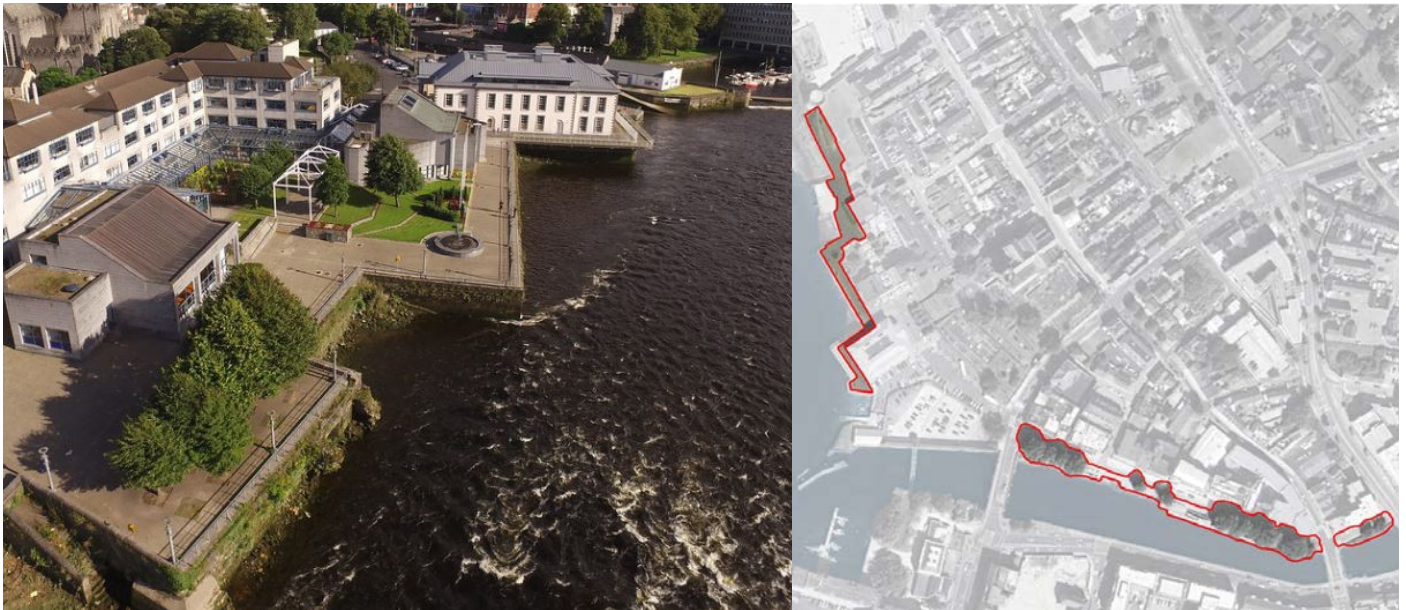
bridges and re-alignment of a public road at Arthur's Quay and Honan's Quay to facilitate a comprehensive re-development at Arthur's Quay retail area. Part of this project relates to the Kings Island Walled Town area.

The project aims to retain and integrate the historic buildings and industrial heritage on the site, while implementing high-quality, innovative & sustainable urban design solutions which reflect the site's strategic location in the urban core.



FIG. 22: WORLD CLASS WATERFRONT PROPOSAL MAP FOR LIMERICK

## 4.2.8 Riverwalk - Flood Relief Works



### Irish Grid Reference

Easting 157736

Northing 157615

### Latitude and Longitude

52.668339, -8.6255262

### Site Description:

The Riverwalk within the study area forms part of the 'Slí na Sláinte' looped walk:

“Get a real sense of the city and enjoy spectacular views of the River Shannon along the Three Bridges walking route, a firm favourite with visitors and locals alike. The Slí na Sláinte looped walk follows a stunning route along the banks of the river, passing some of Limerick’s most iconic landmarks, striking street art, and picturesque parks!” – [www.limerick.ie/discover](http://www.limerick.ie/discover)

### Use of Site:

The Flood Relief Works project aims to strengthen natural and man-made edges across the island to prevent potential flooding and flood-related damage.

### Condition:

Ongoing flood relief works are currently in progress throughout the project area.

### Existing Use:

The area is undergoing flood relief works to enhance resilience against potential flooding.

### Proposed Project:

The project involves the introduction of preventative measures, such as new and upgraded flood defence walls clad in stone, glazed flood defence panels in urban areas, and earthen embankments. The scheme also includes associated drainage and public realm improvements. The goal is to combat potential flood damage, particularly in Merchants Quay and the wider Kings Island.

### Timeframe and Delivery:

The construction stage is expected to commence in Q.3 2024, following the successful appointment of a contractor in Q.3 2024.

### Development Guidelines:

The Flood Relief Scheme incorporates new and upgraded flood defence walls, stone cladding, glazed panels, earthen embankments, and public realm improvements. A Constraints Study informs the feasibility study, considering environmental conditions, constraints, and opportunities. The scheme explores the potential use of the fosse on King's Island as a Sustainable Urban Drainage System (SuDS) feature, integrating it into a modern civic feature with stormwater management. The project aims to connect urban and green spaces, enhance habitat networks, and preserve archaeology. Proposals include street trees, green spaces, active travel routes, and recreational pathways.



New  
Embankment

New RC  
flood wall

Raising of  
existing walls

Glass  
panels

Outer  
embankment

FIG. 23: FLOOD RELIEF WORKS AROUND KING'S ISLAND

## 4.2.9 The Orchard Site



### Irish Grid Reference

Easting 157780

Northing 157957

### Latitude and Longitude

52.671417, -8.6249187

### Site Description:

Maintained by King John's Castle, the car park features a soft gravel ground covering, removable if required.

### Existing Use:

The Orchard Site currently functions as a public car park catering to King John's Castle visitors, accessible from Island View Terrace. Open daily from 9:30 to 18:00 and until 16:00 on Sundays. The northern part remains a green field within the parking area.

### Proposed Use:

Several proposals, including the 2014 ABK Orchard Site Masterplan and the 2019 Orchard Site Older Person's Accommodation. The latter, led by ABK Architects, aimed to deliver 27 residential units for older persons, creating a public space between Parade Park and Church Street. Traffic calming measures, shared surfaces, traffic lights, and upgraded street furniture were proposed to enhance the civic and pedestrian nature of the area.

### Timeframe and Delivery:

No specific timeframe mentioned.

### Planning History/Previous Plans:

- 198004: Part 8 Development, the provision of older person's residential accommodation consisting of 27 units on two adjacent sites specifically, 6no. 1-bed and 14no. 2-bed apartments in buildings varying in height from 1-3 storeys organised around a central garden and new pedestrian route together with works adjacent to the City Wall, a recorded archaeological monument and protected structure, and associated landscaping and works to existing boundary walls, 3no 1-bed and 4no 2-bed apartments in buildings varying in height from 1-2 storeys including modifications and re-paving of a section of Old Dominick Street, vehicle and pedestrian access road, footpaths and 10no car parking spaces, open space and soft landscaping to public and private amenity spaces, alterations and construction of new infrastructure, all associated site works
- Several proposals, including the 2014 ABK Orchard Site Masterplan and the 2019 Orchard Site Older Person's Accommodation. The latter, led by ABK Architects, resulted in a Part 8 Plan for 27 residential units for older persons, creating a public space between Parade Park and Church Street. Traffic calming measures, shared surfaces, traffic lights, and upgraded street furniture were proposed to enhance the civic and pedestrian nature of the area.
- The 2011 Kings Island Framework Implementation Plan identified the Orchard Site as a Strategic Site. It proposed promoting the site for new commercial/mixed-use development, possibly featuring a cultural building, museum, or large-scale retailer. The plan supported the construction of Island Road, car parking, a coach park on the old convent orchard site, a hotel at Verdant Place, and remodelling Nicholas St into a primarily pedestrian-oriented zone without full pedestrianisation. The Development and Archaeology Strategy Report for Kings Island marked the Orchard Site as high archaeological potential, indicating that the site is bisected by supposed line of City Wall.



FIG. 24: ORCHARD SITE PROPOSAL VISUALISATION BY ABK ARCHITECTS

## 4.2.10 Verdant Place



### Irish Grid Reference

Easting 157682

Northing 157926

### Latitude and Longitude

52.671134, -8.6263664

### Site Description:

Verdant Place, an under-utilised green space, is proposed for opening up. The site has undergone a historic research report, and clearance works are in progress.

### Planning History/Previous Plans:

168000: Part 8 Development, the provision of flood defences consisting of; new flood defence walls (ranging from 0.8m and 2.2m higher than existing ground levels), new footpath from Thomond Bridge to the existing embankment at the north of the community centre, realignment of the existing road to include a one way traffic system and ancillary works (works are proposed in the immediate setting & amenity of the following protected structures former Thomond Bridge Toll House (RPS No. 3038), Verdant Place stretch of the City Wall (RPS No. 3059) and Thomond Bridge (RPS No. 6057).

### Existing Use:

Currently, the site is a green space.



**Proposed Use:**

The proposal aims to open up Verdant Place for public use, enhancing its accessibility and potential community engagement. This green space could be used for a garden and link with the nearby King's Island Community Centre.

To enhance connectivity, Parade Street and Castle Street will undergo interventions, facilitating better integration with Verdant Place. This strategic initiative aims to create seamless transitions between these streets and the proposed green space, fostering a more cohesive and accessible urban environment within the Medieval Walled Town Area.

Opening up of the city walls here would reconnect the people of St. Mary's Park with Limerick city and create a continuation of the Fosse with visual and physical connections of the Historic Limerick City Wall.

Verdant Place could create a walking route between the Castle and the river walk of the Flood Relief Works in St. Mary's Park.

Iron railings of historical significance could be made good.

Verdant Place is at raised level which allows for public having an opportunity to connect with the river.

**Timeframe and Delivery:**

Site clearance works are underway, indicating progress toward the proposed opening of Verdant Place.

**Development Guidelines:**

The project emphasises the utilisation of the green space for public benefit, aligning with the community's needs and expectations.

The Development and Archaeology Strategy Report for Kings Island marked Verdant Place as an area of high archaeological potential, indicating that the location of the cottages in proximity to Thomond Bridge act as an entrance to the historic town, also the rear of the adjacent cottages is considered to be formed by historic city walls.

## 4.2.11 Bridge Street Site



### Irish Grid Reference

Easting 157926

Northing 157548

### Latitude and Longitude

52.667758, -8.6227062

### Existing Use:

The Bridge Street Site currently serves as a small underused open public square with well-maintained raised grass planting. Adjacent buildings host large-scale artwork on gable ends facing the site. The site is well-maintained, featuring well-kept, raised grass planting.

### Planning History/Previous Plans:

10770173: (Refused) Permission for alterations to planning ref: P08/269 to include change of use of ground floor from office use to cafe and apartment units and change of use of first, second and third floors from office use to apartment units (12 apartments in total), alterations to internal layouts minor alterations to floor areas, alterations to elevations and ancillary works. Further information/revised plans to include provision of parking at ground floor (apartments omitted at ground level), apartments units 1st-3rd floors only (nine apartments in total) rearrangement of third floor internal layout, provision of shutters to balconies, elevation changes and ancillary works at site adjacent to the former Post Office

### Proposed Use:

This site is currently subject to assessment for development potential. The 2011 Kings Island Framework Implementation Plan suggested promoting key strategic sites, including Nicholas Street and Bridge Street, for potential enterprise development to attract inward investment.

**Timeframe and Delivery:**

No specific timeframe mentioned.

**Development Guidelines:**

Consideration for impact on adjacent features such as the Merchant's Quay and Bridge Street corner is essential. The proposal envisions a new building with active frontage near Bridge Street, accommodating eating establishments and outdoor seating on Georges Quay. Careful positioning respecting existing mature trees, limestone ashlar gate piers, and potential conversion of the existing terrace into a café or restaurant is suggested. The plan also proposes the use of some hard landscape area for replacement car parking spaces.

## 4.2.12 Sheep Street



### Irish Grid Reference

Easting 158006

Northing 157595

### Latitude and Longitude

52.669671, -8.6255770

### Site Description:

- Located at the junction of Sheep Street and Athlunkard Street.
- Martins Construction Ltd, Co. Clare, secured the construction contract through a competitive tender process.
- Project cost estimated to be around €3 million.

### Planning History/Previous Plans:

- 148002: Part 8 Development, The residential development consists of: a) the construction of a three storey building comprising 5 no. three bed duplex units at ground and first floor level and 3 no. two bed apartments at second floor level with balconies: b) provision of new and improved public footpaths: c) the provision of solar panels at roof level: and d) all associated ancillary works

### Condition:

- Currently under construction.
- Soon to host a complete social housing development project.

### Existing Use:

- Under transformation into a residential site.

**Proposed Use:**

- Construction underway for an eight-unit social housing development.
- Consists of five three-bedroom, two-storey duplex houses and three two-bedroom duplex apartments.
- All new homes will have individual access from the street.

**Timeframe and Delivery:**

- Construction currently underway.
- Funded by the Department of Housing, Local Government, and Heritage.



FIG. 25: SHEEP STREET SITE ELEVATIONS

## 4.2.13 Sonny's Corner



### Irish Grid Reference

Easting 158032

Northing 157673

### Latitude and Longitude

52.668875, -8.6211596

### Site Description:

Sonny's Corner is a site located at the junction of Island Road and Athlunkard Street, just opposite St. Mary's Church. This site is currently an open greenfield site and not in use.

### Planning History/Previous Plans:

10770011 (Withdrawn) - Permission sought to demolish two buildings, 9A and 9B Athlunkard Street, and construct two retail units and 18. no. apartments with parking and associated site works.

### Condition:

The site at Sonny's Corner is currently in good condition with no urgent works or maintenance required at this moment.

### Existing Use:

This site is currently not in use.

### **Proposed Use:**

There is currently a work-in-progress scheme for this site, which would introduce 21 living units into the area, with a mix of 1 and 2 bed apartments. This proposal would also oversee a shared street surface design to enhance the local public realm, and would be created in line with the Draft Limerick Public Realm Strategy. The project aims to create vibrant communities, support local businesses, and contribute to the revitalisation of Nicholas Street and surrounding areas. These units would be available for rent at a rate 25% below the average rent rate, and would be constructed using the Affordable Housing Fund.

### **Timeframe and Delivery:**

This project is expected to enter the construction stage in Q1 2025, with an expected handover around Q3 2026.

### **Development Guidelines:**

- Letter of approval from the Department of Housing, Local Government, and Heritage.
- Loan of €3.8m approved by councillors to part-finance the project.
- Balance of €2.8m provided by the affordable housing fund.



FIG. 26: SONNY'S CORNER VISUALISATION

## 4.2.14 Irish Wheelchair Association Site



### Irish Grid Reference

Easting 157906

Northing 157841

### Latitude and Longitude

52.670387, -8.6230478

### Existing Use:

Underutilised greenfield site, currently owned by the Irish Wheelchair Association. It encompasses the former barracks and burial ground and is not accessible to the public.

### Planning History/Previous Plans:

08770082: The development will consist of the construction of a mixed use development to include a Resource and Outreach Centre comprising retail, dining, recreational, therapy and administration facilities, 4no. apartments, car parking, widening of entrance gate opening onto Island Road for service and emergency use and erection of new gates to same, landscaping and all associated site works. The site is within the curtilage of a protected structure. The site is of archaeological interest.

### Proposed Use:

No current projects or proposals are available for this site. It is suggested that the site has the potential for the development of residential units and to serve as a pedestrian / cycle connective link between Island Road and Convent Street, enhancing accessibility to King John's Castle



**Development Guidelines:**

Any potential future re-development of the site should consider the re-instatement instatmente of the line of the City Wall, as it was discovered to be running under the surface of the site, along the eastern side of this plot. The development should also follow any LCDP policies inrelation to the City Wall.

## 4.2.15 The Potato Market



### Irish Grid Reference

Easting 157814

Northing 157496

### Latitude and Longitude

52.667276, -8.6243675

### Site Description:

The Potato Market, recognised as a Strategic Site in the Kings Island Framework Plan 2011, has a fascinating history tied to Limerick’s medieval town wall and served as a significant quay. The site sits amidst prominent landmarks like St. Mary’s Cathedral and the County Courthouse.

The site adjoins Architectural Conservation Area 7, is located within the Recorded Monument classified as “The Historic Town”, the Record of Protected Structures include the Potato Market (RPS 3320), St Mary’s Cathedral (RPS 3009), and County Courthouse (RPS 3012). The City Walls formerly ran through the area, tightly framing the historic port. The site also adjoins Lower River Shannon SAC and Proposed Natural Heritage Area.

### Planning History/Previous Plans:

05770413: Permission to use the lands at Merchants Quay known as the Potato Market and its environs for occasional recreation and entertainment purposes associated with public functions, parades, exhibitions, sporting events and concerts including all ancillary and related uses and amenities and the placing of all temporary structures associated with such events.

## **Opportunities**

Opportunity to create a vibrant events space of circa 2500sqm linked to tourist economy and independent retail. Develop stronger, more permanently open pedestrian connections to the Three Bridges Walk, St Mary's Cathedral, St Augustine's Place and George's Quay. Align with World Class Waterfront objectives for a new accessible bridge to the south.

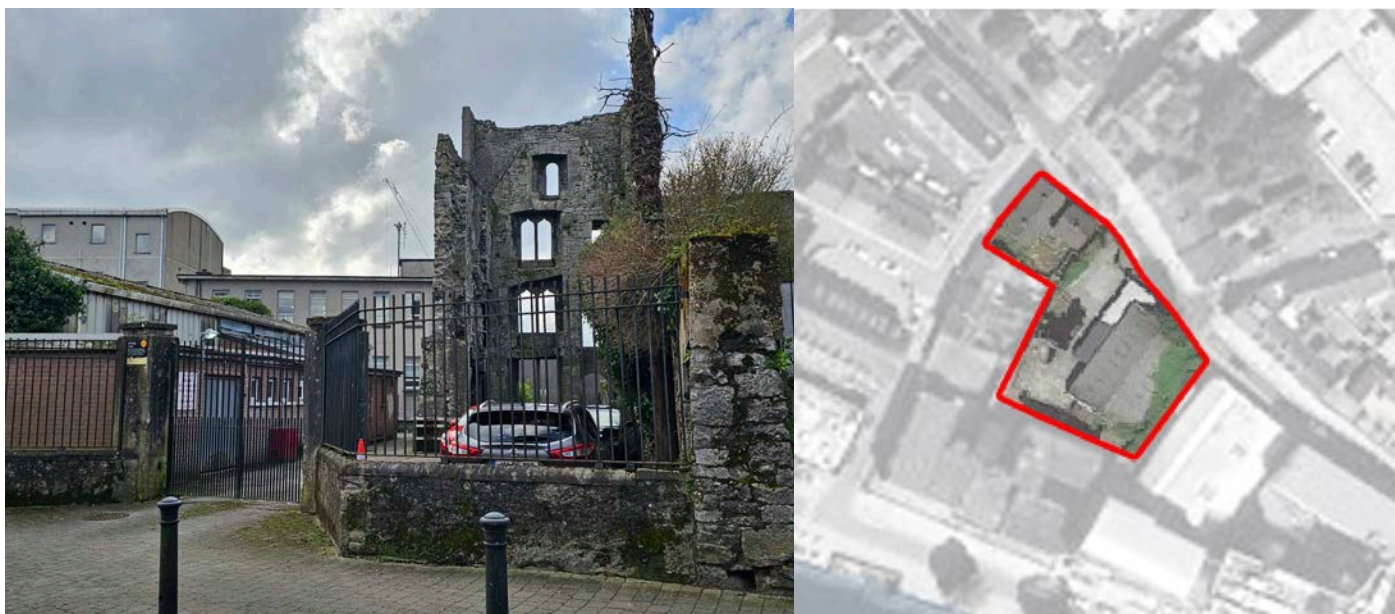
Key moves would include:

- Create flexible robust multifunctional space (Event Space, markets, surface parking)
- Remove parking external to walls (Except coach parking)
- Potential to extend natural stone paving to full external area
- Show original line of city wall in purple granite & create tree-lined avenue
- Removal of middle section of potato market walls to accommodate greater permeability
- Addition of bridge landing point and reconfiguration of surface car park allocation

## **Development Guidelines:**

The Development and Archaeology Strategy Report for Kings Island marked the Potato Market site as high archaeological potential, indicating that even though the site has been refurbished there remains the possibility that the City Wall bisects the site. In addition, its proximity to the location of medieval harbour of Limerick also predicts high archaeological potential.

## 4.2.16 Creagh Lane



### Irish Grid Reference

Easting 157982

Northing 157509

### Latitude and Longitude

52.667406, -8.6218737

### Site Description:

Creagh Lane, a strategic site as per the Kings Island Framework Implementation Plan 2011, holds historical significance with features like Fanning's Castle. The site is strategically located, and options are explored for its optimal utilisation.

### Existing Use:

The site is characterised by historical structures, most notably Fanning's Castle, which presents a unique architectural and historical asset.

### Proposed Use:

Two potential uses are considered:

- **Residential Development:** A proposal suggests a new residential development surrounding the Castle site.
- **Collaborative Reuse:** Alternatively, collaboration with the adjacent TUS Georges Quay is considered for potential re-use.

### Timeframe and Delivery:

While no specific timeline is outlined, the site has been subject to multiple studies over the years.

**Development Guidelines:**

The Development and Archaeology Strategy Report for Kings Island marked the Creagh Lane/Mary Street Flats as one of high archaeological potential, indicating that the site is on the Medieval Main Street and in close proximity to Fanning's Castle.

It is unlikely that any planning permissions for new-builds will be received for this site due to its proximity to Fanning's Castle, as the curtilage of the castle is protected, as part of the RPS and National Monument Register. The repair, upgrading or re-occupying of extant buildings, with out the introduction for any new foundations, are highly favourable.

## 4.2.17 Toll Cottages



### Irish Grid Reference

Easting 157691

Northing 157872

### Latitude and Longitude

52.670646, -8.626313

### Site Description:

The site contains four derelict cottages at present. These cottages are currently not inhabited and used as an art exhibit created in collaboration with students and recent graduates from the local Limerick School of Art and Design and engagement with local community.

### Existing Use:

The site is currently vacant and is currently for sale. It provides a strong aesthetic approach from Thomond Bridge.



## 4.2.18 Saint Mary's Cathedral



### Irish Grid Reference

Easting 157878

Northing 157613

### Latitude and Longitude

52.668336, -8.6234348

### Site Description:

Standing within its own enclosed precinct, Saint Mary's Cathedral is a large medieval church used primarily as a place of worship. It is also a performance venue and a major visitor attraction. It is on the Record of Protected Structures and also on the Record of Monuments and Places.

### Planning History/Previous Plans:

In November 2023 a Conservation Plan for St. Mary's Cathedral was prepared by Quinlan Architects. This Conservation Plan, which was funded through the Community Monuments Fund scheme, came about because there was a recognition by the Dean and Select Vestry that there was a need to assess the building and to put in place a managed approach for its future development.

The primary aim of the Conservation Plan is to ensure the future of the building amid all the competing priorities – as a place to gather to pray and meet fellow parishioners, as a place for liturgy, music, musical performance, parish events, history, bell-ringing, architectural conservation and a visitor venue. The plan sought to find common ground among all interested parties and achieve a balance in creating an overall framework in which the cultural significance attached to the cathedral is considered on every level, while helping to improve how it meets the needs of today.



Integration with the island and the city including strengthening the historic links with the wider setting was one of the key recommendations that evolved from the plan. From a spatial perspective, the distinct precinct of the cathedral both marks it as a special place and also sets it apart. There is a strong desire in the cathedral community of Saint Mary's to be part of the wider island and city community and to play a greater part in the development of the area.

There are a number of policies set out in the plan and those of particular relevance to the future development of the wider area are listed below:

- **Policy 51:** Develop policies in this area that have a dual social and environmental focus, with the local community and the city centre in general. The connections with the wider city are best developed from the perspective of inner city regeneration, in which the quality of the built environment is a key factor.
- **Policy 52:** Create a physical link with Nicholas Street - the main island thoroughfare - by opening the north end bay of the Exchange arcade to give access to Saint Mary's and its grounds. This seems to have been a link in the late 19th century on the evidence of the 1870 map. Its restoration might help to overcome the setting apart, by its railed enclosure, of the cathedral from the local community visually, physically, and perhaps psychologically.
- **Policy 53:** Consider the replacement of the masonry blocking with well-designed railings to open up the grounds visually. Had the Exchange footprint not been used for burials, it would offer a remarkable opportunity for a unique landmark building on the main thoroughfare of King's Island.
- **Policy 55:** Build on the strong rugby tradition in Limerick and, in particular, on the island. In all probability, only a fraction of the twenty thousand or so regular attendance at Thomond Park has even been inside Saint Mary's. Consider an appropriate way of marking a number of significant commemorations and anniversaries which are coming up in the next year or so thereby welcoming a great number of local first-time visitors.
- **Policy 60:** Work to make the cathedral, castle and the link between them a busy and attractive place for residents and for visitors. Regard Saint Mary's as being an important part of the urban future as well as part of historic Limerick.

## 4.2.19 Other Brownfield Sites



### Old Barnardos Site

#### Site Description:

The site is located adjacent to the grounds of St. Mary's National School. It is a former Barnardos occupied building, and was used as a community amenity site.

#### Existing Use:

The building is currently not in use.

#### Proposed Use:

No plans for this site have currently been put forward.



### Bishop Street Health Centre

#### Site Description:

The site on Bishop Street is a former HSE Health Centre which now remains largely not in use.

#### Existing Use:

The existing building on this site is in use for a limited number of hours each week as a community service site.

#### Proposed Use:

No plans for this site have currently been put forward.

## 4.2.20 Strategic Sites Adjoining the Study Area

The Opera Site, Arthurs Quay and the Market Quarter projects are identified as major catalysts for the wider King's Island economy. These projects are at varying stages of development and will support the tourist/retail economy and strengthen links to Heritage assets of the study area and wider city.

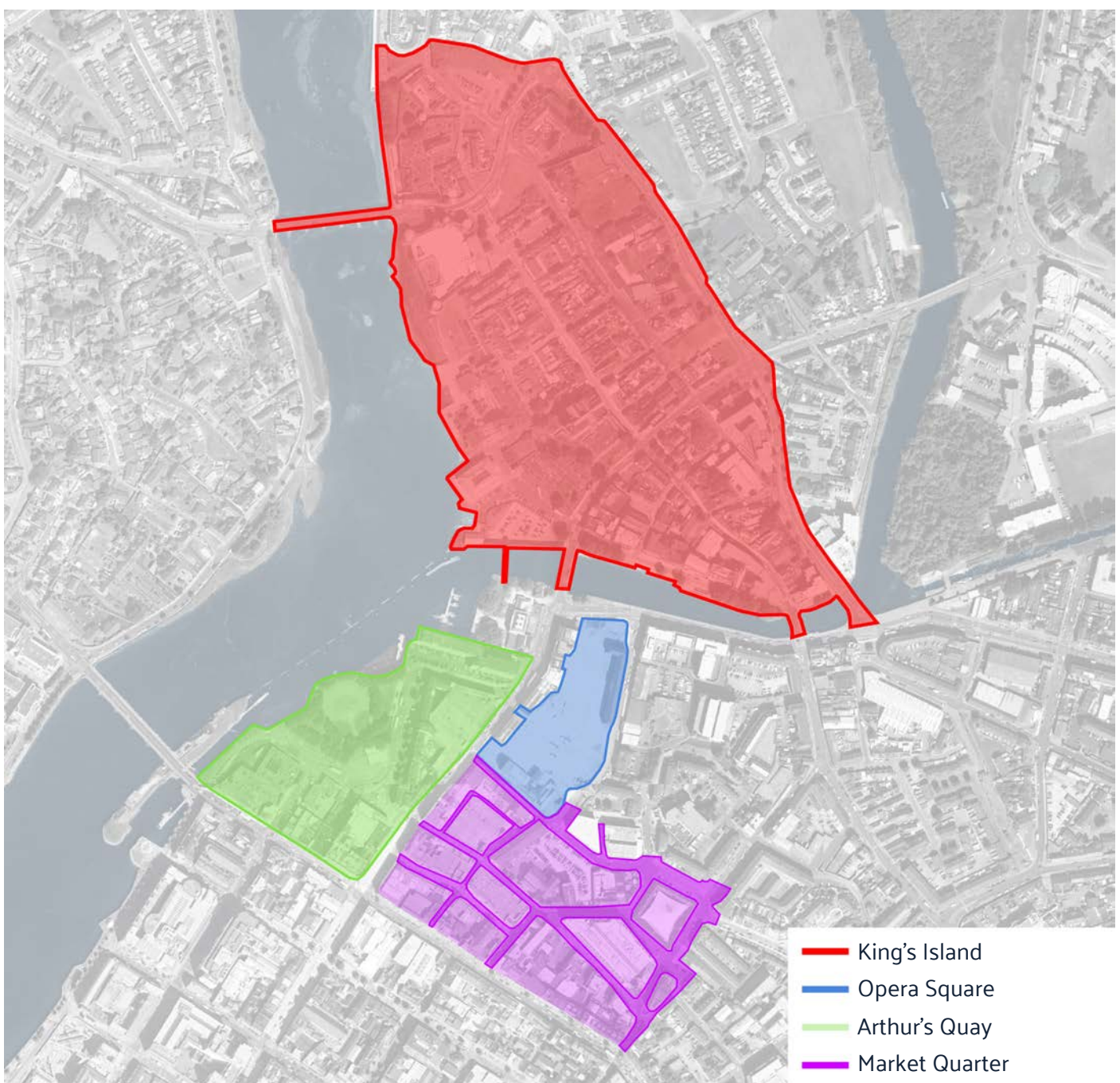


FIG. 27: MAP OF STRATEGIC SITES ADJOINING STUDY AREA



# 5

## *Chapter Five* **Next Steps for King's Island**

5.1 Collaborative Action Plan for Kings Island

# Next Steps for King's Island

## 5.1 Collaborative Action Plan for Kings Island

As part of the commitment to revitalising and enhancing Kings Island, Limerick City and County Council is dedicated to working closely with local stakeholders, including landowners, business owners, residents, tourist groups, cultural organisations, and other relevant community groups. The goal is to form a co-working team that combines expertise and professional skill sets with the insights and perspectives of those who have a vested interest in the area and those who live and work within it. Involving residents and stakeholders in these actions will foster a stronger sense of ownership, identity, and connection to the area.

The actions outlined in the following table have been derived from the findings of this framework. Through this comprehensive assessment, a sequential plan of short-term interventions to longer-term initiatives aimed at addressing key issues and maximising the area's potential has been identified.

By collaboratively implementing these next steps, the aim is to create a vibrant, sustainable, and thriving Kings Island for generations to come

Actions	
1	Establish LCCC cross departmental working group.
2	Stakeholder Analysis and Stakeholder Management Plan
3	Carry out consultation aligned with the core values and principles of New European Bauhaus aiming to foster transformative change and encourage a cultural shift towards sustainable place-based approach to address development needs of the area, with a particular focus on Nicholas Street.
4	Prepare an Integrated Urban Strategy for Nicholas Street
5	Audit of façades of all structures on Nicholas Street.
6	Audit existing heritage sites for adaptive uses and immersive events.
7	Audit the streetscape features including paving systems, street furniture, lighting and signage.
8	Carry out topographical surveys along Nicholas Street
9	Carry out a lighting assessment and design by lighting consultants to include amenity and atmospheric lighting as well as functional / CCTV lux requirement assessment.

10	Prepare a public realm scheme (in accordance with the proposed City Public Realm Plan) for Nicholas Street which will deliver enhanced pedestrian safety and accessibility through improved streetscape features including paving systems, street furniture, lighting and signage.
11	Based on consultation feedback identify appropriate building uses for vacant and underutilised properties along Nicholas Street capitalising on its iconic cultural and historic landmarks and its rich architectural heritage.
12	Investigate opportunities to attain appropriate tenants/commercial entities that align with the appropriate building uses identified.
13	Investigate the opportunity to improve business supports for retailer and incentivise new speciality businesses.
14	Investigate potential exterior renovations/paint schemes to improve the overall appearance of Nicholas Street.
15	Investigate potential ways in which to achieve improved energy efficiency within the existing building stock.
16	Develop relationships with creative and cultural industries that may contribute to the vibrancy in the area.
17	Develop an annual events programme and associated licencing.
18	Promote heritage tourism initiatives in the area, including supporting the transformation of King John's Castle into a world-class visitor attraction.
19	Implement the King's Island Flood Relief Scheme.
20	Implementation of Shopfront Design Guidelines.
21	Enhance the tourism route from King's Island to the City Centre and other heritage sites. (including the implementation of the City wayfinding project and the World Class Waterfront URDF project)
22	Promote an increase in residential population within the area which provides a more diverse tenure mix and supports city living.
23	Implement creative place-making projects to activate public spaces, foster community engagement, and celebrate the areas cultural heritage.
24	Encourage local management of open space for increased community interaction.
25	Develop small scale SuDs interventions

26	To ensure all actions are subject to appropriate levels of environmental assessment and planning considerations.
27	To identify potential funding streams to deliver on the actions of the Integrated Urban Strategy.

In alignment with the vision statement for King’s Island, the Collaborative Action Plan above, sets forth a series of strategic steps aimed at realising this vision. Each action outlined in the table contributes directly to the goal of creating a dynamic and thriving neighbourhood. By enhancing accessibility, regenerating underutilised spaces, and fostering community engagement, the foundations are laid for a vibrant destination along the River Shannon SPA/ SAC.

Furthermore, Limerick City and County Council are committed to fulfilling the environmental responsibilities outlined in the Limerick Development Plan 2022-2028, particularly EHP1 and EHO1, which emphasize the protection of natural heritage and biodiversity. Limerick City and County Council is dedicated to preserving the unique heritage of the area and developing sustainably underpins every action. Limerick City and County Council aim to shape King’s Island into a strong and dynamic neighbourhood that meets the needs of its residents and visitors alike.

In these next steps, community engagement and support remain paramount. By fostering a cooperative and inclusive environment, challenges can be addressed and change embraced thoughtfully. The King’s Island Walled Town Framework serves as

our guide, illuminating possibilities for sustainable enhancements that benefit the entire community. Together, we are working towards a future where King’s Island thrives as a beacon of history, culture, and modern vitality.









# *Appendix*

## **Appendix One**

Previous Studies and Findings

## **Appendix Two**

Fireplace Site Potential Use Review

## **Appendix Three**

Record of Protected Structures and

Record of National Monuments



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick** City  
& County Council

ATLANTIC EDGE  
**LIMERICK**  
EUROPEAN EMBRACE

# Appendix One

## Previous Studies and Findings

In preparation of this Plan, Limerick City and County Council has amalgamated insights from two pivotal documents:

- the Limerick Development Plan 2022-2028, and;
- the MKO Literature Review & Implementation Plan for Limerick's Medieval Quarter Action Plan (Draft 2020)

The MKO Draft Action Plan, although not finalised, extensively reviewed the suite of documents listed in Section 1.2 of this report (excluding the Limerick Development Plan 2022-2028) and therefore serves

as a critical reference point. It identified common recommendations, policies, and objectives that, when implemented, would universally benefit King's Island.

Subsequent to the MKO draft, the Limerick Development Plan 2022-2028 was officially adopted in June 2022. Identifying findings and objectives outlined in this statutory document ensures a comprehensive understanding of the strategic development direction, incorporating the latest statutory considerations. This synergy provides a solid foundation for a cohesive strategy for King's Island.

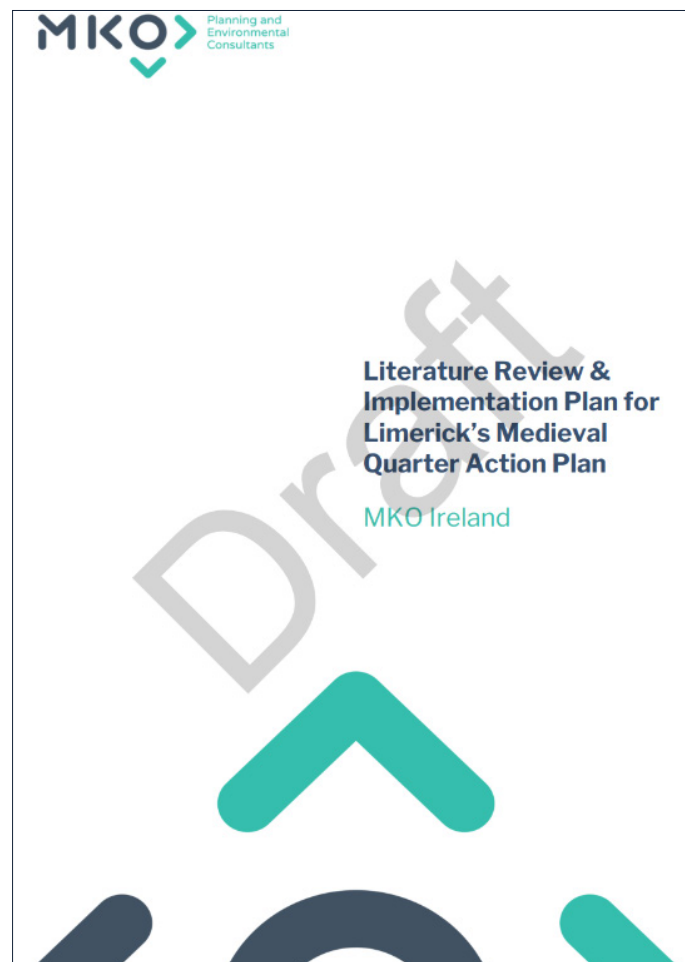
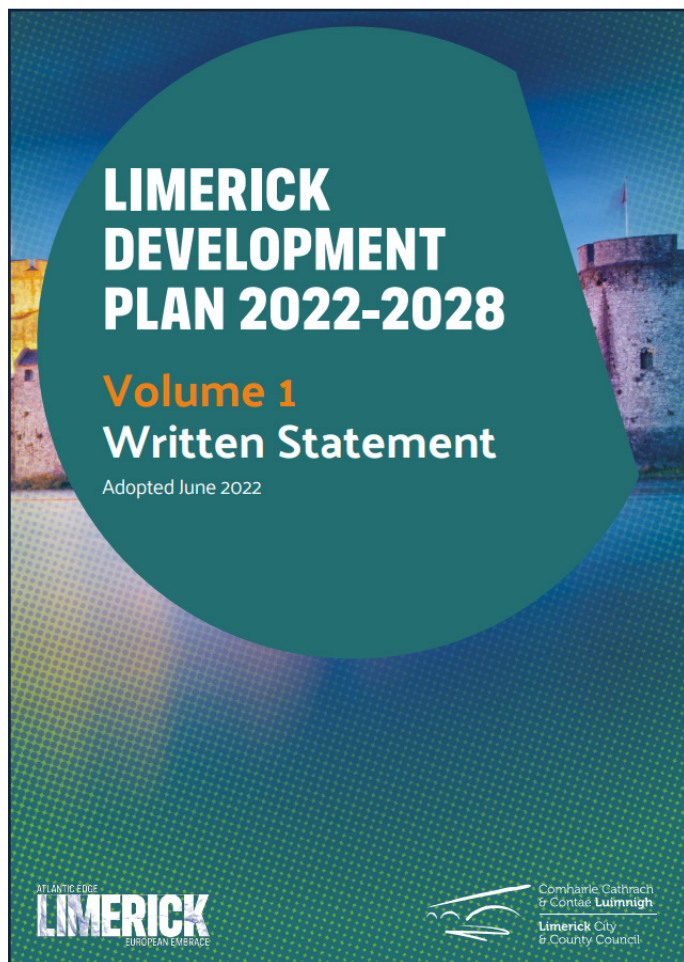


FIG. 28: LIMERICK DEVELOPMENT PLAN AND MKO LITERATURE REVIEW DOCUMENT

## Limerick Development Plan 2022 – 2028

The Limerick Development Plan 2022 – 2028 was adopted by the Elected Members of Limerick City and County Council at a Special Meeting on 17th June 2022 and came into effect on 29th July 2022.

In 2014 Limerick City and County Council was formed through the amalgamation of the former City and County Councils. The Limerick Development Plan is the first to be prepared for Limerick City and County and has replaced the Limerick City Development Plan 2010 – 2016 (as extended) and the Limerick County Development Plan 2010 – 2016 (as extended).

The Plan is underpinned by a strategic vision intended to guide the sustainable future growth of Limerick. At the core of the vision are cohesive and sustainable communities, where our cultural, natural and built environment is protected. The vision embraces inclusiveness and a high quality of life for all, through healthy place-making and social justice, including the ongoing development of the Regeneration Areas and disadvantaged communities. An integrated approach will align housing and public transport provision. Human and environment wellbeing including climate adaptation are at the core of the vision. The strategic vision of the Plan reads as follows:

### A Green Region

Limerick will develop as an environmentally sustainable and carbon neutral economy - a pioneer in sustainable growth. This will be underpinned by the promotion of active mobility for all, creating an attractive and distinctive place to live, work and visit.

### Embracing the River Shannon

Limerick will provide room for people to enjoy the River Shannon/ Estuary. The animation of the waterfront will increase public access and create new recreational opportunities for residents and visitors.

### Resilient, Connected and Inclusive Communities

The future development of Limerick will make it easier to live sustainably and be well prepared for the future, increasing opportunities for movement and connectivity between communities.

### A Sustainable, Innovative and Competitive Economy

The Limerick region will be an inclusive, self-sustaining economy built on growth and innovation and which maximises its competitive edge. This will enhance local enterprises, attract international investment in a manner which guarantees quality of life.

The Limerick Development Plan 2022 – 2028 identified the same challenges as the previous City Development Plan within the St Mary's Park and Kings Island area, however has devised new objectives for the area:

#### **Objective MK O1 St. Mary's Park and King's Island:**

- (f) Develop a strategy to integrate King's Island into the City Centre core through selective site redevelopment and improved connections
- g) Return the eastern side of St. Munchin's Street to parkland once demolition of the area has taken place.
- h) Restrict development on the strip of land east of St.

Munchin's Street which, was used as a landfill site and filled with domestic refuse

- i) Examine options to improve connectivity at Island Road from St. Mary's Park to the Medieval Quarter by transforming from a route that is predominantly designed for the movement of vehicles, to a traffic calmed street where the needs of pedestrians, cyclists and public transport users are prioritised; whilst ensuring protection of the integrity of the environmentally designated sites
- j) Provide crossings for pedestrians and cyclists which will provide direct and convenient access between local amenities at the following locations: i) At Star Rovers Football Club; ii) At the Primary Health Care facility at Island Road; iii) At St. Mary's Community Centre, Verdant Place.
- k) Promote the development of key strategic sites within Nicholas Street and Bridge Street for potential enterprise development attracting further inward investment.
- l) Promote employment growth in King's Island and St. Mary's Park through the re-use of underutilised sites, derelict buildings and the upgrading of sites already in employment uses.

Objective RA O1 of the Limerick Development Plan emphasises the regeneration of key areas, including St. Mary's Park and King's Island. This objective recognises the significance of King's Island as an asset to the city, acknowledging its ecological importance, archaeological significance, and tourism potential. The challenges identified within the Development Plan for St. Mary's Park and

King's Island, such as poor connectivity, unattractive public realm, and under-utilised historic assets, are addressed in the Kings Island Walled Town Framework through proposed actions aimed at improving accessibility, enhancing public spaces, and revitalising historic assets for the enjoyment of both residents and visitors.

The Kings Island Walled Town Framework aligns with the above objectives outlined in the Limerick Development Plan 2022 - 2028, ensuring compliance with regulatory frameworks and promoting cohesive development strategies for the area. In addition, the framework proposes measures to improve connectivity, protect natural habitats, and integrate King's Island into the city centre core through selective redevelopment and improved connections. Moreover, the framework supports the redevelopment of key strategic sites within Nicholas Street and Bridge Street to attract further inward investment, aligning with the economic development objectives outlined in the Limerick Development Plan. By promoting employment growth, reusing underutilised/derelict sites, and upgrading existing infrastructure, the Kings Island Walled Town Framework contributes to the economic resilience and vitality of the area.

Furthermore, the framework emphasises the importance of urban tourism and waterfront development, recognising King's Island's greatest attribute – its location. The Plan focuses on unlocking King's Island as a potential tourism hotspot with its

historic landmarks and scenic views. By enhancing public realm, improving accessibility, and supporting cultural attractions, the plan aims to enhance the visitor experience and position King's Island as a base for visitors to stay and experience the Wild Atlantic Way.

Overall, the Kings Island Walled Town Plan integrates with the statutory spatial plans outlined in the Limerick Development Plan, ensuring a coordinated approach to sustainable development, heritage preservation, and economic growth in King's Island and its surrounding areas.

#### **Draft Limerick City Public Realm Plan 2024:**

The purpose of the Strategy is to guide the enhancement, management, use and development of the public domain in the City with the key aim is to develop a simple, uncluttered and consistent design approach across the City's public realm.

#### **Review and Update of the Limerick 2030: An**

The 'Limerick 2030 Plan' is an economic and spatial framework for the redevelopment and growth of Limerick City Centre that was published in 2013.

The Plan seeks to deliver a new Vision for Limerick:

*“Limerick will become a major economic force in the Irish and European economy, a leading centre for commercial investment – both foreign direct investment and endogenous business growth, capitalising on the strength of its higher education institutions (HEIs), the skills of its workforce and*

*it's environmental and heritage attributes. The City Centre will be at the heart of this economic force – an attractive magnet for retail, leisure, residential, commercial, educational and cultural growth. Growth will benefit all citizens across the City, County and Mid-West Region.”*

Within the Plan, the specific vision for King's Island is as follows:

*“King's Island will be seen as a definable City Centre District with more visitors, more employment, and new places to live and featuring a more accessible Waterfront and better public spaces to visit, and relax in. Development identified for this area includes housing and retail on Nicholas Street, housing on Castle Street and research & treatment on the Medieval Park Site.”*

Key components identified in the Plan to achieve the vision include

- Creation of a new Waterfront open space as a setting for new development, a high quality frontage to the Shannon River and a new component of the Riverwalk; King John's Castle
- Addition of a new, high-quality residential development at Castle Street to complete the gateway to King's Island from Thomond Bridge; Nicholas Street/Mary Street
- Encourage antique shops along Nicholas Street and in front of the Castle;
- Targeted infill development at vacant sites on Nicholas street;

- Upgrade of the restaurant and café offer for residents, workers and visitors;
- Upgrade of the streetscape from north to south to complete public realm investments around King John's Castle;
- Addition of new pedestrian signage to guide visitors to and through King's Island.
- Improved Pedestrian and Cycling Infrastructure, King's Island perimeter
- Improved Pedestrian connectivity, King's Island South and St. Mary's Park
- Thomond Bridge Pedestrian Improvements
- O'Dwyer's bridge pedestrian and Cycling improvements

The Interim Review and Update of the Limerick 2030 Plan, which was adopted in June 2022, builds on the original objectives and project ambitions. The focus of this document is to complement the original plan's emphasis on transformational sites and projects, as well as capturing emerging projects and opportunity areas.

The review and update analyses the progress of the plan over the first seven years and updates the plan with new targets and recommendations to take the city and county to 2030.

The review found that the while progress has been made across a number of the development zones, Kings Island Development Zone was in need of uplift. The following Development Proposals and Public Realm Initiatives were also identified;

- Completion of the Riverwalk to King John's Castle and enhancement of the enhancement of the tourism potential.
- Potential niche-retail district along Nicholas Street and fronting the castle.
- Expansion of residential development
- Public Realm Priority Plan for King's Island

### **Limerick City and Environs Green and Blue Infrastructure Strategy**

The Green and Blue Infrastructure (GBI) Strategy has been prepared for Limerick City and Environs as a key document, underpinned by the Strategic Vision and Key Ambitions outlined in the Limerick Development Plan.

The overarching aim of the GBI Strategy is to inform and guide the planning and management of a network of multi-functional green and blue spaces, helping drive the transition to a low carbon and climate resilient society.

King's Island has been identified as a key landscape feature within Ireland's first city-scale strategic planning and environmental corridor – the 'Limerick Blue Green Ring'. The Limerick Blue Green Ring proposal will serve to deliver multi-functional benefits across the entire Strategy Area, linking the entire city, protecting and enhancing key green and blue ecosystems, as well as local heritage, whilst also facilitating healthy modes of travel and forming the basis to provide a series of GBI Priority Actions within the Strategy Area.



The Fosse on King’s Island is identified as a case study within the Strategy document. The existing moat around the City Wall can be designed as a SuDS feature and work in conjunction with the King’s Island Flood Relief Scheme. The potential exists to reinterpret the fosse as a modern civic feature which directs stormwater away from built development as part of an integrated surface water management scheme. Forming a new urban blue / green connector, the proposals would provide the opportunity to connect various urban/green spaces, forming a people focussed transport spine for King’s Island.

*“The scheme should be used to ‘re-stitch’ the urban realm, whilst retaining and delivering enhancements to the existing habitat networks and preserving archaeology. Existing wet meadows and riparian woodland would be utilised to provide an attractive setting to the proposed public green space.”*

– Limerick City and Environs Green and Blue Infrastructure Strategy

The strategy document also references that upon completion of the King’s Island Flood Relief Scheme and subject to appropriate environmental assessments, the provision of a walkway circumnavigating King’s Island, along the River Shannon and Abbey River, inclusive of St. Mary’s Park, also has the potential to be an additional accessible riverside route for consideration.

### **Limerick Shannon Metropolitan Area Transport Strategy (LSMATS)**

The Limerick Shannon Metropolitan Area Transport Strategy, published in November 2022, sets out the framework for the delivery of the transport system required to further the development of the Limerick Shannon Metropolitan Area as a hub of cultural and social development and regeneration; as the economic core for the Mid-West; as an environmentally sustainable and unified metropolitan unit; as a place where people of all ages can travel conveniently and safely; and a place that attracts people, jobs and activity from all over Ireland and beyond. The function of the LSMATS is to provide a long-term strategic framework for the planning and development of transport infrastructure and services for the Limerick Shannon Metropolitan Area. The Strategy proposes that in order to support the compact growth aspiration of the NPF, Limerick City Centre will become the focus for significant regeneration opportunities at brownfield locations that include Kings Island.

### **Limerick Building Height Strategy**

This Building Height Strategy for Limerick City forms a volume within the Limerick Development Plan 2022-2028. The Strategy seeks to deliver a robust framework for decision-making that will facilitate increases in building height in line with the requirements of the Departments Building Heights Guidelines. This Building Height Strategy provides guidance on the appropriateness or not of increased

height buildings in particular settings within the City and identifies areas where increased building height will be actively pursued for redevelopment, regeneration and infill development in line with Policy SPPR 1 of the Building Heights Guidelines.

In terms of the study area the strategy sets out that English town, located within the Inner City Core Area, across the Abbey River, the English Town Character Area encompasses the southern part of King's Island, the medieval heart of the City. While little of the original medieval structures remain this area is distinctive due to its network of narrow streets, generally low buildings, 2 storeys, and the materiality of its historic buildings, including inter alia King John's Castle and St. Mary's Cathedral. These buildings of importance are emphasised by their solid stone construction and their height, notably the spire of St. Mary's Cathedral which is a striking feature on the south-eastern part of the Island. English Town remains the location of important civic buildings with Limerick City and County Council Offices and the Circuit Court located to the south of King John's Castle on the banks of the River Shannon. While these buildings, due to their distinctiveness and height in their context, act as focal points within English Town and on approach to the City Centre from the west, they are not as prominent in the rest of the City Centre.

The urban grain in the area is described as very diverse. The strategy further describes the nature of the streets of English Town as predominantly no more than 2 storeys, the main features of height

being the historical buildings, in particular King John's Castle and St. Mary's Cathedral. There are some street corners which rise slightly in height but usually no more than 3/4 storeys. Unlike other areas of the City there are few gaps within the elevation of the streetscape, with the exception of some smaller opportunity sites dotted throughout the area and a couple of larger opportunity sites which are located at the northern point along Island Road. The strategy indicates that important vertical landmarks of key and local significance should be protected by future development include and include King John's Castle; Bishops Palace; City Hall; and St. Mary's Cathedral.

The objectives relative to the area are set out in Section 3.3.4 of this report.

### **Limerick Wayfinding Strategy**

The Limerick Wayfinding and orientation signage project consists of the removal of 45 existing pedestrian wayfinding & information signs and the installation of 70 new pedestrian wayfinding and orientation signs across the city centre comprising 18 Map Totems, 19 Route Markers and 33 Finger Posts and all associated site works. (Fig. 29)

The existing pedestrian wayfinding and orientation signage within Limerick City consists of a variety of signage types ranging in age, style, design language, type and level of information and general condition. In order to create a cohesive pedestrian and visitor experience within the city centre, this project proposes the replacement of the existing varied

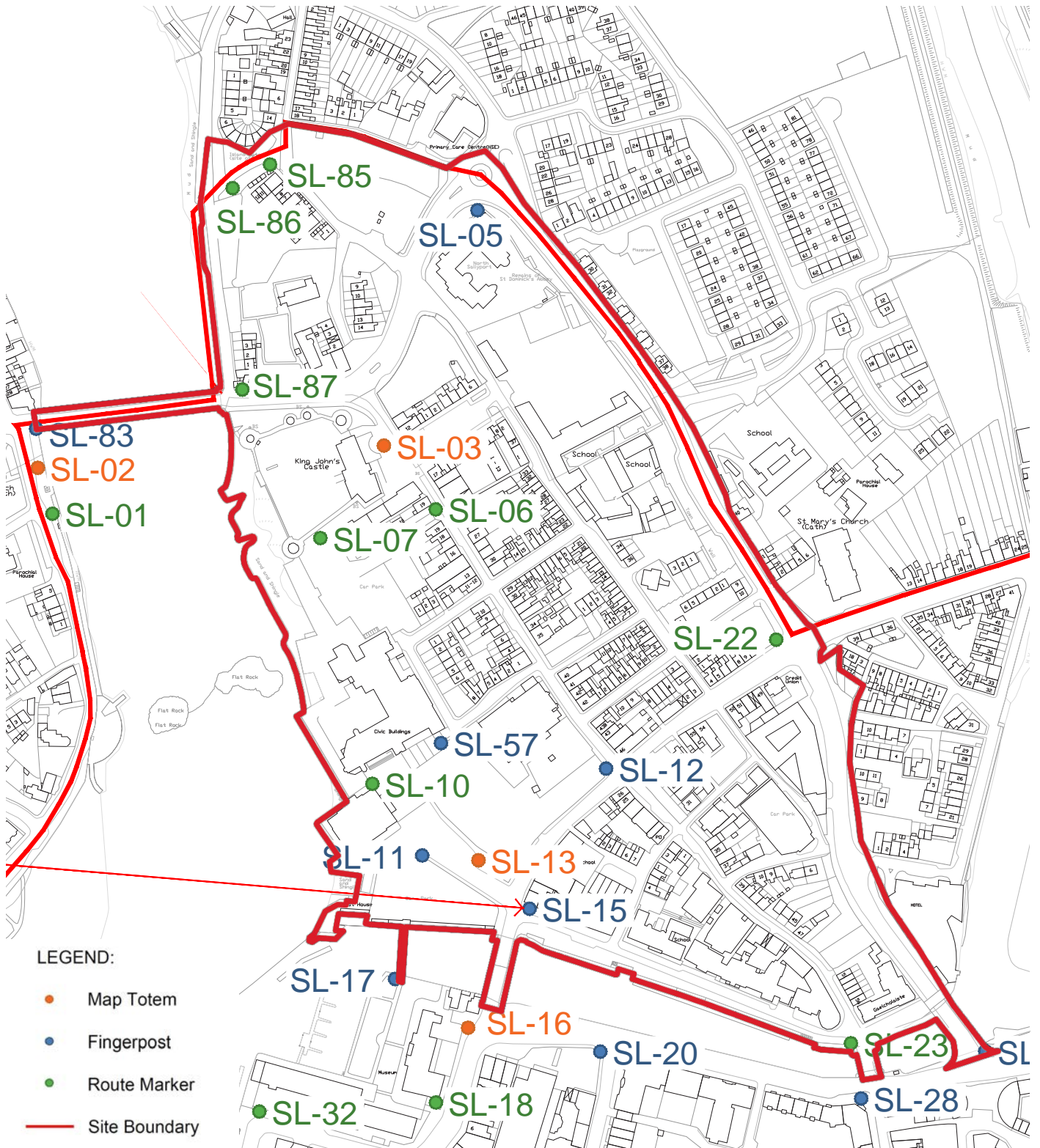


FIG. 29: PROPOSED WAYFINDING SIGNAGE LAYOUT PLAN

signage with an updated, expanded signage family with a unified and consistent design language.

### **MKO Literature Review & Implementation Plan for Limerick's Medieval Quarter Action Plan (Draft 2020)**

Although never officially published, MKO prepared a literature review and implementation plan for the Medieval Quarter, Limerick City. The purpose of the literature review and implementation plan was to identify common recommendations, policies and/or objectives devised from previous policy documents and feasibility studies relating to Limerick's Medieval Quarter and King's Island; the implementation of which will benefit the Medieval Quarter as a whole. MKO then identified the following themes to categorise the common recommendations/policies/objectives from each of the documents/studies:

- Flooding
- Cultural Quarters
- Connectivity and Movement
- Underutilisation of Sites
- Ecology
- Housing
- Archaeology
- Tourism
- Public Realm / Urban Design
- Commerce / Business
- Employment
- Community

Following that, MKO devised an Implementation Plan for the common actions set out under each of the

identified themes. This implementation plan sets out the key actors involved in each action and proposes an indicative timeframe for delivering each action. The draft document concludes following this section.

### **Limerick Tourism Development Strategy Action Plan 2019-2023**

The purpose of this tourism strategy is to provide a clear direction and enabling framework for a cohesive and integrated approach to tourism development and growth in Limerick. Priority themes and associated transformational actions are proposed providing a framework to drive forward the sector so that Limerick can rival the success of neighbouring counties as a premier tourism destination, and deliver widespread benefits to the local economy and communities.

The strategy was developed following a detailed analysis of the county's tourism offer, developed through comprehensive research of the tourism environment and involving a review of all available tourism information. This involved a wide range of sources, including: Fáilte Ireland, Limerick City and County Council, tourism attractions' own records, and direct conversations with tourism product providers and key stakeholders across the county. Strategic conversations were held with several key stakeholders across the city and county to gain further insights on the character of visitor experiences, information on the resource or attraction and the potential for collaboration and future growth.

The Limerick Tourism Development Strategy Action Plan 2019 – 2023 specifically references King’s Island once within ‘Theme 3 – Vibrant History’, this theme is further broken down into four ‘networked clusters of historic strongholds’ within the County, Limerick City being one of those and Kings Island Medieval Core identified within it. This section is followed by a series of generic objectives and actions to improve the tourism offering of these areas:

- Be dynamic in the use of heritage venues - audit existing venues to assess opportunities to adapt the space for different types of uses and immersive interactive events that make best use of the setting to tell the heritage story.
- Make heritage venues more accessible to visitors by:
  - Extending the opening hours and number of open days for heritage venues and supporting a more active presence at significant heritage sites (include the participation of local heritage groups in organising guided walking tours etc.).
  - Creating discounted networked heritage cluster packages – explore the feasibility of introducing a heritage leap card for discounts on entry to attractions around the county.
  - Improving the visitor experience offered by existing medieval heritage centres/museums – tell the heritage story, drawing the visitor back in time through immersive interactive experiences.
- Encourage the visitor to stop and stay - building on existing plans, service the hospitality needs of visitors through the provision of restaurants, cafes, pubs and accommodation and support

visitors in moving around the networked heritage clusters through the provision of thematic sign posting.

- Consider the feasibility of a Historic Quarter in Limerick City and other key locations within the heritage clusters.
- Build awareness of the significance of the heritage as a resource for tourism and work with communities to:
  - equip local people with the knowledge to support them in acting as local ambassadors (refer also to Section 5.0 Gearing Up and Delivery),
  - support groups such as Tidy Towns in local area enhancement initiatives and creating attractive settings in line with the ambition for tourism.
- Learn from good practice exemplars in heritage led tourism, and draw inspiration from initiatives such as the Irish Walled Town Networks and advance plans to establish a twinning programme between heritage towns e.g. Kilmallock with the walled town of Niedernhall, Germany.
- Facilitate collaborative working between each of the four heritage clusters by:
  - Building on the many existing sources of information available on heritage throughout the county, profile and consolidate Limerick’s medieval heritage via promotion and branding of the four networked heritage clusters
- Implementing a navigation and signage strategy to align with emerging interconnected network

of paths/trails.

- Scheduling a programme of linked events to take place within key heritage hubs of the four networked clusters

### **The Orchard Site and The Garden Site - ABK - 2014 & 2019**

In 2014 Limerick City Council appointed a Design team, led by ABK Architects, to develop a design for sheltered housing to cater for the needs of older persons on the Orchard Site at Island Road and Castle Street, Kings Island, Limerick. The design team consists of ABK Architects, Punch Consulting Engineers, Homan O'Brien Environmental Engineers and AECOM Cost Consultants.

The project was divided into two design stages, namely:

- The preparation of a context study of the immediate environs in order to establish an understanding of the character of the wider area in question and its relationship to the Limerick City.
- The development of a design for sheltered housing on two sites separated by Old Dominick Street, 'The Orchard Site' and 'The Garden Site'.

The project consists of the development of 27 residential units for older persons on two plots either side of Old Dominick street consisting of:

- Orchard Site: 6no. 1-bed and 14no. 2-bed apartments in buildings varying in height from 1



FIG. 30: PROPOSED DESIGN FOR THE ORCHARD SITE AND THE GARDEN SITE BY ABK ARCHITECTS

to 3 storeys organised around a central garden

- Old Dominick Street Site: 3no. 1-bed and 4no. 2-bed apartments in buildings varying in height from 1-2 storeys.

### **Constraints Study for Flood Relief Scheme at King's Island (2018)**

The purpose of King's Island Constraints Study is to inform the feasibility study through the identification of the general baseline environmental conditions of the study area together with the potential environmental constraints and opportunities associated with the proposed flood scheme. The study will inform the design process.

### **Shannon International Development Consultants No.'s 35-39 Nicholas Street Limerick – Interim Report 2018**

The Shannon International Development Consultants No.'s 35-39 Nicholas Street Limerick – Interim Report 2018 document serves as an investigation of the different appropriate uses for the site at 35-39 Nicholas Street. These uses are analyzed under a variety of criteria, in an attempt to determine the most appropriate use for the site.

The consultants were tasked with the following:

- Identify examine and analyze feasible and practical options for the further development of the tourism potential of the existing Nicholas Street site
- To include options in terms of the operating model including but not limited to:

- Local Authority

- PPP

- 3rd Party (sale or lease)

- Develop Business Cases for the top 3 options (to be agreed in consultation with
- LC&CC) based on the options report.
- Complete draft designs for the selected options, including indicative capital and operating
- costs
- Analysis of the target tourism markets as part of the Business Case.
- Provide advice on the resources required - including staff and management structure
- An outline implementation plan

### **Development and Archaeological Strategy for Kings Island (2017)**

The primary aim of this Development and Archaeology Strategy Study for King's Island is to help ensure that the re-development of sites considered in this project (i.e., that DASKIL plots) can be delivered in a manner that can maximise the preservation and conservation of the archaeological resource (in line with current government policy). At the same time the urgent necessity for the physical regeneration of the study area is recognised.

In relation to King's Island, the rich archaeology and cultural heritage were identified as being constraints on the area's future re-development. In order to deal with this constraint in a positive and proactive way, Limerick City and County Council commissioned this study to set out the predicted impacts on

the archaeology and wider cultural heritage and to offer mitigation proposals to allow for the rich archaeological resource of the area to be protected properly while at the same time allowing for the effective re-generation of the area.

Forty-five plots on King's Island were proposed for analysis. At the time of writing, most of the plots are in the ownership of the City and County Council and the remainder are in private ownership. The specific brief for the project was formalised by the Office of Regeneration. It may be summarised as follows; A study entitled A Development and Archaeology Strategy for King's Island Limerick was required. (This document represents this study.) This study is an articulation of a strategy for ensuring that the development of sites considered in this project could be delivered in a manner that could maximise the conservation of the archaeological resource (in line with current government policy), while recognising the urgent necessity for the physical regeneration of the area within the study. Therefore, a balance between these two objectives is essential.

The study considers both the potential subsurface and extant archaeological remains of King's Island within its zone of archaeological potential. The study proposes the following recommendations for the regeneration of King's Island:

- A key component in the regeneration of any historic centre is the early engagement of the authorities responsible for regeneration with their archaeological resource. Ideally, as is the

case with this regeneration of King's Island, archaeology should be considered at the earliest possible opportunity in a project design, so that it can be planned for and it can inform other processes and regeneration decisions, such as foundation and superstructure choices.

- In larger projects, such as DASKIL, the appointment of a project archaeologist to advise the client in all archaeological aspects of the project is recommended. Comprehensive archaeological briefs and specifications for archaeological works are preferably written by or in consultation with the project archaeologist and should be used to maintain best practice archaeological standards across the DASKIL area, ensuring both quality and value for money.
- Geotechnical and intrusive site investigations have the potential to have a negative impact on subsurface archaeological remains, by destroying archaeological layers without record. If archaeology is engaged with at an early stage it is feasible in any project that geotechnical and archaeological investigations can be carried out in tandem to avoid these negative impacts occurring. Archaeological and geotechnical data can then be used in tandem to inform design to produce sustainable re-development. Regeneration re-development in King's Island should also take cognisance of its sometimes subtle and nuanced historic streetscape character, for example, the urban artisan red brick dwellings of Bishop's St, the urban cottages of Mary St and Gaol Lane or the former boat houses of the Abbey area.



- In order to progress the DASKIL re-development as part of the wider regeneration of the study area, further archaeological assessment and testing is required. This exercise is one of data gathering and fact finding, in order to inform whether archaeology is present on a particular plot.
- The current government policy on the preservation of archaeological deposits is that in the first instance they remain preserved in situ. Archaeological excavation or preservation by record (i.e. excavation) is only progressed if it can be demonstrated that preservation in situ is impossible due for example, to the unviability of an entire project.
- The archaeology and cultural heritage of King's Island is a particularly rich resource not just in county Limerick but nationally, and it would be a lost opportunity not to explore its wider regeneration potential, when archaeology is included in the overall cost of any physical regeneration. With a little forward planning and innovative thinking, archaeological remains and historic fabric can also add value to a locality in the context of economic and social regeneration and thus contribute to wider societal benefits.

### **Limerick Regeneration Framework Implementation Plan (2013)**

The Limerick Regeneration Framework Implementation Plan came into effect in 2013. The vision and strategy of the Limerick Regeneration Framework Implementation Plans (LRFIP) are shaped

by the analysis of the socio-economic and physical context. The development of the LRFIPs has also been informed by an analysis of the policy context in the key fields of planning, urban design, architecture, environment, social policy and economic policy, taking into account the policy frameworks from EU, through national to local levels. The vision for the regeneration areas is to create:

*“Safe and sustainable communities where people of all ages enjoy a good quality of life, a decent home and feel a strong pride of place. Well serviced and attractive neighbourhoods will be fully integrated with the social, economic and cultural life of Limerick.”*

The identified aim of the Limerick Regeneration Framework Implementation Plan is twofold:

- To improve the quality-of-life and wellbeing of the communities in the regeneration areas by responding comprehensively to the problems (physical, social, community safety and economic) that exist, addressing the identified needs of people and adopting a sustainable development approach.
- To promote greater social and economic inclusion in the regeneration areas so that they reach the averages for the wider city and see increased public and private sector investment. This will be achieved by opening access to training and education opportunities, harnessing and promoting existing resources and making early interventions – recognising that it is often as early as pre-school or at primary school that

life courses are set

The Plan itself is split into three volumes, the first of which provides as an introduction to each regeneration area setting out context and baseline conditions, the second volume relates to the vision and strategy for each area and the third volume is focused on the implementation and delivery of actions for each area.

One of the areas identified within the document is St Marys Park. Although St Marys Park is not within our study area for this Plan, the LRFIP makes many references to King’s Island throughout the three volumes, including, significantly how “Nicholas Street is the core town centre street with retail opportunities, connecting the southern part of King’s Island to the Castle. It is an important thoroughfare in the regeneration of the area. However at present, there are numerous vacant and under-utilised sites and buildings along this street.”

There has been multiple strategies prepared for the enhancement of St Marys Park, those which include interventions within the study area of this Plan include;

- Examine options to improve permeability and connections from St Mary’s Park to its wider context at the following locations, whilst ensuring protection of the integrity of the environmentally designated sites:

**a) At Island Road:**

- to improve connectivity from St Mary’s Park

to the Medieval Quarter by transforming from a route that is predominantly designed for the movement of vehicles to a traffic calmed street where the needs of pedestrians, cyclists and public transport users are prioritised. Measures to balance the needs of different street users, for example the narrowing of carriageways, the redesign of the major roundabout at Island Road and side-road entry treatments, will be incorporated to improve safety for all road users.

- Improve local connections converging on the existing St Mary’s Park Community Centre at the following locations:
  - a)** A one-way link road from the Toll House to Verdant Place. This proposal recognises the restricted dimension between the Toll House and the Bridge and the lack of pedestrian footpaths in the area.
  - b)** A new street, at Island Gate, from Verdant Place to Dominick Street.
- Promote the development of key strategic sites within Nicholas Street and Bridge Street for potential enterprise development attracting further inward investment.
- Support the creation of an identity for Nicholas Street, the main commercial street within King’s Island and St. Mary’s Park. Develop stronger relationships with the creative, tourism and cultural industries sector whereby on-site employment opportunities are created for members of King’s Island and St. Mary’s Park to work near where they live and where the employment offer generates complimentary

supporting facilities.

- Regenerate unutilised or underutilised land and buildings in St Mary's Park and King's Island by considering alternative uses of a temporary nature, 'meanwhile uses', to ensure a productive use.
- Develop the site at GooGoos Hill ('the Orchard' site) for elderly housing. Small Area Population Statistics (2011) for King's Island and St. Mary's Park show relatively high elderly dependency ratios with 20% of the population recorded as being over 60 years old. The site at Googoo's Hill will assist in delivering the anticipated demand for elderly housing in the future.

## **Volume 6 - Housing Strategy and Housing need Demand Assessment, Limerick Regeneration Framework Implementation Plan**

There are four statutory regeneration areas identified in the Limerick Regeneration Framework Implementation Plan, one of which is the St. Mary's Park/King's Island area. The Regeneration Framework aims to revitalise these areas so that they become more attractive neighbourhoods that can contribute to Limerick's overall success as a thriving city. A key aim is the diversification of tenure in these areas in order to counteract undue segregation in housing between people of different social backgrounds and incomes. This will also be pursued in order to tackle concentrations of social deprivation in the regeneration areas and to tackle social stigmatisation. As a result, a key aim in these areas will be providing new homes for private ownership and private rental,

with social housing provision focussed on upgrading or replacing existing homes.

A key aim is the diversification of tenure in these areas in order to counteract undue segregation in housing between people of different social backgrounds and incomes.

### **Policy Objective PO2:**

To aim for housing to be available to meet the needs of people of all needs and incomes in Limerick, with an appropriate mix of housing sizes, types, and tenures in suitable locations.

### **Policy Objective PO6:**

To require lands zoned for residential use, or for a mixture of residential and other uses and any land which is not zoned for residential use, or for a mixture of residential and other uses, in respect of which permission for the development of 4 or more houses is granted, to comply with the Affordable Housing Act 2021 and Part V of the Planning and Development Act 2000 (as amended) and any subsequent amendments thereof. The Council reserves the right to determine the appropriateness of 'Part V' Cost Rental and/or affordable purchase delivery on individual sites on a case-by-case basis.

### **Policy Objective PO10:**

To endeavour that new housing delivery over the strategy period shall support urban renewal and shall strengthen the roles and viability of Limerick City and of towns and villages in Limerick County. The council will endeavour that new housing delivery

support identified regeneration priorities in Limerick City, address social deprivation and inequality, and counteract undue segregation in housing between persons of different social backgrounds. The Council shall work with relevant bodies including the Land Development Agency, central government, AHBs, private housing providers, and community groups to ensure that housing delivery meets urban regeneration priorities.

#### **Limerick City Medieval Quarter Public Realm Plan (2011)**

The Limerick City Medieval Quarter Public Realm Plan was prepared in support of the Project Initiation document that accompanies an application to Fáilte Ireland for funding of public realm improvements to the Medieval Quarter of Limerick. The need to undertake the project has been identified by Limerick City Council and Shannon Development. The Medieval Quarter is the main tourist attraction in Limerick City. The area enjoys dramatic views of the River Shannon and is within walking distance of the city centre, bus station and rail station. It is recognised that a more attractive public realm will encourage more tourists to visit and enjoy the historic cluster attractions in the Medieval Quarter and help promote the numbers visiting King Johns Castle. The project will also complement the funding of €5.7 million already secured by Shannon Development for the development of King Johns Castle. It also reflects the vision of both the Limerick City Council Riverside Strategy and the City Centre Development Strategy. This plan includes a number of project objectives for

the Medieval Quarter;

- To provide attractive and user-friendly pedestrian facilities for tourists visiting the Medieval Quarter.
- To provide greater connectivity between the tourist attractions including the Riverside Walkway, King Johns Castle, St Marys Cathedral, The Bishops Palace, The Hunt Museum, The Limerick Museum, The City Walls and Masons Lodge
- To provide facilities to encourage the commercial development of Nicholas Street.
- Improving access and signage linking the City Centre and Tourist office with the attractions in the Medieval Quarter
- The provision of temporary public car park opposite King Johns Castle to increase pedestrian traffic on Nicholas Street and facilitate its commercial development.
- Installation of consistent fingerpost signage
- Improved pedestrian linkage and upgrading of footpaths
- Installation of information/interpretation boards at key points of interest
- Replacement of waterfront railings
- Refurbishment of lanterns along the waterfront
- Installation of themed information banners along Nicholas Street
- Installation of traffic bollards to prevent unauthorised parking
- New tree planting

The key elements of the various proposals here



FIG. 31: PROJECT PHASING MAP, LIMERICK CITY MEDIEVAL QUARTER PUBLIC REALM PLAN 2011

include:

- Public Realm Improvements to the castle forecourt and to Nicholas Street
- New public car/coach park opposite King John's Castle
- Promoting redevelopment of Nicholas Street
- Installation of consistent fingerpost signage
- Improved pedestrian linkage and upgrading of footpaths
- Creation of major civic space outside City Hall
- Addition of boardwalks and viewing points
- Installation of information/interpretation boards at key points of interest
- Replacement of waterfront railings
- New Waterfront and street lighting
- Floodlighting of key buildings and the river
- Introduction of consistent street furniture style and surface materials

### **Kings Island Framework Implementation Plan (2011)**

The Kings Island Framework Implementation plan seeks the sustainable development of the Kings Island area. The Framework Implementation Plan provides general development and design guidance for vacant and infill sites that are situated in the Medieval Quarter. The rationale for extending the brief of the study beyond St. Mary's Park and into the Medieval Quarter.

The Kings Island Framework Implementation Plan provides general development and design guidance for vacant and infill sites that are situated in the Medieval Quarter. In considering the redevelopment potential of these sites and the smaller infill sites

on the Island, attention is drawn to the King's Island Strategy Stage 2 (Final Report, May 2003) which was prepared by Nicholas de Jong Associates (and others) on behalf of Limerick City Council. Section 4 of that document, entitled 'Projects', sets out environmental projects for the Island, in addition to Development Guidelines and Tourism/Community Related Developments. The Development Guidelines set out proposals for a number of sites in Kings Island. The Framework Implementation Plan does not seek to duplicate the work of that study but instead refines and updates part of that study as it relates to infill sites. In the eight years since 2003, there have been significant changes to the national and local economy, and some sites have now been redeveloped and the context for redeveloping others has changed. This changed context merits a review of the development guidelines for sites on Kings Island.

The sites identified in the Framework Implementation Plan are as follows:

1. Orchard Car Park
2. The Parade/ Castle Street
3. Potato Market
4. Former St. Mary's Convent
5. 24 - 27 Nicholas Street
6. 35 - 39 Nicholas Street
7. Creagh Lane
8. Sheep Street
9. Island Road / Athlunkard Street

The Site Development Briefs within this Plan

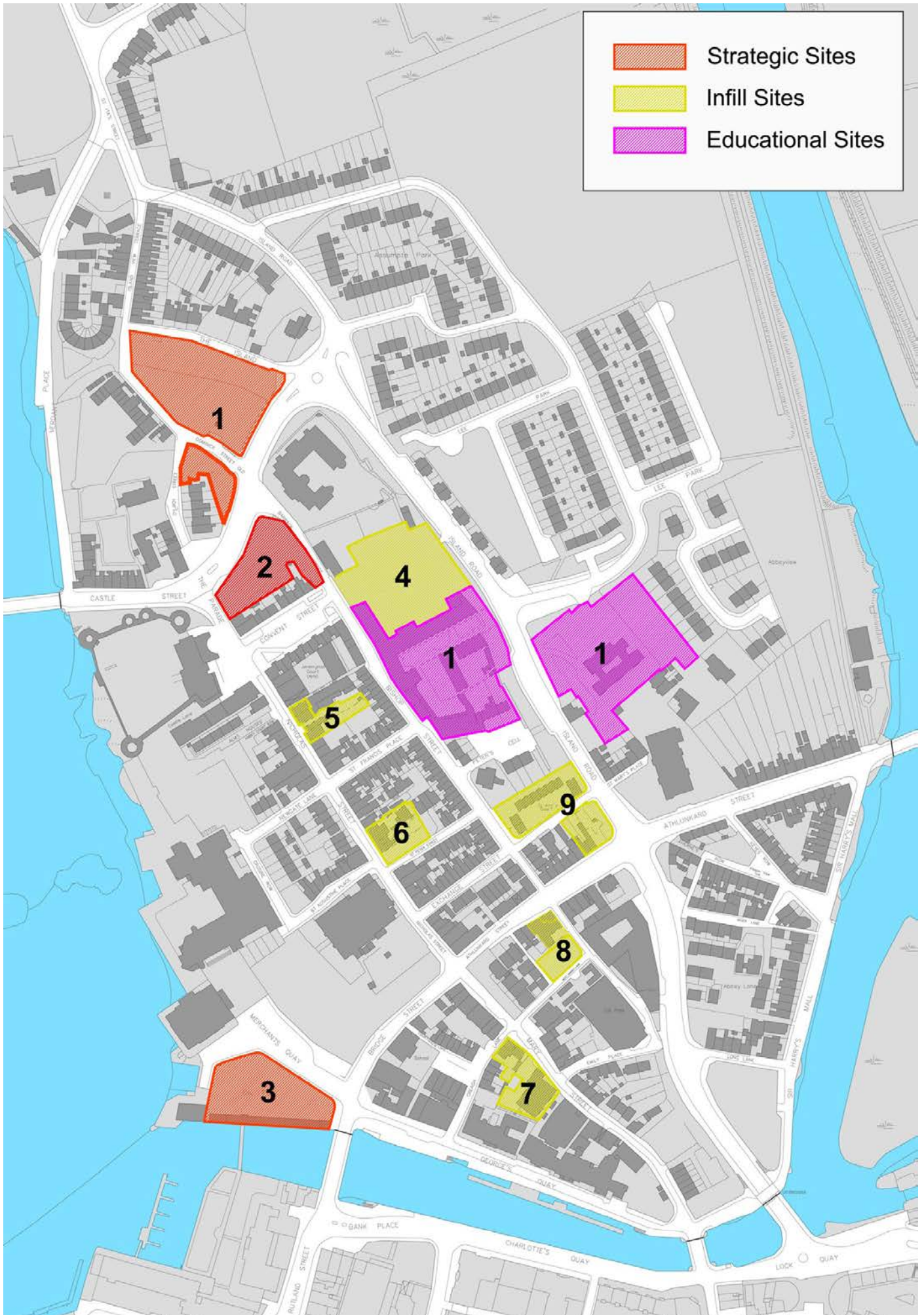


FIG. 32: SITE MAP EXTRACT FROM ISLAND FRAMEWORK IMPLEMENTATION PLAN 2011

are purposely not overly prescriptive, they are to be considered as guidance for investors and are indicative only. Each brief defines the location, area, environmental constraints, heritage context, existing and proposed use as well as relevant development guidelines.

#### **Site Capacity Study – Healy & Partners – 2009**

A Site Capacity Study was undertaken by Healy & Partners Architects in partnership with Limerick Regeneration Agencies in 2009 on two sites in the St. Mary’s Park Area in Limerick City. Site A is Verdant Place and is undeveloped, whereas Site B has undergone a landscaping intervention which has partially developed some of the lands.

The study proposed a development of 6no. single storey elderly units on site A, each of those units having a plot ratio of 0.35 and 10sqm of private open space. The total area of Site A is 777sqm, and possible locations for car parking to both the north and south of the site.

Site B has a total area of 850sqm, and 18no. units were proposed on this site, 6no. double storey units and 2no. of 3 storey buildings. Access to the site is proposed to be on foot, as there is an existing car park located opposite (Orchard Site).

#### **King Island Strategy Stage 2 (2003)**

The Stage 2 Strategy for Kings Island was commissioned by the Kings Island Task Force in 2003, which is composed of representatives from Shannon Development, Limerick City Council and Kings Island

Traders, and is intended to update existing plans for the area by setting out objectives and strategies for its future development. The main purpose of the study is to capitalise on the successes to date by developing a phase two strategy that clearly sets out opportunities for the future.

The strategy recommended that a comprehensive Area Regeneration strategy was required that addresses the inter-related issues of Socioeconomics, Movement, Development and Environment, Heritage and Tourism; Upgrade Nicholas/Mary Street as the principal Spine Route of the area, with an extension eastwards to link with Sir Harry’s Mall, including improved lighting and signage, and better pedestrian crossing facilities; Introduce a coach drop-off and pick-up strategy that encourages greater visitor interaction with the Heritage Area.

#### **King’s Island Integrated Action Plan 1994**

The King’s Island Integrated Action Plan is a study that reviews the navigational potential, tourism potential and development potential of King’s Island. This formulates an integrated action plan that relates to physical strategy, socio economic strategy, implementation strategy and sources of funding.

This study incorporated a profile and an overall context and preface to the action plan, investigated the navigational potential of the River Shannon and Abbey River as a key issue which was likely to influence the area, considered tourism potential and other development potential under the headings of residential, commercial, industrial and infrastructure.



It included an integrated action plan strategy and a detailed action plan for four areas: the heritage precinct, Verdant Place / King John's Castle, Upper Island / St. Marys Park and the Abbey Area.

The Heritage Precinct as described in the Action Plan is made up of Merchants Quay, Nicholas/Mary Street and Georges Quay. A proposal for the redevelopment of Merchants Quay was the introduction of a restaurant at the Potato Market site overlooking the River Shannon, in connection with the Hunt Museum with the pedestrian bridge. The Action Plan also encouraged a dramatic reduction in traffic volume on Nicholas Street/Mary Street, remodelling the street surface to become primarily a pedestrian-orientated zone, but not fully pedestrianised. The Action Plan also recommended the widening of footpaths, together with the introduction of rich paving textures, lighting, and general street furniture, creating an ambience which will encourage private business to locate there.

The development of a new road, which is now constructed and known as Island Road was supported in the plan. Other projects supported in the plan included provision of car parking and a large coach park on the old convent orchard site, provision of a hotel at Verdant Place, remodelling of the street surface on Nicholas St as a primarily pedestrian orientated zone but not a pedestrianised street.

#### **Kings Island Action Area Plan – Muir Associates – 1993/4**

In May 1994, Muir Associates, together with a Study Team published an engineering report on River Navigational Potential of the King's Island Action Area Plan.

The report begins by setting out the context of the difficulties encountered in the area, stressing that the navigational link in proximity to King's Island is less than satisfactory. Curragour Falls to Thomond Weir shallows to an extent at low tide making the route impassable during this time. Other local waterways such as the O'Dwyers Bridge, Mathew Bridge and Baals Bridge suffer from similar constraints during low tide.

The Plan identifies that the only practical option involving raising water levels exist on the Abbey River, and therefore recommends a number of engineering schemes at the Abbey for the benefit of both the local waterways and the regional waterway of the River Shannon, namely;

- **Construction of Tidal Gates and Locks at each end of the Abbey River**

This scheme would involve controlling the level of the Abbey River at 1.5m OD with flood/tidal control gates and locks at each end of King's Island, costing circa £4.75m.

- **Dredge a Channel in Abbey River**

This projects involved the dredging of the Abbey River to 1.5m below OD to allow for adequate water draft. Costing circa 5m it would provide for

a 100% navigational window, and vastly improve the general visual environment in the lower stretches of the Abbey. However, it could result in significant deterioration of the Abbey water quality during the construction works until a main drainage scheme is implemented.

- **Construct Permanent Weirs and Locks at each end of the Abbey**

In order to impound tidal flows, an option would be to construct a permanent weir and lock both ends of the river at King's Island – this would minimise the level of dredging needed, provide a 65% navigational window and cost circa £3m.

- **Dredge a Channel in Abbey and provide Variable Crest Weir and Lock at Mathew Bridge**

Dredging of a 1.5m channel below OD in the upstream section of the Abbey to a level of 0.4m OD downstream, creating a variable crest weir and lock system – providing for a 65% navigational window.

- **Dredge Channel in Abbey and Provide Permanent Weir**

This scheme involves dredging a 20m wide channel in the Abbey River to a level of 1.5m OD and controlling the water level at the lower end using a permanent weir and lock. The permanent weir required at the outlet to the Shannon might have slight detrimental effect on the upstream water quality and on flood flow

capacities.

- **Reduction of bed levels within Defined Channel in Shannon Combined with Provision of Lock Structure**

This scheme involves dredging a 20m wide channel through the rock cill in the Shannon from Thomond Weir to Curragour Falls to a level of 1.8m OD. The lower end of which will be controlled by a lock beside the Curragour Falls to maintain water levels, this project is projected to cost circa £3m.

The Action Plan identifies Options 2, 4 and 6 as the preferred options and discusses those at greater detail. The report concludes by highlighting that although Option 6 would bring about the most benefit to the waterways surrounding King's Island the demand is not great enough to justify the additional £1m cost of the project in comparison to options 2 or 4.

### **Limerick Heritage Precinct: Proposal for the Revitalisation of Limerick's King's Island Medieval Quarter (1988)**

The Limerick Heritage Precinct: Proposal for the Revitalisation of Limerick's King's Island Medieval Quarter was commissioned by Mr. Michael J Noonan T.D, Minister for Defence in 1988 who brought together a task force drawn from Limerick Corporation, Shannon Development, Office of Public Works and the Limerick Civic Trust to research and submit proposals aimed at the revitalisation

of Limerick's King's Island Medieval Quarter. The objective was to develop an imaginative and realistic programme of environmental, housing, industrial and tourist related projects which are capable of being implemented by 1991 and which when established would form the bases of an ongoing revitalisation programme for the Kings Island Medieval Quarter. An objective for the Revitalisation of Limerick's King's Island Medieval Quarter was:

*“for the development of an imaginative and realistic programme of environmental, housing, industrial and tourist related projects which are capable of being implemented by 1991 and which when established would form the basis of an ongoing revitalisation programme for the King's Island Medieval Quarter.”*

In addition, the summary of benefits is as follows:

- The combination of elements will establish Limerick Heritage Precinct within its Medieval Quarter. 90,000 tourists are projected which would increase to 200,000.
- Provision of jobs.
- Establishment of tourist attraction.
- The establishment of an Irish Emigrant Museum is achieved.
- Provision of 70 temporary construction jobs and 55 permanent jobs are secured.
- The combination of these factors will provide a major encouragement to commercial tourist related investors.

The Castle and Cathedral have been identified as the two primary medieval buildings. This study

recommends the creation of a route commencing at the Granary, incorporating the primary and secondary elements of interest within the Medieval Quarter connecting the two primary buildings and becoming a major tourist attraction. The development of this route and its associated areas necessitates the following work:

- Environmental Work: this includes high quality paving, cobbles, hard and soft landscaping features, appropriate lighting, Identified derelict sites along the route should be purchased and developed, and appropriately designed street signage should be erected throughout the quarter.
- King John's Castle: The development of the castle as a primary tourist attraction involves the demolition of the 22 Local Authority houses located within the courtyard and the development of a Museum and Exhibition space.
- Roadworks: it is recommended that the proposals to construct a relief road along the Eastern Line of the city's fortifications be expedited, thus dramatically reducing the present heavy volume of traffic through the Medieval street network and affording the opportunity of upgrading the area.
- Public Realm: The quality of the environment at the Nicholas Street entrance to the Castle will require improvement. Convent Street is envisaged as accommodating tourist buses and the development of this facility will necessitate hard and soft landscape works.

# Appendix Two


## Fireplace Site Potential Use Review

### 2.1 Jim Kemmy Municipal Museum

<b>Project Sector:</b> Civic						
<b>Project Name:</b> Civic Centre and Jim Kemmy Municipal Museum					<h1>60%</h1>	
<b>Potential External Project Partner(s):</b> 1. LC&CC Self-managed 2. Limerick Civic Trust 3. St. Mary's Aid						
<b>Social Dividend:</b> FTE Jobs: 3/4 Other: Social and community space						
<b>Existing Models:</b> New Galway Cultural Experience. One of 25 projects funded in two stages by Failte Ireland – feasibility study and capital grants. Estimated capital budget €6 million. At design stage – current contract value: €575,750						
<b>Project Description:</b> Establish a new purpose built modern 3 storey building utilising the full 35-39 Nicholas Street site. The building will be of steel construction with suspended floors, preserving and featuring the existing archaeology, including the Medieval Fireplace. The building will be defined as civic multi-purpose space incorporating: <ul style="list-style-type: none"> <li>• The existing City and County Museum medieval collection in purpose-built exhibition space on the ground floor, including a glass floor exposing the buildings under crofts or existing archaeology. The content will focus on the history and artefacts from Medieval Limerick</li> <li>• Viewing platform with Panoramic views of the city</li> <li>• Tea rooms/cafe and retail space</li> <li>• The headquarters of Limerick Civic Trust</li> <li>• The headquarters of St Mary's Aid</li> <li>• Community meeting and training space</li> </ul>						
<b>Initial Observations:</b> <ul style="list-style-type: none"> <li>• Project meets LC&amp;CC minimum needs. Provides a building with a purpose, sitting tenants and adds to the medieval quarter product.</li> <li>• Creates an LC&amp;CC Capex and Opex cost centre, with little commercial return</li> <li>• Provides potential social dividend in terms of community access and participation as well as up to 3 FTE jobs</li> <li>• Considered as a serious option as part for a wider medieval quarter solution</li> </ul>						
<b>Strengths</b> <ul style="list-style-type: none"> <li>• New Civic building – extending footprint of LC&amp;CC on King's Island</li> <li>• Set standard for future development</li> <li>• New complimentary attractor on King's Island</li> <li>• New purpose-built permanent museum building with state of the art facilities</li> <li>• Two established tenants</li> <li>• Preserve fireplace &amp; archaeological elements 'in situ'</li> <li>• Minimum Opex implications</li> </ul>				<b>Weaknesses</b> <ul style="list-style-type: none"> <li>• Displacement with no additional economic activity</li> <li>• Low profile projects</li> <li>• Minimum additional employment</li> <li>• Commits scarce Capex</li> </ul>		
<b>Opportunities</b> <ul style="list-style-type: none"> <li>• Commercial activity – sub-lease retail and catering – 2/3 FTE jobs</li> <li>• The Civic Trust will transfer the Bishops palace building as a LC&amp;CC tourism attraction</li> <li>• St Mary's Aid will return the Alms houses for development as new tourism attractors</li> <li>• Host relevant touring exhibitions in new Museum</li> </ul>				<b>Threats</b> <ul style="list-style-type: none"> <li>• Leaves LC&amp;CC with two empty properties – the Bishop's Palace and the Alms Houses to be developed</li> <li>• Planning restrictions in terms of height</li> </ul>		
<b>Physical Model:</b> 3,000 M <sup>2</sup> on 3 floors – steel frame construction with curtain walling				<b>Estimated Capital Cost:</b> €12-15,000,000 – Fit-out including – open plan offices		
<b>Scoring Elements</b>	<b>Impact (20%)</b>	<b>Commercial Viability (30%)</b>	<b>Partner Participation (10%)</b>	<b>Social Dividend (20%)</b>	<b>Add to Limerick Offering (20%)</b>	<b>TOTAL (100%)</b>
<b>Score</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>15</b>	<b>15</b>	<b>60</b>



## 2.2 Limerick City and County Council Offices


<b>Project Sector:</b> Civic						
<b>Project Name:</b> Additional LC&CC Offices					20%	
<b>Potential External Project Partner(s):</b> N/A						
<b>Social Dividend:</b> FTE Jobs: N/A Other: Commitment to Nicholas Street						
<b>Existing Models:</b> N/A						
<b>Project Description:</b> Establish a new purpose built modern 3 storey building utilising the full 35-39 Nicholas Street site. The building will be of steel construction with suspended floors, preserving and featuring the existing archaeology, including the Medieval Fireplace. The building will be defined as civic office space for local authority staff: <ul style="list-style-type: none"> <li>• Replace office accommodation on Patrick street lost through the redevelopment of the Opera Centre Project</li> </ul>						
<b>Initial Observations:</b> <ul style="list-style-type: none"> <li>• Project meets LC&amp;CC minimum needs and provides a building with a purpose</li> <li>• Creates an LC&amp;CC Capex and Opex cost centre, with little commercial return</li> <li>• Considered as a serious option as part for a wider Medieval Quarter solution</li> </ul>						
<p style="text-align: center;"><b><u>Strengths</u></b></p> <ul style="list-style-type: none"> <li>• New Civic building – extending footprint of LC&amp;CC on King’s Island</li> <li>• Set standard for future development</li> <li>• New purpose-built office accommodation bringing animation and activity to Nicholas Street</li> <li>• Preserve fireplace &amp; archaeological elements ‘in situ’</li> <li>• Minimum Opex implications</li> </ul>				<p style="text-align: center;"><b><u>Weaknesses</u></b></p> <ul style="list-style-type: none"> <li>• Displacement with no additional economic activity</li> <li>• No additional employment</li> <li>• Commits scarce Capex resources</li> <li>• No social dividend</li> </ul>		
<p style="text-align: center;"><b><u>Opportunities</u></b></p> <ul style="list-style-type: none"> <li>• Provide accommodation for the Limerick 2030 Development Company</li> </ul>				<p style="text-align: center;"><b><u>Threats</u></b></p> <ul style="list-style-type: none"> <li>• Planning restrictions in terms of height</li> <li>• At variance with plans to replace office accommodation in the Opera quarter?</li> </ul>		
<b>Physical Model:</b> 3,000 M <sup>2</sup> on 3 floors – steel frame construction with curtain walling				<b>Estimated Capital Cost:</b> €12-15,000,000 – Fit-out including – open plan		
Scoring Elements	Impact (20%)	Commercial Viability (30%)	Partner Participation (10%)	Social Dividend (20%)	Add to Limerick Offering (20%)	TOTAL (100%)
Score	10	0	0	10	0	20



## 2.3 Kings Island Craft Centre


<b>Project Sector:</b> Enterprise						
<b>Project Name:</b> Kings Island Craft Centre					80%	
<b>Potential External Project Partner(s):</b>						
<ul style="list-style-type: none"> <li>1. Private Sector or PPP</li> </ul>						
<b>Social Dividend:</b>						
FTE Jobs: 15-20						
Other: New and expanding sustainable businesses on the street; Community Facilities						
<b>Existing Models:</b>						
<ul style="list-style-type: none"> <li>Donegal Craft Village - <a href="http://www.donegalcraftvillage.com">http://www.donegalcraftvillage.com</a></li> <li>National Craft Gallery, Kilkenny <a href="http://www.nationalcraftgallery.ie">www.nationalcraftgallery.ie</a></li> </ul>						
<b>Project Description:</b>						
<p>Develop a new purpose built modern 3 storey enterprise and retail centre on the full 35-39 Nicholas Street site. The building will be of modern steel construction with suspended floors, preserving and featuring the existing archaeology, including the Medieval Fireplace. The centre will an exciting artistic venue and will include exhibition, and outreach programme space as well as individual craft units. Proposed facilities will include:</p> <ul style="list-style-type: none"> <li>Workshops – open to the public for individual craft workers and artists to produce their own product</li> <li>A retail experience with product manufactured by the tenants supplemented by other Limerick and regional craft products, as well as commercial merchandise</li> <li>Class and meeting room space that can be used to teach craft and other community programmes</li> <li>A small museum – d on traditional Limerick crafts or alternative Limerick culture</li> <li>Coffee shop</li> <li>Physical design would be important both in terms of image and maximising space - 3 storeys</li> <li>Robust selection criteria</li> <li>Consider – providing residential accommodation for tenants</li> </ul>						
<b>Initial Observations:</b>						
<ul style="list-style-type: none"> <li>Enterprise needs – Provides property solutions that meet LC&amp;CC objectives</li> <li>Tourism attractor – that compliments existing providers on or adjacent to Kings Island</li> <li>Potential to be self-financing</li> <li>Partnership potential (sub-contracting) – LEO</li> <li>Retail/coffee shop offered at commercial rates – could include project management</li> <li>Social dividend – jobs; training; access for community to facilities</li> </ul>						
<b>Strengths</b>				<b>Weaknesses</b>		
<ul style="list-style-type: none"> <li>New high-profile building – on Nicholas Street</li> <li>Set standard for future development</li> <li>New complimentary attractor in the Medieval Quarter – pure tourism product</li> <li>“Experience” driven</li> <li>Access for community during the day and night</li> <li>Preserve fireplace &amp; archaeological elements ‘in situ’</li> <li>Possibly commercially attractive investment</li> </ul>				<ul style="list-style-type: none"> <li>Capex and Opex implications – LC&amp;CC retain ownership and management of the facility</li> <li>Profitability of the tenants with craft</li> <li>Displacement</li> <li>Some risk</li> </ul>		
<b>Opportunities</b>				<b>Threats</b>		
<ul style="list-style-type: none"> <li>Commercial activity – Rates and Jobs</li> <li>Craft industry development programme</li> <li>Hunt Museum to access for classes</li> <li>Hunt museum to provide items from the collection that could be manufactured in the craft centre</li> <li>LC&amp;CC partner with Craft Council of Ireland</li> </ul>				<ul style="list-style-type: none"> <li>Planning restrictions</li> </ul>		
<b>Physical Model:</b>				<b>Estimated Capital Cost:</b>		
3,000 M <sup>2</sup> on 3 floors – steel frame construction with curtain walling				€9 -12,000,000 million – retail finish on ground floor and low-cost office specification on 1 <sup>st</sup> and 2 <sup>nd</sup> floors		
<b>Scoring Elements</b>	<b>Impact (20%)</b>	<b>Commercial Viability (30%)</b>	<b>Partner Participation (10%)</b>	<b>Social Dividend (20%)</b>	<b>Add to Limerick Offering (20%)</b>	<b>TOTAL (100%)</b>
<b>Score</b>	10	25	10	15	20	80

## 2.4 Technology Enterprise Hub

<b>Project Sector:</b> Enterprise						
<b>Project Name:</b> Technology Enterprise Hub					<h1>60%</h1>	
<b>Potential External Project Partner(s):</b>						
<ul style="list-style-type: none"> <li>LC&amp;CC Self-Managed</li> </ul>						
<b>Social Dividend:</b>						
FTE Jobs: 40-60						
Other: New and expanding sustainable businesses on the street; Community Facilities						
<b>Existing Models:</b>						
<ul style="list-style-type: none"> <li>The Ludgate Hub Skibbereen - <a href="http://www.ludgate.ie">www.ludgate.ie</a></li> </ul>						
<b>Project Description:</b>						
<p>Develop a new purpose built modern 3 storey enterprise hub on the full 35-39 Nicholas Street site. The building will be of modern steel construction with suspended floors, preserving and featuring the existing archaeology, including the Medieval Fireplace. The Hub will offer business development services and start up space. The services offered are designed to enhance the success and growth rates of new enterprises. Will suit Start-up or early stage engaged in knowledge based digital technology activity and activities which benefit from a learning/networking environment. Proposed facilities will include:</p> <ul style="list-style-type: none"> <li>Home for the Fab Lab</li> <li>Open plan office space as well as flexible small unit sizes</li> <li>Individual light assembly, as well as office units</li> <li>Flexible licences</li> <li>Reasonable costs</li> <li>Fully serviced including fast reliable high-speed broadband &amp; meeting rooms</li> <li>Coffee shop</li> </ul>						
<b>Initial Observations:</b>						
<ul style="list-style-type: none"> <li>Enterprise needs – Provides property solutions in the city centre that align with LC&amp;CC objectives</li> <li>Can include incubation and accelerator elements</li> <li>Collaborative networking environment with facilities for co-working</li> <li>Potential access to finance/equity</li> <li>Partnership potential (sub-contracting) – LEO/EI/LIT/UL</li> <li>Coffee shop offered at commercial rates – could include project management</li> <li>Physical design would be important both in terms of image and maximising space - 3 storeys</li> <li>Robust selection criteria</li> <li>Consider – providing residential accommodation for tenants?</li> </ul>						
<b>Strengths</b>				<b>Weaknesses</b>		
<ul style="list-style-type: none"> <li>New high-profile building – on Nicholas Street</li> <li>Set standard for future development</li> <li>Create enterprise jobs in the city centre</li> <li>Attract hi-tech start-ups to Kings Island</li> <li>Preserve fireplace &amp; archaeological elements 'in situ'</li> <li>Commercially attractive</li> </ul>				<ul style="list-style-type: none"> <li>Capex and Opex implications – if LC&amp;CC retain ownership and management of the facility</li> <li>Competing against other LC&amp;CC enterprise offerings</li> <li>Similar solutions could be part of the Opera Centre redevelopment?</li> <li>Displacement</li> <li>Some risk</li> </ul>		
<b>Opportunities</b>				<b>Threats</b>		
<ul style="list-style-type: none"> <li>Commercial activity – Rates and Jobs</li> <li>LIT or UL in the city centre</li> </ul>				<ul style="list-style-type: none"> <li>Planning restrictions</li> </ul>		
<b>Physical Model:</b>				<b>Estimated Capital Cost:</b>		
3,000 M <sup>2</sup> on 3 floors – steel frame construction with curtain walling				€10-12,000,000 – low grade office finish on all floors		
<b>Scoring Elements</b>	<b>Impact (20%)</b>	<b>Commercial Viability (30%)</b>	<b>Partner Participation (10%)</b>	<b>Social Dividend (20%)</b>	<b>Add to Limerick Offering (20%)</b>	<b>TOTAL (100%)</b>
<b>Score</b>	15	25	10	10	0	60




## 2.5 City Living

<b>Project Sector:</b> Commercial						
<b>Project Name:</b> Medieval Quarter Apartments					<b>50%</b>	
<b>Potential External Project Partner(s):</b> Private Sector or PPP						
<b>Social Dividend:</b> FTE Jobs: N/A Other: Bring life to Nicholas Street and create construction jobs						
<b>Existing Models:</b> Apartments at Clancy Strand, Limerick.						
<b>Project Description:</b> Establish a new purpose built 4 storey Apartment Block utilising the full 35-39 Nicholas Street site. The new block will be constructed appropriately to house the relevant archaeology including the Medieval Fireplace.						
<b>Initial Observations:</b>						
<ul style="list-style-type: none"> <li>Project meets LC&amp;CC minimum needs and provides a building with a purpose</li> <li>Provides new apartments for City Living on Nicholas Street.</li> <li>Potential social dividend in terms of new living community on the street.</li> <li>Regenerates the street both socially and economically.</li> </ul>						
<p style="text-align: center;"><b><u>Strengths</u></b></p> <ul style="list-style-type: none"> <li>New City Centre Living Complex bringing new life to Nicholas street.</li> <li>Set standard for future development</li> <li>Preserve fireplace &amp; archaeological elements 'in situ'</li> <li>Commercial return</li> <li>Opportunity for no Capex or Opex exposure for LC&amp;CC</li> </ul>				<p style="text-align: center;"><b><u>Weaknesses</u></b></p> <ul style="list-style-type: none"> <li>Potential planning restrictions</li> <li>No parking</li> <li>Establishing demand?</li> </ul>		
<p style="text-align: center;"><b><u>Opportunities</u></b></p> <ul style="list-style-type: none"> <li>Real PPP or Private Sector potential investment</li> </ul>				<p style="text-align: center;"><b><u>Threats</u></b></p> <ul style="list-style-type: none"> <li>Other accommodation developments across the City</li> </ul>		
<b>Physical Model:</b> 4,000 M <sup>2</sup> on 4 floors – steel frame construction with curtain walling				<b>Estimated Capital Cost:</b> €8-10,000,000.		
Scoring Elements	Impact (20%)	Commercial Viability (30%)	Partner Participation (10%)	Social Dividend (20%)	Add to Limerick Offering (20%)	TOTAL (100%)
Score	10	20	10	10	0	50






## 2.6 Tourism Retail Centre

<b>Project Sector:</b> Commercial						
<b>Project Name:</b> Tourism Retail Centre						
<b>Potential External Project Partner(s):</b> <ul style="list-style-type: none"> <li>Private Sector Investor</li> <li>Avoca or other high Street or high profile retailer</li> </ul>				 <div style="background-color: #0070C0; color: white; padding: 20px; text-align: center; font-size: 2em; font-weight: bold;">60%</div>		
<b>Social Dividend:</b> FTE Jobs: 15-20 Other: New and sustainable business on Nicholas Street						
<b>Existing Models:</b> <ul style="list-style-type: none"> <li>Meadows &amp; Byrne – Bunratty <a href="http://www.meadowsandbyrne.com">www.meadowsandbyrne.com</a> – 12 locations in Ireland</li> <li>Avoca, City West, Dublin <a href="http://www.avoca.com">www.avoca.com</a> – 11 locations in Ireland</li> </ul>						
<b>Project Description:</b> Develop and construct a new retail centre in a purpose-built building on 35-39 Nicholas Street, incorporating the existing walls and fireplace. Tourism / souvenir / craft products lines can be included and perhaps be the anchor lines. The project would incorporate either one overall retailer such as Avoca or a BT store model with one retailer and a number of concession stores. As with the medieval hotel - LC&CC will develop the concept to design stage and would offer the project to the market.						
<b>Initial Observations:</b> <ul style="list-style-type: none"> <li>New retail centre on Nicholas Street generating additional economic activity in keeping with the historical setting.</li> <li>Footfall and location will be a significant issue – feedback from key retailers is that at a minimum a location would need to be of a certain size and location</li> <li>Could also focus on identifying a local retailer interested in developing the concept – high risk</li> </ul>						
<p style="text-align: center;"><b><u>Strengths</u></b></p> <ul style="list-style-type: none"> <li>New high-profile centre / building at 35-39 on Nicholas Street</li> <li>Creating employment and retail economy</li> <li>Extend into the night time economy</li> <li>New complimentary attractor in the Medieval Quarter – retail product</li> <li>Commercial – profit centre</li> <li>Preserve fireplace &amp; archaeological elements 'in situ'</li> </ul>				<p style="text-align: center;"><b><u>Weaknesses</u></b></p> <ul style="list-style-type: none"> <li>Requires permissions, investors and an operator.</li> <li>High Risk – unproven retail demand even for tourism goods.</li> <li>Footfall and parking</li> <li>Image of the street as a business location</li> </ul>		
<p style="text-align: center;"><b><u>Opportunities</u></b></p> <ul style="list-style-type: none"> <li>Retail activity creating jobs</li> <li>Potential for national / international lead brand</li> <li>Key demonstrator project</li> <li>PR potential</li> </ul>				<p style="text-align: center;"><b><u>Threats</u></b></p> <ul style="list-style-type: none"> <li>Planning restrictions</li> <li>Competition, locally and regionally</li> </ul>		
<b>Physical Model:</b> 2,000 M <sup>2</sup> on 2 floors – steel frame construction with curtain walling				<b>Estimated Capital Cost:</b> €7-10,000,000 full fit out		
<b>Scoring Elements</b>	<b>Impact (20%)</b>	<b>Commercial Viability (30%)</b>	<b>Partner Participation (10%)</b>	<b>Social Dividend (20%)</b>	<b>Add to Limerick Offering (20%)</b>	<b>TOTAL (100%)</b>
<b>Score</b>	<b>15</b>	<b>25</b>	<b>10</b>	<b>10</b>	<b>20</b>	<b>80</b>




## 2.7 Boutique Medieval Hotel

<b>Project Sector:</b> Commercial						
<b>Project Name:</b> King John's Medieval Inn					85%	
<b>Potential External Project Partner(s):</b> 1. Private Sector						
<b>Social Dividend:</b> FTE Jobs: 15-20 Other: New sustainable business on the street						
<b>Existing Models:</b>						
<ul style="list-style-type: none"> <li>Medieval Hotel Detenice, Detenice, Czech Republic - <a href="http://www.stredovekyhotel.cz/en">http://www.stredovekyhotel.cz/en</a> - 68 bedrooms rooms on suite.</li> <li>Similar product concept planned for Galway (Dutch Billy Inn) - Paddy McKillen jnr. - Press Up Entertainment Group</li> </ul>						
<b>Project Description:</b>						
<p>Bring to the market a private sector opportunity to develop a new purpose built modern 4 storey boutique hotel on the full 35-39 Nicholas Street site. LC&amp;CC will develop the concept to design stage and offer the project to the market. The building will be of modern steel construction with suspended floors, preserving and featuring the existing archaeology, including the Medieval Fireplace. This will give the option for the façade of the hotel to be either contemporary or to be a pastiche of a medieval inn. The hotel will be state of the art, while being centred on a medieval theme with individual bedrooms reflecting different periods within that time line:</p> <ul style="list-style-type: none"> <li>Upscale accommodations - 14-20 individualized unique bedrooms – reflecting e.g. Norman, Tudor and Stuart themes</li> <li>Hospitality suites – 15 – 100 people</li> <li>Typical Inn - restaurant and residents bar</li> </ul>						
<b>Initial Observations:</b>						
<ul style="list-style-type: none"> <li>Project meets LC&amp;CC needs – tourism attractor, complimentary activity, medieval, overnights and encouraging the night time economy</li> <li>No long-term capex or opex issues</li> <li>Provides potential social dividend in terms of up to 20 FTE jobs</li> <li>Considered as a serious option as part for a wider medieval quarter solution</li> <li>While a hotel has been identified as a potential project on another site in the Medieval Quarter, the scale of a boutique hotel should not be a negative factor in attracting a larger commercial hotel development in the future</li> </ul>						
<b>Strengths</b>				<b>Weaknesses</b>		
<ul style="list-style-type: none"> <li>New high-profile building – on Nicholas Street</li> <li>Set standard for future development</li> <li>New complimentary attractor in the Medieval Quarter – pure tourism product</li> <li>An “Experience”</li> <li>Address night time economy and overnights</li> <li>Preserve fireplace &amp; archaeological elements ‘in situ’</li> <li>No displacement</li> <li>Commercial with no Capex or Opex implications</li> </ul>				<ul style="list-style-type: none"> <li>Commercial – find an investor</li> <li>Non-grantable from FI</li> <li>LC&amp;CC cedes control of the site</li> </ul>		
<b>Opportunities</b>				<b>Threats</b>		
<ul style="list-style-type: none"> <li>Commercial activity – Rates and Jobs</li> <li>Packaged that can be brought to market</li> <li>Arms-length</li> <li>LCC&amp; CC could retain an option for profit participation</li> </ul>				<ul style="list-style-type: none"> <li>Planning restrictions</li> </ul>		
<b>Physical Model:</b> 4,000 M <sup>2</sup> on 4 floors – steel frame construction with curtain walling				<b>Estimated Capital Cost:</b> €13-16,00,000		
<b>Scoring Elements</b>	<b>Impact (20%)</b>	<b>Commercial Viability (30%)</b>	<b>Partner Participation (10%)</b>	<b>Social Dividend (20%)</b>	<b>Add to Limerick Offering (20%)</b>	<b>TOTAL (100%)</b>
<b>Score</b>	<b>15</b>	<b>25</b>	<b>10</b>	<b>20</b>	<b>15</b>	<b>85</b>




## 2.8 Medieval House

<b>Project Sector:</b> Tourism Attractor						
<b>Project Name:</b> Medieval House					70%	
<b>Potential External Project Partner(s):</b>						
<ul style="list-style-type: none"> <li>• LC&amp;CC Self-Managed</li> <li>• Operator like Shannon Heritage</li> <li>• Failte Ireland funding</li> </ul>						
<b>Social Dividend:</b>						
FTE Jobs: 7-9 jobs						
<b>Existing Models:</b>						
<ul style="list-style-type: none"> <li>• Medieval House from Sole Street - <a href="http://www.wealddown.co.uk/buildings/sole-street/">http://www.wealddown.co.uk/buildings/sole-street/</a></li> <li>• Rothe House, Kilkenny - <a href="http://www.rothehouse.com">www.rothehouse.com</a></li> <li>• Medieval Merchant's House, Southampton – National Trust</li> </ul>						
<b>Project Description:</b>						
<p>Develop and construct a medieval house (pastiche) on 36 to 39 Nicholas Street, incorporating the existing walls and fireplace and convert the existing building at No. 35 into the entrance to the attractor incorporating admin, retail and coffee shop. The attractor could follow to broad themes such as:</p> <ol style="list-style-type: none"> <li>1. Share the story of the house in Nicholas Street through time – tracing the families who lived at the address from medieval times potentially up to today</li> <li>2. Pick a date – a period in the Nicholas Street's history when we know an interesting family lived at the address e.g. Dr. White and recreate his house and home</li> </ol> <p>The exhibition would be animated, including actors</p>						
<b>Initial Observations:</b>						
<ul style="list-style-type: none"> <li>• Need to be reconstructed – a pastiche</li> <li>• Living museum – can't be static</li> <li>• Visitors need to experience life at the time – e.g. Food and Cookery demonstrations; traditional crafts...</li> </ul>						
<b>Strengths</b>				<b>Weaknesses</b>		
<ul style="list-style-type: none"> <li>• New high-profile pastiche building at 36-39 on Nicholas Street</li> <li>• In addition, repurpose existing structures</li> <li>• Both setting standards for future development</li> <li>• New complimentary attractor in the Medieval Quarter – pure tourism product</li> <li>• "Experience" driven</li> <li>• Preserve fireplace &amp; archaeological elements 'in situ'</li> <li>• Possible FI Funding</li> </ul>				<ul style="list-style-type: none"> <li>• Capex and Opex implications – LC&amp;CC retain ownership and management of the facility</li> <li>• Profitability any visitor attraction</li> <li>• High risk</li> </ul>		
<b>Opportunities</b>				<b>Threats</b>		
<ul style="list-style-type: none"> <li>• Tourism activity creating jobs</li> <li>• Possible operator partner</li> </ul>				<ul style="list-style-type: none"> <li>• Planning restrictions</li> </ul>		
<b>Physical Model:</b>				<b>Estimated Capital Cost:</b>		
2,000 M <sup>2</sup> on 2 floors — redevelopment of 35 and 36 and new pastiche on 37-39				€8-9,000,000 Redevelopment of 35 and 36 - €1,000,000		
<b>Scoring Elements</b>	<b>Impact (20%)</b>	<b>Commercial Viability (30%)</b>	<b>Partner Participation (10%)</b>	<b>Social Dividend (20%)</b>	<b>Add to Limerick Offering (20%)</b>	<b>TOTAL (100%)</b>
<b>Score</b>	<b>15</b>	<b>15</b>	<b>5</b>	<b>15</b>	<b>20</b>	<b>70</b>




## 2.9 Pig Town Museum

<b>Project Sector:</b> Tourism Attractor						
<b>Project Name:</b> Pig Town Museum					<h1>60%</h1>	
<b>Potential External Project Partner(s):</b> <ul style="list-style-type: none"> <li>• LC&amp;CC Self-managed</li> <li>• Failte Ireland (Funding)</li> </ul>						
<b>Social Dividend:</b> FTE Jobs: 7-9 jobs						
<b>Existing Models:</b> <ul style="list-style-type: none"> <li>• Pig Museum Stuttgart, Germany - <a href="http://www.schweinemuseum.de/">www.schweinemuseum.de/</a></li> <li>• Pig Museum, Linn, Missouri</li> </ul>						
<b>Project Description:</b> Develop and construct a new attraction in a purpose-built building on 36-39 Nicholas Street, incorporating the existing walls and fireplace and convert the existing building at No.35 into the entrance to the attractor incorporating admin, retail and coffee shop. The attractor would centre on the city's connection to the Pork Industry – Pig Town and give the visitor an opportunity to learn all about pigs and to explore Limerick's love affair with bovines - From the lucky pigs to the piggy banks to the cuddly pigs the museum will seek to unravel the complex history of the relationship between pig and man. The themes will be presented in an appealing way, making a visit to the Museum for Children and Adults equally exciting. Facilities would include: <ul style="list-style-type: none"> <li>• Themed rooms - from pig breeding, pig farming, pig processing, pigs in literature, pigs in history to pigs in the arts</li> <li>• Children's play area</li> <li>• Tea rooms/café/Restaurant</li> <li>• Retail space</li> </ul>						
<b>Initial Observations:</b> <ul style="list-style-type: none"> <li>• Clear Pig Town Connection for Limerick – Industry and the play</li> <li>• Exhibit suits a small space – a Pig Town Exhibition could be part of a multi-use centre</li> <li>• Opportunity to price competitively</li> <li>• As an event location, the pig town museum would unite culture and gastronomy under one roof</li> <li>• Quirky and different – opportunity to bring a sense of fun to museums</li> <li>• Sourcing the content could prove an issue</li> </ul>						
<p style="text-align: center;"><b><u>Strengths</u></b></p> <ul style="list-style-type: none"> <li>• New high-profile building at 36-39 Nicholas Street</li> <li>• In addition, repurpose existing structures</li> <li>• Both setting standards for future development</li> <li>• New complimentary attractor in the Medieval Quarter – pure tourism product</li> <li>• “Experience” driven</li> <li>• Preserve fireplace &amp; archaeological elements ‘in situ’</li> <li>• Possible FI Funding</li> </ul>				<p style="text-align: center;"><b><u>Weaknesses</u></b></p> <ul style="list-style-type: none"> <li>• Capex and Opex implications – LC&amp;CC retain ownership and management of the facility</li> <li>• Profitability of any visitor attraction</li> <li>• High risk</li> <li>• Sourcing the collection</li> <li>• Hard to make trendy</li> </ul>		
<p style="text-align: center;"><b><u>Opportunities</u></b></p> <ul style="list-style-type: none"> <li>• Tourism activity creating jobs</li> </ul>				<p style="text-align: center;"><b><u>Threats</u></b></p> <ul style="list-style-type: none"> <li>• Planning restrictions</li> <li>• Culture 3.0 changing approach to the gate keepers of cultural heritage - wealth based, public sector, paradigm shift styles unlikely to survive</li> </ul>		
<b><u>Physical Model:</u></b> 2,000 M <sup>2</sup> on 2 floors – steel frame construction with curtain walling and redevelopment of existing 2 houses				<b><u>Estimated Capital Cost:</u></b> €5-9,000,000 million		
<b>Scoring Elements</b>	<b>Impact (20%)</b>	<b>Commercial Viability (30%)</b>	<b>Partner Participation (10%)</b>	<b>Social Dividend (20%)</b>	<b>Add to Limerick Offering (20%)</b>	<b>TOTAL (100%)</b>
<b>Score</b>	<b>10</b>	<b>15</b>	<b>5</b>	<b>10</b>	<b>20</b>	<b>60</b>




## 2.10 360 Degree Cinema Experience

<b>Project Sector:</b> Tourism Attractor						
<b>Project Name:</b> 360 Degree Cinema					80%	
<b>Potential External Project Partner(s):</b>						
<ul style="list-style-type: none"> <li>• Failte Ireland Funding</li> <li>• PPP</li> </ul>						
<b>Social Dividend:</b>						
FTE Jobs: 10 jobs						
<b>Existing Models:</b>						
<ul style="list-style-type: none"> <li>• Arromanches 360 - <a href="http://en.normandie-tourisme.fr/pcu/arromanches-360---cinema-circulaire/arromanches-les-bains">http://en.normandie-tourisme.fr/pcu/arromanches-360---cinema-circulaire/arromanches-les-bains</a></li> <li>• Devonport Market Hall, Plymouth – under construction</li> </ul>						
<b>Project Description:</b>						
<p>Develop and construct a new attraction in a purpose-built building, incorporating a 15 m dome that will provide a 360-degree cinema experience. The dome to be located on the site of 35 Nicholas Street and the adjoining sites (no's 36 to 39) developed as the entrance, admin, retail and coffee shop, incorporating the existing medieval walls and fire place. The experience will centre on the history of the Shannon River, the Shannon Region and Limerick City. The medium could be digital (CGI) or live action - 20-minutes programme.</p> <p>The facility will take up to 150 visitors every 30 minutes and can be used to show movies or to stream live events at night or at the weekends. Facilities will include:</p> <ul style="list-style-type: none"> <li>• Entrance exhibition (possibly supplied by the Jim Kemmy Municipal Museum), introduction to the attraction</li> <li>• Dome</li> <li>• Retail Space</li> <li>• Café</li> </ul>						
<b>Initial Observations:</b>						
<ul style="list-style-type: none"> <li>• New - 1<sup>st</sup> in Ireland</li> <li>• Compliments existing attractions</li> <li>• Different</li> <li>• Flexible – can change over time</li> <li>• Commercial – potential opportunity to bring to the market</li> <li>• Capacity 2,400 per day or 16,800 per week</li> <li>• Night-time economy</li> <li>• Themes - Diaspora; Cranberries; Rock n 'Roll, Famous Limerick Achievers</li> </ul>						
<b>Strengths</b>				<b>Weaknesses</b>		
<ul style="list-style-type: none"> <li>• New high-profile building at 35-39 Nicholas Street</li> <li>• Setting standards for future development</li> <li>• New complimentary attractor in the Medieval Quarter – pure tourism product</li> <li>• “Experience” driven</li> <li>• Preserve fireplace &amp; archaeological elements ‘in situ’</li> <li>• Possible FI Funding</li> </ul>				<ul style="list-style-type: none"> <li>• Capex and Opex implications – LC&amp;CC retain ownership and management of the facility</li> <li>• Profitability of any visitor attraction</li> <li>• High risk</li> </ul>		
<b>Opportunities</b>				<b>Threats</b>		
<ul style="list-style-type: none"> <li>• Tourism activity creating jobs</li> </ul>				<ul style="list-style-type: none"> <li>• Planning restrictions</li> </ul>		
<b>Physical Model:</b>				<b>Estimated Capital Cost:</b>		
2,000 M <sup>2</sup> on 2 floors – steel frame construction with curtain walling				€7-11,000,000		
<b>Scoring Elements</b>	<b>Impact (20%)</b>	<b>Commercial Viability (30%)</b>	<b>Partner Participation (10%)</b>	<b>Social Dividend (20%)</b>	<b>Add to Limerick Offering (20%)</b>	<b>TOTAL (100%)</b>
<b>Score</b>	<b>15</b>	<b>25</b>	<b>10</b>	<b>10</b>	<b>20</b>	<b>80</b>




## 2.11 Medieval Orientation Hub

<b>Project Sector:</b> Tourism Attractor						
<b>Project Name:</b> Medieval Quarter Orientation Hub.					70%	
<b>Potential External Project Partner(s):</b>						
<ul style="list-style-type: none"> <li>• LC&amp;CC Self-Managed</li> <li>• Failte Ireland Funding</li> </ul>						
<b>Social Dividend:</b>						
FTE Jobs: 7-9						
<b>Existing Models:</b>						
<ul style="list-style-type: none"> <li>• Medieval Mile Museum, St Mary's Church, Kilkenny.</li> <li>• Similar concept planned for area at Galway Museum / Spanish Arch.</li> </ul>						
<b>Project Description:</b>						
<p>Develop a new modern building to house a new orientation hub for visitors to Limerick City &amp; County. The building will be of modern steel construction with suspended floors, preserving and featuring the existing archaeology, including the Medieval Fireplace. The centre will narrate the story of the Limerick's Medieval Quarter including recreated rooms from the period including for example castles, manor houses, religious cells, stone street house. Provides the visitor with the tools to explore and visit other medieval heritage attractions in the City and County.</p>						
<b>Initial Observations:</b>						
<ul style="list-style-type: none"> <li>• Project meets LC&amp;CC needs – tourism attractor, complimentary activity, medieval focus.</li> <li>• Provides potential social dividend in terms of up to 7-9 FTE jobs</li> <li>• Considered as a serious option as part for a wider medieval quarter visitor solution</li> <li>• Provides a focal point and starting point for visitors arriving to Limerick</li> <li>• Could be incorporated into any of the attractor projects including the Jim Kemmy Municipal Museum</li> </ul>						
<b>Strengths</b>				<b>Weaknesses</b>		
<ul style="list-style-type: none"> <li>• New high-profile building – on Nicholas Street</li> <li>• Set standard for future development</li> <li>• New complimentary attractor in the Medieval Quarter – pure tourism product</li> <li>• Preserve fireplace &amp; archaeological elements 'in situ'</li> <li>• Direct business to other attractions</li> </ul>				<ul style="list-style-type: none"> <li>• Requires staff and animation onsite.</li> <li>• Could be viewed as displacing business from the other tourism centres, e.g. "we are under time pressure, let's go to the Orientation Hub for the Limerick experience"</li> </ul>		
<b>Opportunities</b>				<b>Threats</b>		
<ul style="list-style-type: none"> <li>• Adds capacity to Limerick's role as a major centre for the Wild Atlantic Way.</li> </ul>				<ul style="list-style-type: none"> <li>• Planning restrictions</li> </ul>		
<b>Physical Model:</b>				<b>Estimated Capital Cost:</b>		
2,000 M <sup>2</sup> on 2 floors – steel frame construction with curtain walling				€10,000,000 - €15,000,000		
<b>Scoring Elements</b>	<b>Impact (20%)</b>	<b>Commercial Viability (30%)</b>	<b>Partner Participation (10%)</b>	<b>Social Dividend (20%)</b>	<b>Add to Limerick Offering (20%)</b>	<b>TOTAL (100%)</b>
Score	15	15	10	15	15	70



## 2.12 Medieval Dig

<b>Project Sector:</b> Tourism Attractor						
<b>Project Name:</b> Medieval Quarter Dig					45%	
<b>Potential External Project Partner(s):</b>						
<ul style="list-style-type: none"> <li>• LC&amp;CC Self-Managed</li> <li>• Third Level Institutions</li> <li>• Failte Ireland Funding</li> </ul>						
<b>Social Dividend:</b>						
Jobs: 6-8 FTE jobs						
Other: Education Connection in the medieval Quarter						
<b>Existing Models:</b>						
<ul style="list-style-type: none"> <li>• Achill Archaeological Field School (AAFS) - <a href="http://www.archaeological.org">www.archaeological.org</a></li> </ul>						
<b>Project Description:</b>						
Establish 36-39 Nicholas Street as an archaeological exaction site with archaeologists in residence programmes. Visitors will have an opportunity to view an active archaeological site and even to participate in the dig. The existing archaeology, including the Medieval Fireplace will be the centre piece of the site and existing building, 35 only will be redeveloped as a visitor centre, incorporating retail and café, as well as community space.						
<b>Initial Observations:</b>						
<ul style="list-style-type: none"> <li>• Project meets LC&amp;CC needs – tourism attractor, complimentary activity, medieval focus and an “Experience”.</li> <li>• Provides potential social dividend in terms of jobs, third level connectivity and community space</li> <li>• Considered as a serious option as part for a wider medieval quarter visitor solution</li> </ul>						
<p style="text-align: center;"><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• New complimentary attractor in the Medieval Quarter – pure tourism product</li> <li>• Preserve fireplace &amp; archaeological elements ‘in situ’</li> <li>• Low cost solution</li> <li>• Unlikely to have planning restrictions</li> <li>• Fills out the archaeological story for Limerick</li> </ul>				<p style="text-align: center;"><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Requires staff and animation onsite</li> <li>• Niche offering only</li> <li>• High risk project – difficult to quantify the market</li> </ul>		
<p style="text-align: center;"><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Adds capacity to Limerick’s role as a major centre for the Wild Atlantic Way.</li> <li>• University 3<sup>rd</sup> level Connection (International)</li> </ul>				<p style="text-align: center;"><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Perception of inaction and seen as small intervention with limited impact</li> </ul>		
<b>Physical Model:</b>				<b>Estimated Capital Cost:</b>		
1,000 M <sup>2</sup> on 2 floors – redeveloped structure				€3 - 5,000,000		
<b>Scoring Elements</b>	<b>Impact (20%)</b>	<b>Commercial Viability (30%)</b>	<b>Partner Participation (10%)</b>	<b>Social Dividend (20%)</b>	<b>Add to Limerick Offering (20%)</b>	<b>TOTAL (100%)</b>
<b>Score</b>	<b>5</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>45</b>

# Appendix Three

## Record of Protected Structures



### 1. Villiers Alms Houses

RPS No. 3001

NIAH No. 21508009

Location: Dominick Street/ Old Verdant Place



### 2. Dominican Priory Wall and Nuns' Graveyard

RPS No. 3006

NIAH No. 21508010

Location: Barrack Street

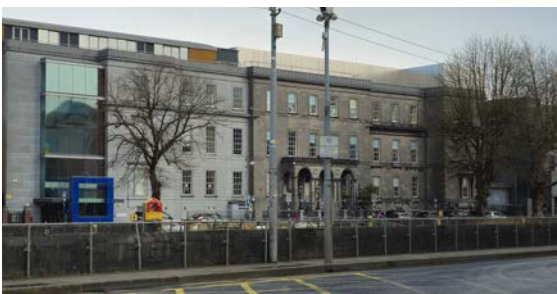


### 3. St. Mary's Convent School

RPS No. 3343

NIAH No. 21508011

Location: Bishop Street



### 4. Barringtons Hospital

RPS No. 3016

NIAH No. 21513053

Location: George's Quay/ Mary Street



### 5. Mary Street Garda Station

RPS No. 3347

NIAH No. 21513055

Location: Mary Street/ Meat Market Lane





### **6. Limerick Institute of Technology - School of Art**

RPS No. 3468

NIAH No. 21513070

Location: George's Quay



### **7. The Exchange**

RPS No. 3010

NIAH No. 21513057

Location: Nicholas Street



### **8. Charity Blue Coat School**

RPS No. 3466

NIAH No. 21508021

Location: Nicholas Street



### **9. City Hall Facade of former Gaol**

RPS No. 3058

NIAH No. 21508013

Location: Crosbie Row



### **10. Widow's Alms Houses**

RPS No. 3005

NIAH No. 21508012

Location: Nicholas Street



### **11. Limerick County Courthouse**

RPS No. 3012

NIAH No. 21513060

Location: Merchant's Quay



### **12. The Potato Market**

RPS No. 3320

NIAH No. 21513061

Location: Merchant's Quay



### **13. Matthew Bridge**

RPS No. 6061

NIAH No. 21513015

Location: Bridge Street/George's Quay

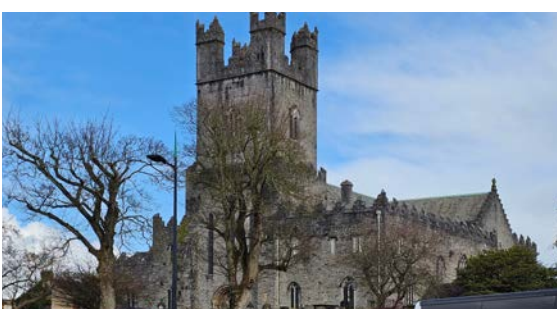


### **14. Gerald Griffin Memorial Schools**

RPS No. 3043

NIAH No. 21513056

Location: Bridge Street/Court House Lane



### **15. Saint Mary's Cathedral**

RPS No. 3009

NIAH No. 21508014

Location: Nicholas Street/Athlunkard Street



### 16. The Toll House

RPS No. 3038

NIAH No. 21508002

Location: Verdant Place/ Castle Street



### 17. Bannatyne Pyramidal Mausoleum

RPS No. 3048

NIAH No. 21508019

Location: Saint Munchin's Church of Ireland, Church Street



### 18. Jones Mausoleum

RPS No. 3049

NIAH No. 21508008

Location: Saint Munchin's Church of Ireland, Church Street



### 19-21. 2, 3, 4 Church Street Alms Houses

RPS No. 3055, 3056, 3057

NIAH No. 21508004, 21508005, 21508006

Location: Church Street



### 22. Fanning's Castle

RPS No. 3015

NIAH No. N/A

Location: Rear of St. Anne's Technical Institute



### 23. Bishop's Palace

RPS No. 3042

NIAH No. 21508003

Location: Church Street/ Castle Street



### 24. Remains of Medieval Mill

RPS No. 3050

NIAH No. N/A

Location: Civic Public Open Space, City Hall

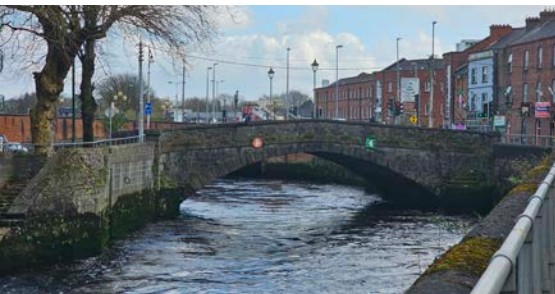


### 25. External Wall of Old Gaol - Medieval House

RPS No. 3053

NIAH No. N/A

Location: 37 Mary Street/Goal Lane



### 26. Baal's Bridge

RPS No. 6062

NIAH No. 21513031

Location: Mary Street/Broad Street

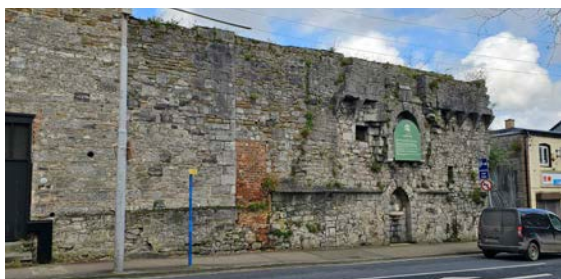


### 27. Thomond Bridge

RPS No. 6057

NIAH No. 21508001

Location: Castle Street/High Road



### **28. Bourke's House**

RPS No. 3011

NIAH No. N/A

Location: Athlunkard Street



### **29. King John's Castle**

RPS No. 3004

NIAH No. N/A

Location: Castle Street/ Nicholas Street



### **30. Boyd Mausoleum**

RPS No. 6042

NIAH No. 21513059

Location: St. Mary's Cathedral

# Record of National Monuments

National Monument on Map	RMP Number
1. Thomond Bridge	LI005-017002
2. Old Bishop's Palace	LI005-017166
3. Medieval Town Defences	LI005-017010
4. St. Munchin's Church Graveyard	LI005-017044
5. Tomb of Elinor Young	LI005-017045
6. Well at 9 Church Street	LI005-017127
7. Archaeological Dig Site	LI005-017127
8. Small Stone Tower, Wall	LI005-017174
9. Stone House on later Bishop's Palace	LI005-017104
10. Mungret Gate Stone	LI005-017171
11. King John's Castle	LI005-017014
12. Castle Ringwork	LI005-017124
13. Three late 12th/early 13th century houses	LI005-017125
14. House walls	LI005-017173
15. Dominican Priory of St. Saviour	LI005-017047
16. Stone House Ruins	LI005-017120
17. St. Saviour's Dominican Priory Burial Ground	LI005-017121
18. Old Barracks	LI005-017051

National Monument on Map	RMP Number
19. Augustinian Priory of St. Peter	LI005-017046
20. Site of the Siege of Limerick	LI005-017183
21. St. Nicholas's Church	LI005-017144
22. St. Nicholas's Church Graveyard	LI005-017114
23. Archdeacon's House	LI005-017167
24. Manor of the Chanter	LI005-017168
25. Medieval House	LI005-017140
26. Thomas Arthur's Mill, Curragower Castle, Queen's Mills	LI005-017075/LI005-017074
27. Residence of the Dean of St. Mary's Church	LI005-017169
28. Vicars Choral of St. Mary's Cathedral	LI005-017164
29. Remains of Two Medieval Homes	LI005-017129
30. Medieval Building: "House C"	LI005-017007
31. Medieval Building: "House B"	LI005-017006
32. Medieval Building	LI005-017123
33. Walls of late 16th/early 17th century home	LI005-017126
34. Post-medieval Well	LI005-017175
35. Bourke's House	LI005-017003
36. 17th Century Graveslab	LI005-017027

National Monument on Map	RMP Number
37. Cathedral Church of the Blessed Virgin Mary	LI005-017015
38. Cross	LI005-017155
39. St. Mary's Cathedral Graveyard	LI005-017016
40. Castleated House - Ireton's House	LI005-017103
41. Templar Knights Hospitaller	LI005-017165
42. Potato Market: previously Quay	LI005-017072
43. Six-Gun Battery	LI005-017073
44. Medieval Building: "House B"	LI005-017008
45. Series of Houses	LI005-017132
46. Early Weir, Comyn's Mills	LI005-017186/LI005-017069
47. 1840's House Walls	LI005-017131
48. Late Medieval House	LI005-017130
49. Fanning's Castle	LI005-017004
50. Georgian House Walls	LI005-017151
51. Medieval Building: "House A"	LI005-017005
52. Courthouse/Town Hall	LI005-017170
53. Ruins of a Stone-built House	LI005-017128
54. Part of Old City Wall	LI005-017149



National Monument on Map	RMP Number
55. Clay Pipe Kiln	LI005-017152
56. Medieval Dump Deposits	LI005-017148
57. Medieval Town Hall	LI005-017153
58. Burial Ground	LI005-017115
59. Ball's Bridge	LI005-017001



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick** City  
& County Council

ATLANTIC EDGE  
**LIMERICK**  
EUROPEAN EMBRACE