

5.2. Physical Plan for Southill/Ballinacurra Weston







Ballinacurra Weston

## 5.2. Physical Plan for Southill/Ballinacurra Weston

## 5.2.1 Introduction

**Chapter Two** of this document outlines the Strategic Context in which these plans must be consistent with as the regeneration moves forward.

The Physical Plan is at this stage indicative only and very much a ‘work in progress’.

The details of the various projects proposed will need to be flexible and in a position to respond to the changes that occur within the fluid environment which they operate.

From a land-use and planning perspective, matters are changing on a regular basis, for example the Regional Planning Guidelines are due for review shortly as are some of the relevant local authority development plans.

In addition the changing economic and social circumstances of the country may have some implications for population growth and development options which may in turn impact on the approaches taken with regard to regional development.

Therefore as we move forward this Regeneration Plan must continue to complement the strategies and different elements of the various national, regional and local levels as outlined in table 1 (page 19).

Based on the social and economic context and issues outlined in chapters 3 and 4, it is clear that the Southill and Ballinacurra Weston neighbourhoods need to be comprehensively redeveloped. There are deep seated problems in the design of their layout and circulation, and the environment is poor. We need to create a great new urban neighbourhood that will provide better homes and offer better opportunities for local people. The Physical Plan places the social and economic objectives, presented in the previous chapters, into a physical framework. It shows how we will create a new neighbourhood from an old one, what the layout of its housing will be like, where the social, community and employment facilities will go, how transport links will be improved, and how it will benefit from new and improved park and local green and play spaces. This is a rare and exciting opportunity to improve the quality of life for everyone living in the area.

This chapter starts by setting the scene, and describing the physical context in which the neighbourhoods sit, including the definition of the boundaries of the Regeneration Area. Transport issues and planning policy are also discussed, and a table summarises the issues and opportunities arising from the study of context.

The content of the Physical Plan is structured around the set of themes – Live, Link, Play, Learn and Work. Each of these sections describes the existing conditions related to that heading, the objectives, and the proposals for change. This part of the Plan sets out the framework to create a successful neighbourhood, with high quality homes, great streets, parks, open spaces, excellent public transport and a wide range of social and community facilities. The final section of the Physical Plan describes how the redevelopment of Southill and Ballinacurra Weston will be delivered and what the approach will be to phasing.

#### The boundaries of the Plan

The Plan area, shown in the accompanying drawing and aerial photograph is located on the southern fringe of Limerick city centre. It comprises two separate parts, which are not contiguous, and which are situated in the Southill and Ballinacurra-Weston districts respectively.

While the Southill and Ballinacurra Weston areas form the main focus of the Plan proposals, it is important that the estates are not seen as isolated places with problems of their own. People use the surrounding areas to work, to shop, for sports and leisure, and to go to school. The analysis and proposals, therefore, study a wider area as shown in the drawing opposite. This encompasses the majority of the established suburbs enclosed by the natural boundary of the railway lines, including Kennedy and Glasgow Park. This neighbourhood is centred on the existing Roxborough Roundabout, which will become a new focus point for the community.



Aerial view of Southill from the South East, showing O Malley, Keyes, Kincora and Carew Parks in the foreground, with the railway lines and city centre to the top of the picture



Protected structures

City boundary

Plan area

Southill and Ballinacurra Weston Regeneration areas and their boundaries



# Objectives

## 5.2.1.1 Objectives

### Transform the image of Southill and Ballinacurra Weston

A fundamental issue for Southill and Ballinacurra Weston is addressing the stigma of an area that has been in decline. This project provides a unique opportunity to challenge the negative perceptions, and redefine the south city as a distinctive and popular neighbourhood. This new image and identity will transform Limerick's Southside into a place where people will aspire to live and feel that they belong, and help secure long term regeneration in the area.

### Provide new and improved connections

New and improved connections are proposed both within the new neighbourhoods themselves, and between the neighbourhoods and the city centre. The objective is to create a well connected neighbourhood, based on a network of streets that encourages people to move around on foot, by bicycle, and on public transport.

### Deliver an appropriate mix of uses

It is important to create and integrate a vibrant mix of uses within easy access of local residents, in order to secure ongoing social and economic development, and create community assets. Uses will include living, working, shopping; leisure, healthcare, and community; skills and learning; and employment and industry.

### Improve the quality and range of house type and tenure

A key objective is to improve the quality, range, and mix of house types, and increase home ownership and tenure mix. This will provide choice and variety of high quality, well designed homes to attract new residents and families to move to, and stay in, Southill and Ballinacurra Weston.

### Provide community facilities

Provision of community facilities will enable the creation of a cohesive, balanced, healthy and vibrant community, and help to deliver the long term social, economic, and physical regeneration of Southill and Ballinacurra Weston.

### Provide a safer and more attractive neighbourhood

The Proposals will deliver an inclusive, diverse and safe public realm and landscape that complements the quality of the buildings. Provision of well designed and safe streets and squares, including a range of local and neighbourhood play spaces for children of all ages, will help to improve the residents' physical environment and quality of life.

### Improve access to quality green spaces and countryside

It is important to improve the quality and quantity of open spaces that are safe, popular, well maintained, and accessible to all. In the case of Southill, in particular, a key objective is to provide access to the adjacent countryside, by providing a range of routes and amenities in the surrounding green spaces.

### Improve security and management

People should live in an environment where they feel secure in their homes, and believe that their children are safe. Layouts of housing areas will be designed to encourage safety and supervision, and areas that could potentially lead to anti social behaviour will be designed out.

### Maximise value and encourage investment that prioritises design quality

Design excellence will be promoted for the blocks, streets, and plots, the components that organise the urban form of the neighbourhood, and enable its life to develop. Quality design will also be promoted for the spaces between buildings and the public realm that connects the various elements of the new neighbourhoods.



Transform the image



Provide new connections



An appropriate mix of uses



Provide access to quality green spaces and countryside



Improve the quality and range of house type



We have included this wider area because we want to make sure that new development in the Plan area is closely and successfully linked with its surroundings. We want to remove the impression that Southill and Ballinacurra Weston are separate estates, so that new housing is not something that is separate and isolated, and residents feel part of the wider community. We also want future development in the Plan area to benefit from its convenient location close to Limerick City Centre, with its attractive waterfront, vibrant shopping streets, and historic Georgian core, and rail and bus station located less than 1.5 kilometres from the centre of this Regeneration Area. These are all huge advantages for the area, which can generate real value to help develop and fund successful new homes and a vibrant community.

#### 5.2.1.2 History and Archaeology

The construction of public, or social, housing, in Limerick began in the early years of the twentieth century, and more than seven thousand houses were built by Limerick Corporation between 1919 and 1991.

Initially the building of social housing by Limerick Corporation arose from the need to rehouse the large number of people living in unfit houses near the centre of the City. Contemporary reports refer to housing where densities ranged from 100-250 houses per hectare, often with three to four people living per room.

The Ballinacurra Weston Scheme was completed in the 1950s, but the lands had originally been selected in 1919, when it was proposed that these sites could be combined with sites at Carey's Road to form a single housing area capable of accommodating at least 5,000 people.

By the 1960s, the principal reason for the construction of social housing was affordability, and more than 1,700 houses were built over a ten year period. The major housing provision occurred in Southill, where O'Malley Park, Keyes Park and Kennedy Park were laid out surrounding a new privately provided shopping centre and industrial area at Roxboro, located on either side of the new Childer's Road which connected the Dublin and Cork Roads.

Keyes Park, Kincora Park and O'Malley Park were all completed between 1968 and 1972. By then, Southill was the largest Corporation estate in the city, with 1,201 houses containing 6,500 inhabitants. In recent times, many of those housing estates that are located within the Regeneration Area suffer from acute problems of disadvantage, and have been the focus of negative publicity. These issues have been described in the Vision Statement, published by Limerick Southside Regeneration Agency (LSRA) in January 2008, and outlined in chapters 3 and 4 on the social and economic aspects of the Plan.

#### Heritage and Protected Structures

A Rath, or iron age ring fort enclosure, located in the south east of the Southill Regeneration Area, is listed on the National Record of Protected Structures. Located in the north east corner of the golf course, it is an earthwork which appears on aerial photographs as a circular outline in the grass. It appears from these photographs that a section of the circle is located underneath a neighbouring industrial site.

The mid-19th Century Southill House, located in the south of the Southill area, is noted as a protected structure in the Limerick County Council Southern Environs Local Area Plan. It is considered that this building is of architectural merit and the Council recognises the best method of conserving such buildings is to keep them in active use through rehabilitation or renovation.

#### 5.2.1.3 Physical context

##### Urban structure, land use, and character

The Regeneration Areas of Southill and Ballinacurra Weston are characterised by large areas of uniform, low density, Council-facilitated or -developed housing estates, dominated by high levels of social housing provision. It represents a constituency which has been identified as one of the 25 most socially and economically deprived areas in the country.

Residential densities in both Regeneration Areas are low compared to potential accessibility, and there are highly segregated patterns of tenure. The severance described below, together with un-used, under-used, or inappropriately-used land in direct proximity to the housing areas (the Galvone Estate in Southill, and the ESB lands in Ballinacurra Weston), significant social problems, and difficulties of access and movement resulting from the layout of the estates, does nothing to reinforce either Southill or Ballinacurra Weston as a 'place' or an integral part of the city.

##### Southill

The urban structure of Southill is defined by the intersection of the north south Roxboro Road, leading to the city centre, and the orbital ring road, Childer's Road. This junction is marked by the large and visually dominant Roxboro Roundabout, with its small local centre comprising the Roxboro Shopping Centre, some local retail, the LEDP offices, and a new hotel and supermarket. To the south lie the housing estates of O'Malley, Keyes, Kincora and Carew Parks, separated from the Childer's Road by the Galvone Industrial Estate.

“The physical environment is the pivot of regeneration. It impacts on every demographic, from children and their play spaces, to older people and their retirement complexes; and on every aspect of living from health to mobility, to the growth of social networks and social capital. The physical environment is the facilitator of regeneration. It creates the setting within which economic and social change can take root and transform peoples' lives.” (Limerick Southside Regeneration Agency 2008)



Southill Housing Estates today



# Physical Context

The intrusion of major arterial roads through the centre of the precinct, together with proposals for the redesign of the Rosbrien Interchange linking Limerick South to the new Southern Ring Road, pose challenges to the realisation of the strategic potential of Southill. Despite a distance of less than 1.5 km from the Roxboro roundabout to the gates of the People's Park in the city centre, the area is disconnected from the city due to the physical and visual severance effects of major roads, natural topography, and the railway.

This severance or isolation is further reinforced by the mono-functional nature of land use zoning in the area, with no real range of uses, and poor connections between the residential communities and the retail and social facilities which serve them.

## Ballinacurra Weston

Ballinacurra Weston area for regeneration finds itself between Hyde Avenue and Prospect Hill to the east and west, and Childer's Road to the south, with access from Hyde Avenue only. Both Hyde Road and Prospect Hill lead directly to the city centre. The internal structure is based on a system of cul de sacs, with no continuous or through routes or connections. The nearest local centre providing retail and services is located at Punches Cross, but despite its geographical proximity, access is circuitous and difficult due to the lack of connections south to Childers Road and west to the Rosbrien Road.

The area is marked by a series of dramatic level differences manifested in steep embankments. Much of the area to the north of the housing is under-developed land in the ownership



Ballinacurra Weston

of the ESB, and the proposals have been developed in light of the uncertainty associated with the availability of these lands.

## Transport and movement context

At a strategic level, the south of the city is structured by a number of primary routes radiating from the city – the Dublin, Ballysimon, and Kilmallock Roads to the south east, the new national route to Cork (N20) and the Roxborough Road (R511) to the south, and the Ballinacurra/ St. Nessans Road (R526) and Dock Road to the south west.

East-west routes relating to these radial roads are limited, and often non continuous. Instead, east-west movement in the south of the city is dominated by two major orbital routes, the Childers Road which passes through the Regeneration area, and the new Southern Ring Road, the final sections of which are currently under construction. It is intended that this national primary route will be linked to the Shannon and Galway roads by a new river tunnel, and the proposed Rosbrien Interchange, located to the west of the Roxborough Road, will provide a connection to the N20 road to Cork and Killarney.

When complete, this new infrastructure will have a major impact on the Regeneration Area, as the junction is designed to allow only traffic travelling from the west to enter the city at this interchange. This loss of inbound access from the south or east might undermine the potential future viability of uses in the Regeneration Area and contribute further to its severance. Although the City Council is lobbying the National Roads Authority to reinstate the full connection, it is recognised that this process is likely to mean that any improvements arising are likely to take some five years to deliver and possibly more. Additionally, the form that this connection takes – should it be delivered – poses a number of challenges:

- Significant land take and effective sterilisation of adjacent land parcels;
- Landscape and visual impact of the road infrastructure;
- Impacts on land-use appropriate to this gateway location.

The Regeneration areas are relatively well served in terms of distributor roads, with Hyde Road and Prospect Hill, and the Roxborough Road, providing direct connections into the city centre from Ballinacurra Weston and Southill respectively. However, these roads primarily serve through-traffic rather than provide good access for local residents and businesses. As a result

of low level of connectivity from the distributor roads, vehicular permeability through the Plan area as a whole is poor.

As part of the baseline study, a review of the movement and transport infrastructure of the area was carried out. The review set out key transport constraints and opportunities relating to major roads, and all modes of transport including car, bus, rail, walking and cycling.

- Access from the new Southern Ring Road needs to be improved in order to ensure the long term viability of employment uses in the Regeneration Area, and prevent any further severance
- Despite the fact that the area is almost entirely located within a twenty minute walking distance from the city centre, pedestrian and cycle numbers are low due to vehicle priority and poor pedestrian provision along the Roxborough Road. Connections between the Regeneration Area and the city centre need to be improved, particularly for sustainable modes such as walking and cycling;
- Connections within the Regeneration Area also need to be strengthened, in order to reduce the severance effect of the rail line, and to overcome the barriers caused by the lack of permeability in the existing road layout
- The existing rail infrastructure will be retained in order to protect the existing services, and to safeguard the potential of any new services such as a 'Bus Rapid Transport' method or similar. Opportunities to reduce the severance impact of the rail lines - by the introduction of additional roads and new level crossings - will also be explored
- The bus service needs to increase in frequency and achieve a greater degree of penetration, in order to properly service the whole of the Regeneration Area

Physical context

Galvone Industrial Estate



Aerial view of the Roxboro Roundabout, from the south

LEDP



Childer's Road - view of Maldron Hotel and supermarket



Roxborough Road, view south from the City Centre

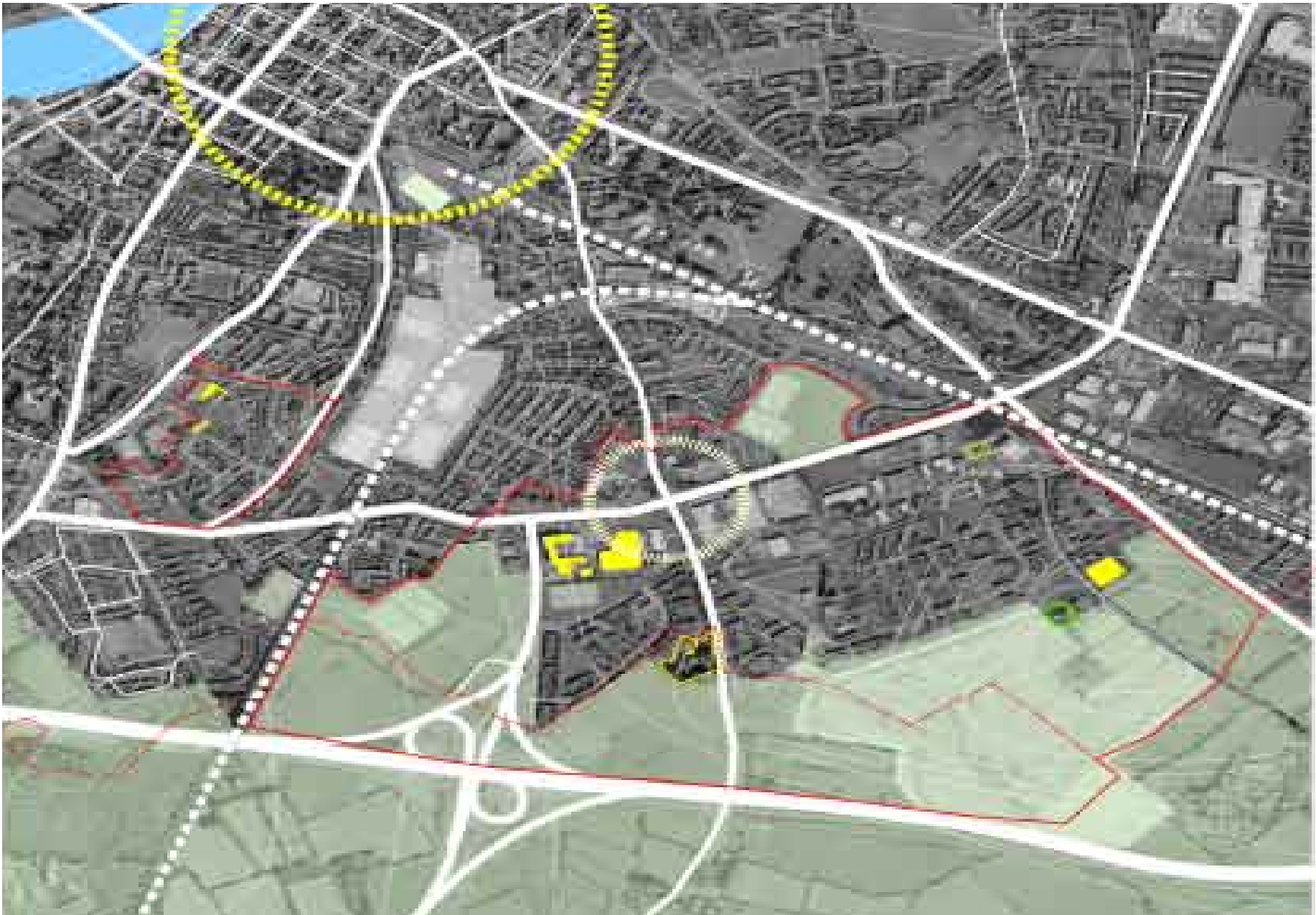
# Summary of Issues

**Constraints**

- Strategic and primary routes
- Railway lines
- Buildings/protected structures to be retained
- City boundary
- Topography

**Opportunities**

- Green spaces and countryside
- Railway lands
- City centre as destination
- Southern gateway
- Topography
- the Rath



0 m 100 m 500 m

Summary of Issues: Opportunities and Constraints



Strengths	Weaknesses	Threats	Opportunities
<p>Both Ballinacurra Weston and Southill are well located adjacent to Limerick city centre, with potentially high levels of accessibility afforded by the proximity of the inner ring road and the outer city bypass (for Southill) and the city railway station.</p> <p>Elevated settings, overlooking the city and countryside.</p> <p>The Southill area, in particular, is located immediately adjacent to the open countryside, offering possibilities to create a new urban edge, and visual and physical connections into this hinterland.</p> <p>The strategic location and road infrastructure of Southill, represents a significant gateway location for the city.</p> <p>The Southill Regeneration area possesses large areas of unused or under-used land where early development can promote regeneration. In Ballinacurra Weston the situation is less clear, with significant amounts of under developed land being held by the ESB, and future availability is unknown.</p> <p>The regeneration proposals for Southill and Ballinacurra Weston enjoy strong public sector and Government support.</p> <p>There is a node of existing retail and commercial activity, including the existing Garda Station, at Roxboro Cross.</p>	<p>There is a lack of direct routes and connections within both Regeneration areas, and also between the Regeneration areas, surrounding neighbourhoods and the city centre.</p> <p>The lack of through routes in Ballinacurra Weston isolates residents from services at Punches Cross and the city centre.</p> <p>In Southill, the isolating and severance effect of the primary road network and rail lines separate the residential communities from their social and retail facilities.</p> <p>Access to public transport is relatively poor, and existing services are unreliable and infrequent. This contributes to low levels of mobility.</p> <p>Cycling and walking is discouraged because of concerns about personal security and a lack of facilities, including crossing points and cycle lanes.</p> <p>Limited range of uses in both Regeneration areas and in Southill the location of the Galvone estate acts as a barrier between the residential areas and the city centre.</p> <p>Both Regeneration areas present challenges relating to steep topography. This topography also discourages cycling and walking from Southill into the city centre.</p> <p>Open spaces are dominated by sports provisions, with little general access to landscaped public open space.</p> <p>Lack of developer/private sector interest or investment.</p> <p>Lack of diversity of house type and tenure.</p> <p>Both Regeneration areas suffer from negative perceptions, and various social and economic problems, as outlined in chapters 3 and 4.</p>	<p>The new N7 Rosbrien interchange poses a number of threats to the Southill Regeneration Area, including the possibility of heavy traffic passing through the area to the bypass and also the possible lack of access to the area from the south and east.</p> <p>Diverse land ownership and land interests, particularly in Southill, pose development challenges.</p> <p>Both Regeneration areas –but more particularly the larger regeneration and creation of a new urban neighbourhood at Southill face competition from other parts of the city and out of town retail centres, and new housing being provided outside the city boundaries.</p> <p>Both Regeneration Areas face the threat of challenging social problems and the difficulty of attracting new residents to live in the newly regenerated areas. It is vitally important to create a mix of house types and tenures and not to recreate the existing conditions.</p> <p>Development and regeneration can be affected by uncertain market conditions and the changing economic climate.</p>	<p>At a city wide scale, Southill is a highly accessible location, strategically situated to present a new southern gateway to Limerick City. There is an opportunity to guide development towards the Childer's Road, and develop the area as a medium density mixed use quarter focussed around a new node, creating a new neighbourhood with a critical mass of people to support amenities and public transport.</p> <p>Southill also presents a major opportunity to form a new edge to the city, overlooking the surrounding countryside.</p> <p>At Ballinacurra Weston there is an opportunity to create a high quality new neighbourhood, that is focused around new connections both east-west between Hyde Road and Prospect Hill, and north-south between Childer's Road and Byrne Avenue. These new connections will ensure that the neighbourhood will be well integrated with its surroundings, and highly accessible to the city centre.</p> <p>In both Regeneration areas, opportunities exist to create new urban structures that make better use of existing topography, improve permeability and connectivity, and improve access to and from and between sites. A new mix of land uses, new housing layouts, mix and tenures can be provided, integrated with an attractive, well designed and maintained public realm.</p>

# Telling the story

## 5.2.1.4 Evolution and structure of the plan

The Plans for Southill and Ballinacurra Weston have been organised to meet the complex demands of the site, the surrounding context and the client brief and requirements. The structure of the Plan is formed by a number of key components, summarised below.

- **Roxboro Cross**, a renewed junction between the main north-south and east-west routes, the centre of the regenerated neighbourhood
- **A Community Spine**, a diagonal route that connects facilities and destinations
- **A new city edge**, redefining the boundary between town and country
- **Green fingers**, connecting the countryside to the city
- **A series of hubs**, providing civic, community, and recreational functions



Key connections

### Creating the key connections within the sites, and between the sites and the surrounding districts.

The severance effects of the existing road structure has been outlined in 5.2.1.3 above, and one of the first moves towards preparing a new urban structure is to change the character of these roads. Childer's Road is to be redesigned to form an urban boulevard, and Roxborough Road is to be improved to provide a more attractive and accessible route to the city centre. This allows the replacement of the Roxboro Roundabout with a new urban crossroads, Roxboro Cross, forming the centre of a new neighbourhood located less than a twenty minute walk to the city centre. Principal destinations are presented by the City Centre, and the countryside to the south. Connections into the surrounding streets and neighbourhoods are identified. In Ballinacurra Weston the principal move is the creation of a new route that links Punches Cross in the south (at the rear of the community centre), to Byrne Avenue in the north, thus opening up the area into the surrounding urban fabric.

### Creating local links at neighbourhood levels

A network of new routes is developed across both Regeneration Areas, generated by existing roads to which they make connections. Where possible, existing road alignments are retained, and in other situations, new road alignments are selected with consideration to land ownership boundaries, in order to relate to future phasing requirements.

In Ballinacurra Weston, the existing access points along Hyde Road are retained. New east-west connections are also made between Punches Cross and Byrne Avenue.

In Southill, existing alignments are retained along Colivet and Synge Drives to the west of Roxborough Road, and along Galvone Road to the east. The easternmost part of Donough O'Malley Drive is also retained. Boherglas Road is also incorporated into the proposals, with some realignment at its northern end. New connections are made to O'Donoghue Avenue to the West, to the John Carew Link Road, and Roxborough Road, and across the Childer's Road to Glasgow Park, and to the Kilmallock Road to the east.



Key connections between sites and surrounding areas



Local links at neighbourhood levels

**Note: All maps and diagrams in this document are for indicative purposes only**



**Connecting the primary urban structure to the landscape context and the landscape opportunities.**

This network of routes is adjusted to take into account the steep topography of the area. The highest point of the Southhill Regeneration Area is to the southeast, culminating in the Rath, an existing protected structure described in the introduction of this chapter. This element is used to set up a major diagonal route or community spine, leading from Hyde Road, through the railway lands, directly through the new Roxboro Cross, and gradually climbing through the proposed development, until it reaches the Rath, where a public park allows extensive views north over the city, and south over the surrounding countryside.

The Southhill Regeneration Area, bounded by the open spaces of the municipal golf course and the countryside to the south, presents a major opportunity to form a new edge to the city centre, and strong north south connections from the built up urban area, into this surrounding hinterland. The retention of existing road alignments, described above, generates a series of disjointed urban grids and the space between these grids is used to form a series of green fingers or insertions into the proposed urban form. These vary in size, with some green fingers being extended to the north to integrate Kennedy Park into the proposals.

In Ballinacurra Weston, the topography is also used to generate the main elements of the urban form, with roadways aligned to take into account the steep embankments that surround the railway lands. Again, the disjunction of grids is used to incorporate significant areas of open space and parks into the urban form.

**Creating the nodes of neighbourhood activity and community life**

A number of natural nodes or centres emerge that give further structure to the developing Plan. In the northwest, the railway lands are to be the subject of a future Framework Plan, but for the purposes of the Southside Regeneration, they have been designated in the Plan brief as a major location for city sports and recreation. This active 'hub' is connected along the community spine to the new centre of the neighbourhood which is created at Roxboro Cross. Centrally in the Southhill Regeneration area, and again located as an incident along this diagonal route, another local centre is proposed, focused on community facilities and green spaces. This is linked to the final hub, centred on the Rath, which relates to the brief requirement to locate sports and recreational facilities at this location.

Further smaller local centres are created in Ballinacurra Weston, and in other parts of the development. These are located adjacent to open spaces and central to neighbourhood areas.

**NB It is important to note that the area proposed for regeneration in Ballinacurra Weston consist of the housing estates of Clarina, Crecora, Beechgrove, Lenihan Avenue (part of), Byrne Avenue, Hyde Ave/Road (part of) and Weston Gardens. It does not include Punches Close, Hayden Villas, Weston Terrace, Rosbrien Terrace/Road, Ryans Cottages or Donnellan's Buildings or the ESB site.**



Connecting the primary urban structure to the landscape



Creating the nodes of neighbourhood activity

## Integrated Plan - Proposed



Note: All maps and diagrams in this document are for indicative purposes only



The Plan

5.2.1.5 The Plan

The map illustrated on the previous page shows a representation of the vision and objectives for the regeneration of the Southhill and Ballinacurra Weston areas, and any future development proposals should be in broad compliance with this vision.

The proposals consider the inter-relationships between movement, site development area, land use and density and open space, both at the strategic scale and at the scale of the neighbourhood. The sections that follow will describe a series of accompanying strategies relating to community infrastructure and residential development (Live); urban structure, movement and connections (Link); open space, sports, leisure and play strategies (Play); education provisions and facilities (Learn); employment opportunities and provisions (Work). These frameworks establish the overall structural proposals for the development of Southhill and Ballinacurra Weston. Each section describes the existing conditions, outline the main strategies or objectives, and describes and illustrates, the nature, extent and character of development.

The proposals provide up to 3,000 new homes in Southhill. Of these, approximately 800 are considered to be replacement homes for existing residents, with the remainder to be sold on the open market. In Ballinacurra Weston, up to 350 new homes are to be provided, of which approximately 300 will replace existing homes. There are also a number of sheltered or retirement housing dwellings proposed in Southhill, and in Ballinacurra Weston.

The proposals also provide for almost 180,000sqm of non residential use in Southhill. 136,000sqm represents new or replacement employment opportunities (including retail), and 44,000 sqm accommodate community, education, or sports and leisure uses. Retail uses are focused around Roxboro Cross, with approximately 7,500sqm of retail use at this location.

In Ballinacurra, 5,000 sqm of new community uses are proposed, including just over 1,000 sqm of local retail/employment uses.

A total of 68 hectares of landscaped open spaces are proposed across both areas and the nature of these spaces range from residential courtyards to children and adolescent play areas, community gardens, green fingers incorporating informal play and recreational areas, landscaped neighbourhood parks, and sports pitches for a variety of sports and disciplines.

Neighbourhoods

At the local scale, a series of neighbourhoods are proposed, each focused on a neighbourhood park accessible within a five minute walk. Subdivision into neighbourhoods enables facilities to be appropriately distributed across the plan area, and each neighbourhood provides a focus for local services. The location and extent of the neighbourhood areas were established with regard to:

- The opportunity to form areas which contain a local focus and simultaneously connect and contribute to, the urban structure
- The coherence of the neighbourhood areas with regard to existing landscapes, urban form, land use and accessibility
- The presence of major infrastructural boundaries
- The existing neighbourhoods and housing estates, and the desire of local people to remain in broadly similar areas or groupings

The neighbourhoods are shown on the Plan above, and described over the next pages. It should be noted that the names used have been chosen for ease of reference, and are closely based on names of existing roads, streets, and housing estates. In reality the decision to retain or revise names is a critical one in the process of transforming the identity of these areas, and will be decided by residents through a consultation process to be managed by Limerick Regeneration Agency.



Possible new retail at Roxboro Cross

## Neighbourhoods



Artist impression of views of the new Roxboro Cross neighbourhood, from the east and from the south

*These names are indicative only.*

#### Ballinacurra Weston

The proposed neighbourhood of Ballinacurra Weston mirrors the boundaries of its Regeneration Area. It will be a neighbourhood of mostly replacement housing, with good connections to the city centre to the north, and Punches Cross and the Childer's Road to the south. Development is focused around a new east west spine, which connects a hub of community activities and proposed new open space in the south, to a new open space and redeveloped frontage onto Byrne Avenue. The community uses, open spaces and replacement housing are detailed in Section 5.2.2 Live.

#### Roxboro Cross

The Roxboro Cross neighbourhood is located at the centre of the Plan to form a dynamic, vibrant place which is a major part of the urban identity of the district as a whole. It will form the heart of the new Southill, with its major civic hub or town centre. This centre, illustrated adjacently, will be the location for the main public buildings, retail facilities, and employment uses of the new district, based around the intersection of the new urban cross roads, and the diagonal route. It forms a major gateway location, both to the Southside Regeneration Area, and to the City as a whole.

Four mixed use, high density blocks surround the new crossroads. To the north-east, a site will be reserved for a new or extended Garda Station. To the north-west, a mixed use residential development, accommodating the new local health centre and other retail or commercial uses on the ground floor, defines the diagonal walking and cycling route, and surrounds a small, south facing public space associated with cafes and local services.

Diagonally opposite, forming the south-east corner, is another mixed use development, accommodating mainly retail uses and supermarket at ground level, and a series of open spaces.

The Plan's indicative designs for these two blocks propose landmark developments celebrating the gateway and defining the cross roads. The indicative design for the block to the south propose a six storey landmark office building defining the edge to Childer's Boulevard. The elevation to Roxborough Road is defined by a retail and residential building, which increases in height to the cross roads. The massing and arrangement of the buildings seeks to reflect the diversity of the new district, with an

appropriate form facing the relevant streets and public spaces. Materials with local association to Limerick, and in particular to the historic core, are reflected in the new development, with red brick and limestone details and paving suggested for the finishes.

The fourth corner will be formed by a redevelopment of the eastern portion of the LEDP site to accommodate a new proposed Adult and Further Education, municipal offices, a local library, and a theatre.

#### Toppin's Park

The neighbourhood of Toppin's Park is located between the John Carew Park Link Road and the railway line to the west, bounded to the north by the Childer's Road. This will be a mainly residential neighbourhood, forming an important interface between existing housing and proposed new residential development. To the south, a new neighbourhood park connects the residential areas to the open countryside, and leads to the sports grounds which occupy the green fields between the built edge and the small watercourse.

#### Carew Kincora Park

The new Carew Kincora Park neighbourhood extends from the boundary of the Maldron Hotel (formerly Quality Hotel) and the LEDP building in the north, down to the green fields and the Southern Ring Road in the south, and is bounded by the John Carew Park Link Road and Roxborough Roads to the west and east respectively. It provides a mix of local and strategic services, uses, and amenities, with extensive residential development. It contains Southill House which will be retained as a major community resource in a mature landscape setting.

#### New Galvone

Located to the east of Roxboro Cross, and bounded by Boherglas to the east and Childer's Road to the North, the neighbourhood of New Galvone covers part of the previous Galvone Industrial Estate and O'Malley Park. It provides an important interface and connection between the Southill district, and the surrounding neighbourhoods and city centre to the north. The neighbourhood could be a highly accessible medium density residential and employment zone, with excellent connections.

We are proposing that the entire current Galvone Industrial Estate be re-zoned from industrial to General Purpose. This proposal (subject to a variation of the City Development Plan) will greatly assist and facilitate the transformation of this large site and its connectivity to the rest of the Southill area.

**Note: All maps and diagrams in this document are for indicative purposes only**



## Urban Form

**O'Malley Keyes Park**

The new neighbourhood of O'Malley Keyes Park covers the area previously incorporating O'Malley and Keyes Parks. Situated between New Galvone to the north, and the open country and golf course to the south, this neighbourhood capitalises on its adjacency to the open countryside, and its topography. It will be a focus for some of the main open spaces in the Southill district, and will primarily contain local community facilities surrounded by medium to lower density residential development. There is a major community hub located centrally in the neighbourhood, related to a green finger, and centred on a small local park relating to the school and community centre. To the east, a major new neighbourhood park relates to the existing Rath on the Hill.

**Boherglas**

The neighbourhood of Boherglas forms the eastern boundary of the Plan areas, and forms a long linear neighbourhood sandwiched between the Kilmallock and Boherglas Roads. The southern boundary is formed by the Mount St. Oliver Cemetery. This neighbourhood provides a mix of general use such as the recycling project, the council depot, and Traveller's accommodation in the north, and towards the south it is centred on the Rath Park and the new community and sports facilities provided on and adjacent to St. Enda's secondary school.

The function, nature and character of the main streets that connect the neighbourhoods is detailed in section 5.2.3, and section 5.2.4 describes and illustrates the nature and programme of the local parks at their centre.

**Urban Form**

The Proposals for Southill and Ballinacurra Weston addresses the following key aspects of urban form:

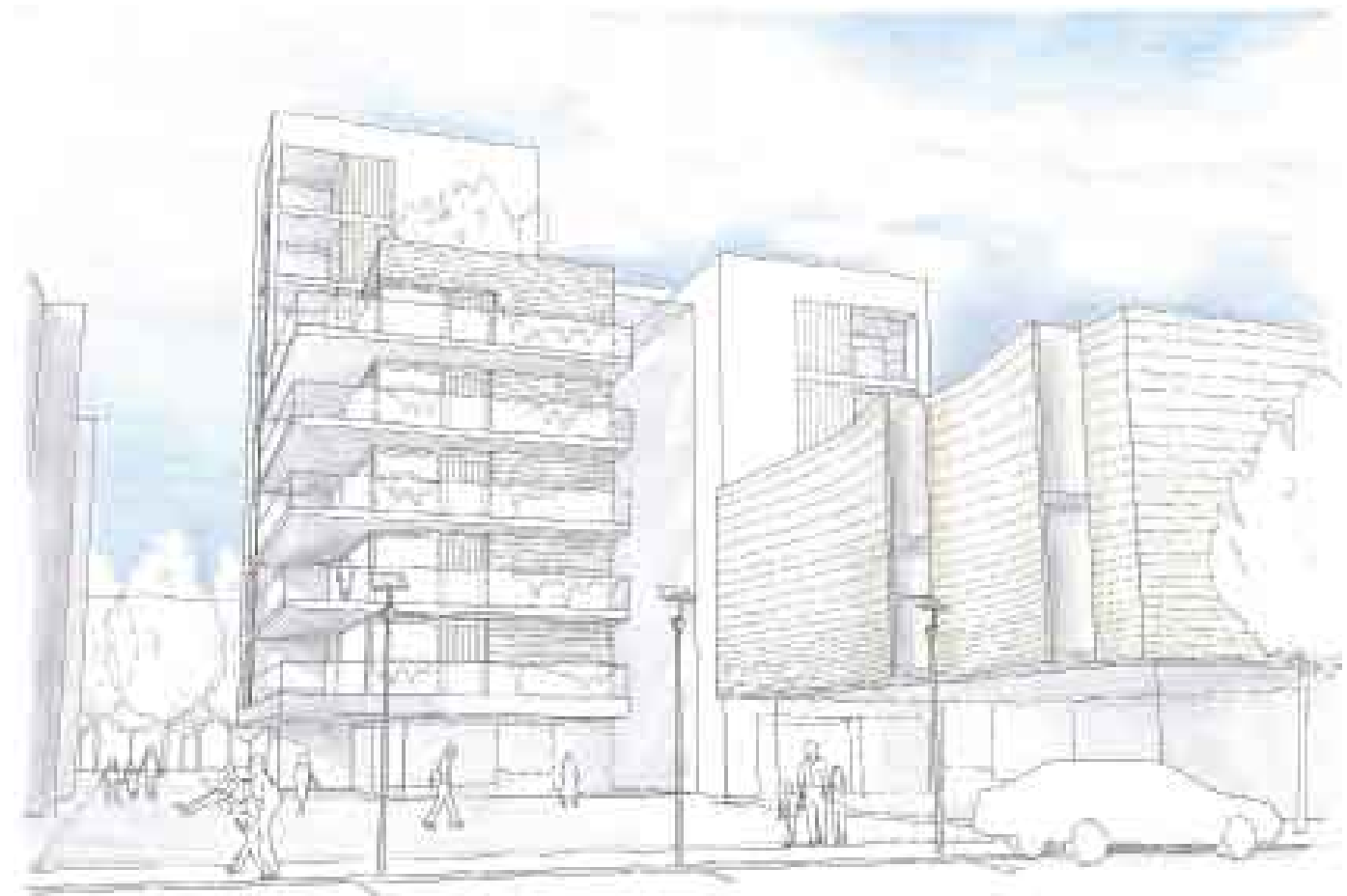
- Urban block structure - the size, shape, and rules for development frontages
- Urban grain - this refers to the means by which large areas of development are subdivided into smaller units
- Height, scale and massing;
- Building typologies.

**Urban Blocks**

The block is the basic unit of development which fills the space between the network of streets, and within which buildings are organised. The block will contain a diversity of building types and building uses, and may contain a number of different building types on each of its sides, reflecting the different character conditions of the surrounding context.

The organisation and layout of blocks in the Proposals is informed by the following principles:

- Blocks should address the key streets and open spaces, and accommodate a variety of different development conditions
- Blocks should be fairly regular in shape to facilitate ease of development, subdivision into smaller parcels, and containment of internal private open space. This also aids people's understanding or



# Urban form

'mental mapping' of the neighbourhood

- Development should follow the perimeter of the block along a common building line, without major set backs, in order to foster a strong sense of enclosure.

## Urban Grain

Urban grain relates to the pattern of street, blocks and plots. At the larger scale, it refers to the way in which large site areas are divided into streets and blocks. At the scale of the block, it refers to the width of and frequency of building plots within a block, which vary according to the character, density and mix of development. The success in creating a mixed use district lies in breaking down large development parcels into smaller units of development. This enables a diversity of building forms, spaces, and styles to be created. Development should present a fine urban grain, which will provide a varied elevational treatment, and create an adaptable pattern of development that can accommodate incremental construction or change.

## Building height, scale and massing

Within Southill and Ballinacurra Weston, a variety of building heights will be promoted to reflect the diversity of the context, and the mixed use opportunities of the Plan proposals. Building heights should:

- Reflect the scale, character and function of the different streets and spaces
- Respect the height and scale of existing buildings where they adjoin the Plan
- Create streets and spaces that are comfortable and not unduly overshadowed

The diagram opposite shows the general strategy for building heights in the areas. Heights are arranged to reflect the hierarchy of location, to assist legibility, and to provide enclosure to streets and spaces.

- The local centre is flanked by building of four storeys with storey set back, as required. Heights immediately surrounding Roxboro Cross may increase to six storeys to form landmark buildings, and mark this important gateway.
- Buildings along Childer's Road and the part of Roxborough Road nearest the cross are four storeys high. On Donough O'Malley Road, and the new community spine in Ballinacurra Weston, the frontages are three storeys high.

- Heights in residential areas are generally two storeys, with three storey elements provided at corners, and entrance points, to mark threshold, local gateways and local landmarks.

## Building typologies

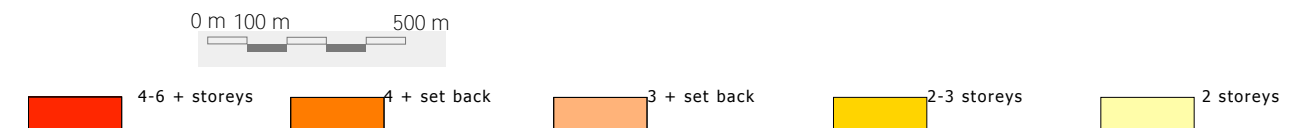
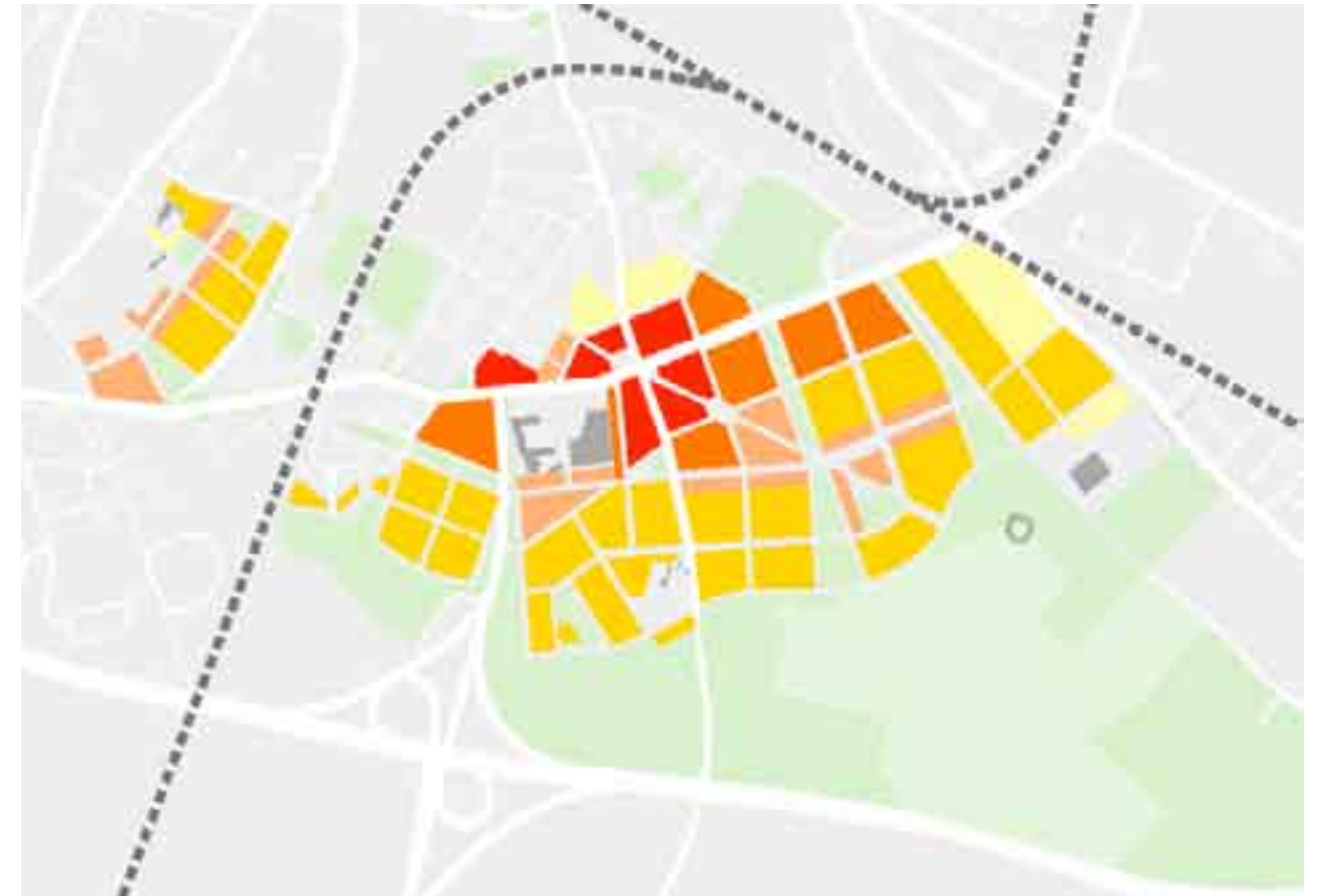
The Plan does not provide a prescriptive approach to building design, but rather seeks to foster design of the highest quality. The following key principles are set out:

- A range of building typologies is essential to creating a robust and adaptable built fabric. Buildings, particularly those along primary streets, should be designed in a manner to allow their adaptation for other uses over time
- All landmark buildings should be of a high quality architectural design
- The design and scale of buildings should reflect the use of the building
- The ground floors of all buildings along main spaces or routes should be clearly expressed architecturally, through the use of shop fronts or different materials. They should also incorporate a higher floor-to-ceiling dimension than the floors above in order to provide for future flexibility and adaptability of use
- The entrances of all buildings should be clearly marked and highlighted. Primary entrances to all buildings should have a clear and direct relationship with, and access to, the adjoining public street. Own door access is promoted in residential streets
- A range of building materials may be used to reflect local materials and context

Streets should be well defined, with strong frontages, and clear separation between public and private frontages. Building heights relate to the character and function of the streets and spaces they enclose, with higher buildings used to articulate corners and gateways.

Note: All maps and diagrams in this document are for indicative purposes only

Proposed Building Height Strategy for Southill and Ballinacurra Weston



**NB It is important to note that the area proposed for regeneration in Ballinacurra Weston consist of the housing estates of Clarina, Crecora, Beechgrove, Lenihan Avenue (part of), Byrne Avenue, Hyde Ave/Road (part of) and Weston Gardens. It does not include Punches Close, Hayden Villas, Weston Terrace, Rosbrien Terrace/Road, Ryans Cottages or Donnellan's Buildings or the ESB site.**



Land Use

5.2.1.6 Land use strategy

Although the new neighbourhood will be mainly residential in character, to be successful it must have a good mix of uses including shops, schools, employment space, and leisure and community uses. The creation of a balanced mix of uses is essential to the production of a successful and sustainable neighbourhood.

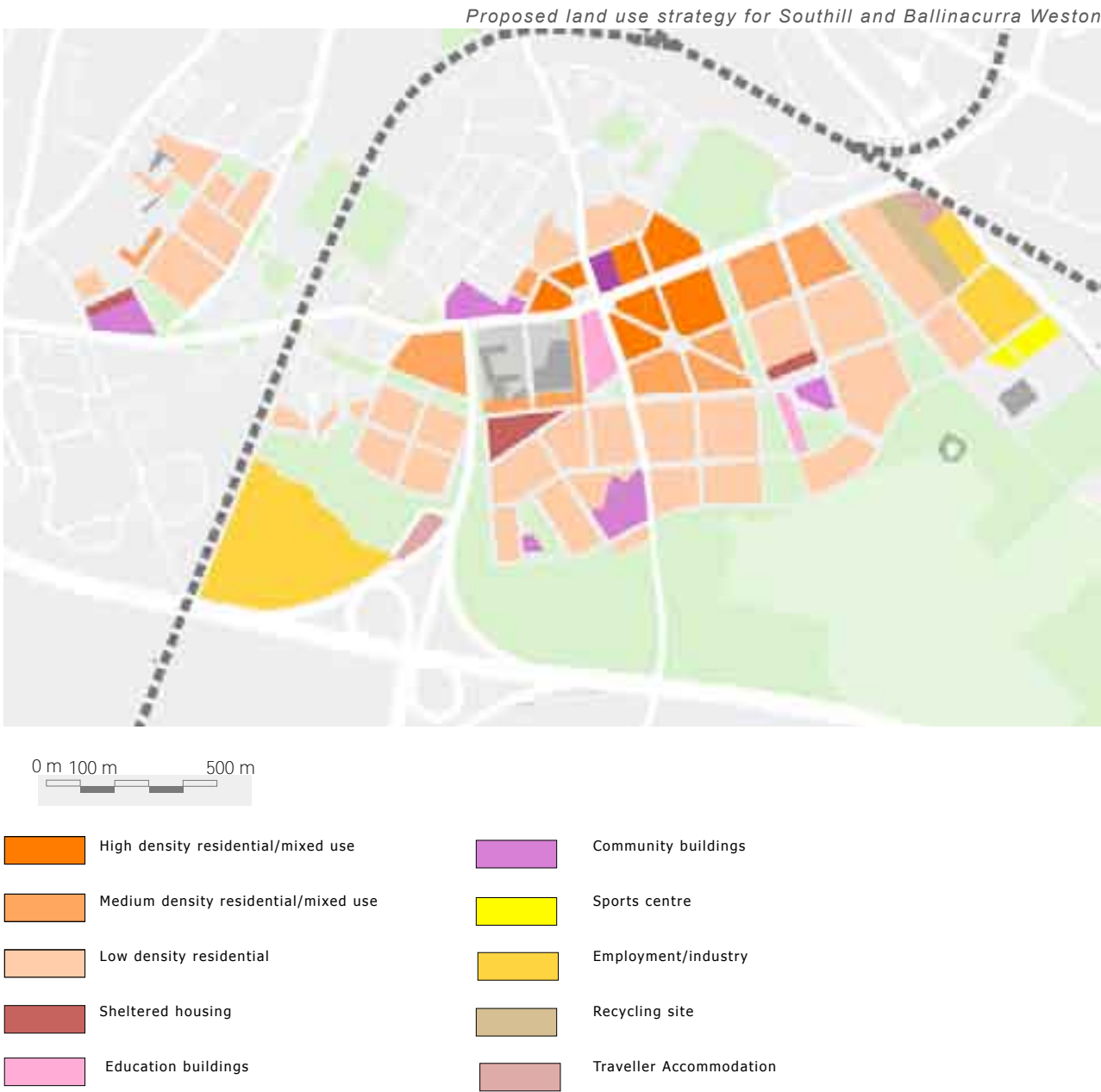
The land use strategy should strengthen the role and character of the regeneration area as a sustainable place which enables community life, business, learning, and leisure. Fundamental to meeting this aspiration is enabling residents and visitors to meet a variety of needs within an easy walking, cycling, or public transport catchment, through the location, form, and adaptability of land uses. It will also be important to ensure that the amount of development is sufficient to create a critical mass of population and footfall that will support local services and businesses.

A number of principles have been used to inform the land use strategy:

- Existing and proposed routes of movement and public transport were considered when locating land uses of neighbourhood-wide importance. For local uses or centres, a system of pedestrian friendly streets and routes was developed
- Existing land uses or facilities adjacent to the areas were also considered
- The central location of Roxboro Cross in relation to the new neighbourhood, the city centre, and the proposed new public transport routes, affords an opportunity to develop a medium density urban mixed use node where provides local retail, employment, civic and institutional facilities.
- Community uses are located at intersections of key routes, close to existing or proposed amenities, to form hubs of local community significance
- Both vertical and horizontal mixing of uses - i.e. residential or other uses over or beside ground floor, non-residential uses - is promoted

The distribution of land uses is shown on the diagram opposite, and will be discussed more fully in the following sections.

Southill and Ballinacurra Weston will contain a wide range of amenities, spaces and character areas, and the resulting density and mix of uses will allow a variety of urban forms and public life to develop.



Note: All maps and diagrams in this document are for indicative purposes only

5.2.2 Live

A successful neighbourhood is one where a range of house types and tenure is provided to cater for a variety of housing needs, and where residents can easily access the range of facilities and amenities they need to support their day to day needs.

It is envisaged that Southill and Ballinacurra Weston will develop into vibrant successful places, characterised by a regenerated and positive community life enabled by the new design and layout of housing, location of services, and environmental amenities. This section describes what it would be like to 'live' in Southill and Ballinacurra Weston, and sets out proposals for the community infrastructure, followed by the description of the residential development.

5.2.2.1 Community Facilities

Key to achieving a successful place is the location of the infrastructure of community life: shopping, work, education, and community facilities. These provide a focus for developing community life, and their timely and accessible provision will contribute to the quality of life to be enjoyed by residents.

In the context of the Southill and Ballinacurra Weston Proposals, almost 50,000sqm of community facilities and uses are to be provided as part of the development brief. These include buildings and facilities relating to health, community, civic and religious uses, local retail, and offices of various State agencies including An Garda Síochána. Sport and leisure, and educational facilities, are also included within this floor area, and these are described in following sections (Play P146, Learn P154).

Distribution of community facilities

It is proposed that a series of hubs that differ from each other in nature, character, and use, and that have already been broadly described. The new social or community facilities will be focused within these nodes. Those facilities which will need to serve both communities, or the wider city, are located in the highest accessibility zones such as the new centre at Roxboro Cross, while facilities with a more local catchment such as churches and community centres are located at neighbourhood hubs.

The hubs have been sited at important junctions and nodes that will form a natural daily route for people going about their everyday activities. For example by locating shops close to learning facilities, people can do their daily shopping before or after attending courses and workshops or dropping/collecting children from school.

By clustering facilities together at key focus points rather than spreading them out, we are increasing convenience and access to these services, as well as maximising their viability. Signage showing walking and cycle times should be incorporated at detail design stage. The mix of different uses will help to create a successful and more sustainable neighbourhood rather than just a renewed housing area.

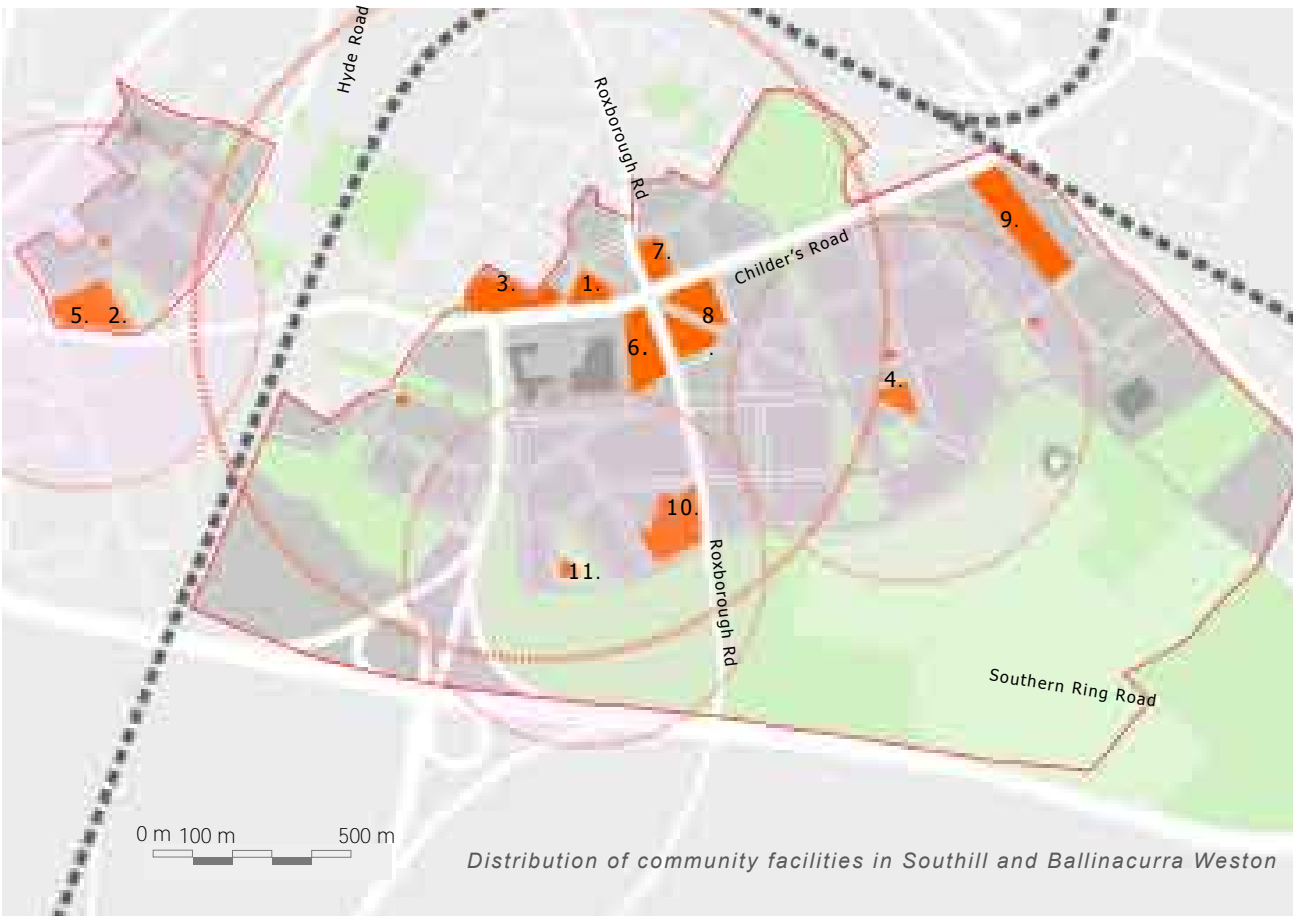
Health Care

Chapter 3 highlighted the importance of designing health and social care initiatives into the Plan. The Physical Proposals accommodates active living by encouraging walking, cycling, sports and leisure activities that will all contribute to better health. New health facilities are also proposed. As part of the development brief, the HSE have identified a requirement for a new primary care team centre, based on a five GP model.

In the short term, the existing health centre in Southill is to be retained, and extended if necessary. The Plan proposes a new primary care centre, over 3,000sqm in area, located at ground floor level in the mixed use block to the north west of Roxboro Cross (on the site of the existing Roxboro Shopping Centre). This location will take advantage of existing and proposed travel patterns, and be centred on a wider population catchment area.

Proposals for Ballinacurra Weston also include an expansion of health service provision, with a smaller primary care centre to be provided. This will be located to the north of the community centre, with frontage onto both the main east west circulation spine, and also the neighbourhood park and community centre.

There is also provision within the brief for a daycare centre for the elderly, and this is located as part of the complex of community buildings at the O'Malley/Keyes Park hub, related to the proposed church and community centre at this location.



- |  |  |  |
|--|--|--|
| 1. Primary care centre Southill            | 5. Ballinacurra Weston community centre and church | 8. Local retail  |
| 2. Primary care centre Ballinacurra Weston | 6. LEDP redevelopment                              | 9. Community recycling   |
| 3. Youth centre                            | - Adult Education College                          | 10. Existing Southill House facilities                         |
| 4. Community Buildings                     | - Municipal offices                                | 11. Community facility   |
| - Community Centre                         | - Library  |  |
| - Southill Church                          | - Theatre  |  |
| - Parent and Child Centre                  | 7. Reserved for Garda District HQ Extension        | 400m (5 min walk) and 800m (10 min walk) walk band radii shown |
| - Elderly Day Care                         |  |  |

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NB It is important to note that the area proposed for regeneration in Ballinacurra Weston consist of the housing estates of Clarina, Crecora, Beechgrove, Lenihan Avenue (part of), Byrne Avenue, Hyde Ave/Road (part of) and Weston Gardens. It does not include Punches Close, Hayden Villas, Weston Terrace, Rosbrien Terrace/Road, Ryans Cottages or Donnellan's Buildings or the ESB site.





## Community facilities

## Community Facilities

## Youth Centre

The provision of a youth resource centre is seen as essential for the regeneration of the area, and a series of consultation workshops with local parents, youths, and service providers found that the preferred option was for one large state-of-the-art campus, located centrally. This space will have shared facilities such as a sports hall, youth cafe, computer games room, snooker & pool room, multi-purpose rooms, music recording studio, etc., and will accommodate a wide range of service providers.

The location proposed is close to the new Roxboro Cross. The site can accommodate a building with ancillary facilities and associated parking arranged around a small south-facing forecourt. The location presents a number of advantages, the principal one being that it is viewed as a 'neutral' location, equally accessible and acceptable to the residents of both Ballinacurra Weston and Southill, and also well related to youth in other surrounding neighbourhoods outside the two Regeneration Areas.

This should be a landmark building, highly visible within the Roxboro Cross neighbourhood, and linked by a green finger to the outdoor sporting facilities located adjacent to Carew/Kincora Park to the south.

## O'Malley/Keyes Park community buildings

At the centre of the new O'Malley and Keyes Parks is a neighbourhood hub, described as a community hub, located at the junction of the primary east-west routes and the diagonal route, and centred on the adjacent green spaces and green fingers. Development in this location forms a complex of community buildings, relating to each other and the open space, and including primary schools, a community centre, an adult community learning centre, a children centre, an elderly daycare centre, and the local church.

A new, multi-purpose community building is proposed at this hub, related to the civic square and park. It will provide high quality, flexible community space as part of a local landmark building. This building will accommodate existing community groups and users, and will provide flexible community space to allow for a range of uses such as meetings, parties, weddings, exhibitions, and a multipurpose space for arts and cultural events. It should also be related to, or integrated with the day care centre for the elderly, and a new and smaller church for Southill. This development should be delivered early to provide for a range of facilities throughout the development process.

## Childrens' Centre

There is also a requirement for a childrens centre, which should be located close to these community facilities, and also be clearly related to the new and replacement housing. This centre will accommodate current family support work and include drop in space for support services. It will also provide additional early years services that facilitate intervention in the lifecycle of children in need. This facility will include a play garden related to the neighbourhood park.

Vision Statement Launch, Southill (Jan 08)



Community facilities are located adjacent to public spaces to form nodes of local significance, and foster a vibrant public life

Indicative layout of Community Hub at O'Malley/Keyes Park



NB It is important to note that the area proposed for regeneration in Ballinacurra Weston consist of the housing estates of Clarina, Crecora, Beechgrove, Lenihan Avenue (part of), Byrne Avenue, Hyde Ave/Road (part of) and Weston Gardens. It does not include Punches Close, Hayden Villas, Weston Terrace, Rosbrien Terrace/Road, Ryans Cottages or Donnellan's Buildings or the ESB site.



# Community facilities

Associated with this family centre is an additional satellite base in a house suitable for family support work. This is accommodated in the neighbouring housing areas.

## Ballinacurra Weston Community Centre

At Ballinacurra Weston, approximately 5,000 sqm of community facilities are clustered in the south-west of the neighbourhood, located generally on existing church or community owned land. The proposed new community centre in Ballinacurra Weston will be a purpose built building, with a multi purpose hall, a youth 'hang out space', and smaller meeting rooms and flexible accommodation. It will be located adjacent to the new church and its parish facilities, and also with a direct visual and physical relationship to the green spaces adjacent, and the redeveloped Our Lady of Lourdes School on the other side of the Childer's Road.

## Religious Facilities

The regeneration area includes two churches, Our Lady of Lourdes in Ballinacurra Weston, and Holy Family Church, Southill and the proposals suggest the possibility of demolition and rebuilding of both.

The relocation of the churches would allow for far more efficient use of the existing church lands.

## Childcare

Childcare facilities in Southill will be located within the civic hub at Roxboro Cross, or the community hub located in O'Malley/Keyes Park. A smaller facility should be integrated into the community centre in Ballinacurra Weston.

## Other

There are a number of other community and institutional use facilities clustered around the civic hub at Roxboro Cross. These are larger facilities, designed to serve both the local and surrounding communities, and the wider city.

In Ballinacurra Weston there is a requirement to replace the existing Community Development Project building with a purpose build facility. In addition it is proposed to provide a similar type facility for the Rosbrien An.SEO School Completion Programme. Further discussion will be required with each of the services providers.

## Municipal Offices and Library

The municipal offices are proposed as part of the redevelopment of the LEDP site which forms the south-west corner of Roxboro Cross. This building can accommodate a number of uses including the local library, and the new Limerick Adult Education College described in section 5.2.4 and FÁS Training Centre.

## Theatre

It is also proposed to include a small community theatre to be located on the redeveloped LEDP site. This is to be an important community resource, and will be run and managed privately. It could be successfully combined with the other main users of this building, including the library and the Adult Education College.

## Garda Station

A site will be reserved for an extended Garda Station at the north-west corner of the Roxboro Crossroads. The existing station is a District Headquarters. There have been a number of new Garda Stations recently provided in places like Ballymun, Irishtown and Finglas in Dublin, which follow good urban design principles in forming strong and continuous frontages to their street edges, and marking gateway locations with a landmark building.

## Local Retail

The Southill Regeneration Area currently contains a concentration of retail activity at the existing Roxboro Shopping Centre. This is focused on convenience activities (food and other items for everyday needs) with comparison requirements (clothes, furniture and durable goods) met by existing retail outlets in Limerick City Centre and other out-of-town retail locations surrounding the city.

The Proposals retain the local retail provision at this general location, focused around the new Roxboro Cross. To the north-west corner, on the site of the existing Roxboro shopping centre, a limited number of retail units, including a café, are provided in conjunction with the health centre, animating the edge of the south-facing public space at this point. To the south-east of the cross roads, a high quality landmark development reprovides the existing facilities of the Roxboro Road Shopping Centre. The diagonal route is lined with retail units, and the Tesco Supermarket is provided in a triangular block behind.

There is likely to be limited capacity for other new convenience retail facilities, and any new facilities should not detract significantly from the Roxboro Cross development. Depending on how much extra retail provision can be made as a result of the increase in population following regeneration, limited local convenience retail floor space in the form of small local parades or corner shops will be provided within each neighbourhood hub, alongside the community facilities. These proposals will provide small scale facilities closer to where people live.

Local retail in Ballinacurra Weston is to be provided along the new east-west spine, clustered towards the south where it will complement the community facilities. There should also be a corner shop located towards the northern end of this spine, to form an important interface between the new communities and the existing housing on Byrne Avenue and its surroundings. Other shopping needs will be satisfied by retail and mixed use developments already proposed at Punches Cross.



*Provision of a wide range of community uses including municipal offices, a library, theatre and Garda Station creates a more successful and sustainable neighbourhood.*



Ballinacurra Weston





## 5.2.2 Residential - Housing

**Recycling plant**

To facilitate a high level of recycling within Limerick's south city, a site is required for recycling. This will take the form of a mini civic recycling facility where a wide range of material can be recycled, and will complement the network of community recycling points scattered throughout the surrounding neighbourhoods. The proposed recycling site and depot is located in the north-east of the area, adjacent to the Travellers accommodation and the local authority depot.

The Southhill and Ballinacurra Weston areas are mostly residential neighbourhoods in real need of change. It is now widely recognised that, in order to overcome some of their fundamental problems, the redevelopment of almost all of the existing housing, and some of the community buildings within the estates is required. The Southside Regeneration Project will be about creating a new, successful and sustainable community with the highest quality homes. This section will focus on options for the types and layouts of new homes that will replace the existing Southhill and Ballinacurra Weston estates.

**Existing conditions**

Most of the housing in Southhill and Ballinacurra Weston was laid out according to the "Radburn Principle" – a residential design concept developed in Radburn, New Jersey, in the early 20th century, of which the main innovation was the separation of pedestrian and vehicular traffic. In Southhill, existing vehicular circulation is along a loop road. Spurs from this road terminate in cul-de-sacs, with garages located to the rear of the houses. Pedestrian circulation is segregated from this structure, and footpaths lead from the main loop road, across open spaces, to access front doors.

In theory the layout provides a safe pedestrian environment not dominated by the sight, sound or danger of traffic. In practice, in Southhill, it has proved to be unsuccessful. Extensive 'rabbit warrens' of paths and small spaces have become havens for anti-social behaviour, and locating the

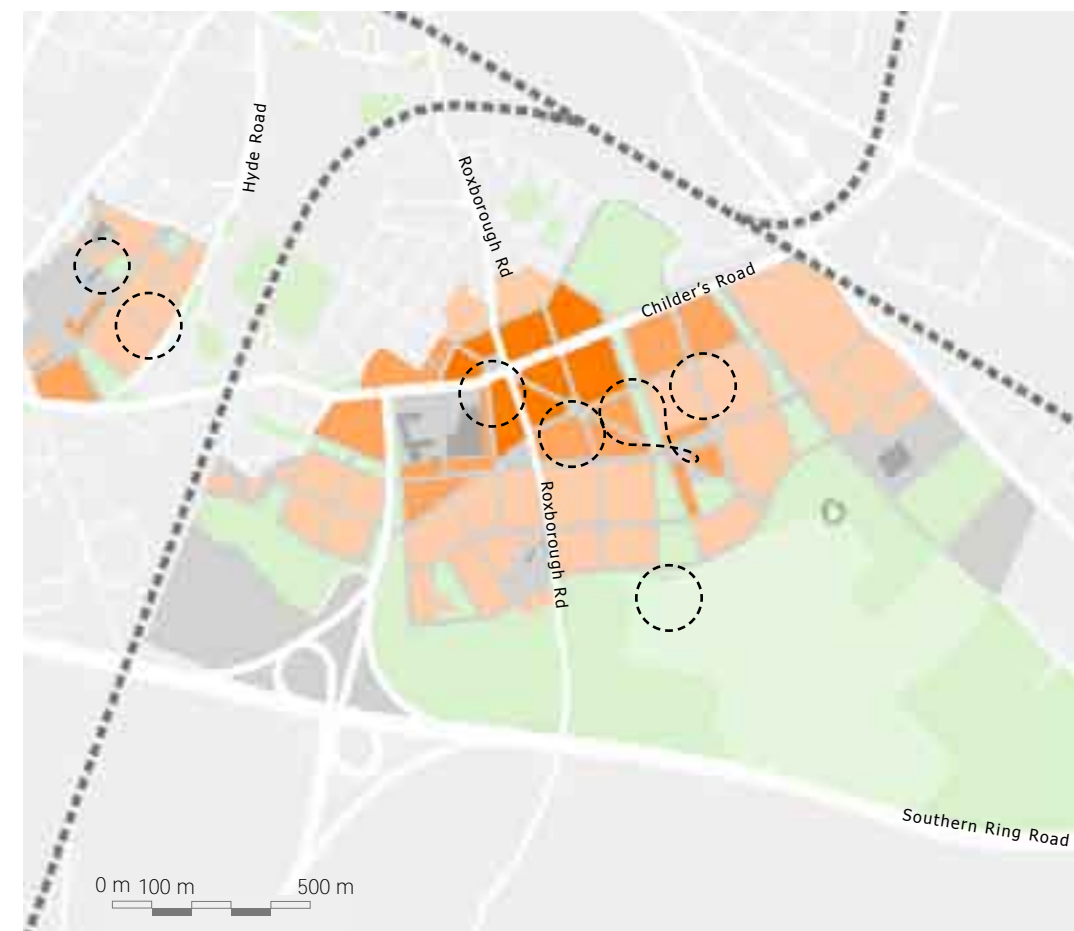
car parking areas to the rear of the dwellings limits the surveillance of these areas. The network of pedestrian alleyways leaves rear gardens unprotected against burglary, and they are not wide enough to allow access for emergency vehicles.

**Objectives**

Outlined are a number of objectives to be achieved in the creation of a high quality residential neighbourhood.

- Create high quality homes that address a range of housing needs including families, the elderly and the vulnerable
- Meet the needs of existing tenants by constructing modern quality homes for all eligible households who wish to remain in the area
- Offer a mix of housing tenure across the area, including private homes to support a mixed and diverse community that allows people access to housing at different levels of affordability
- Offer homes with current space standards and access to private outdoor space
- Concentrate higher densities in areas of good public transport accessibility
- Create a neighbourhood with a distinct character and identity and high quality design
- Promote sustainable buildings and construction
- Demolish all derelict and vacant houses immediately, and others, sequentially, as new homes are built. Maintain existing housing to a high standard throughout the regeneration programme

Existing housing layouts in Southhill provide strict separation of pedestrian and vehicular circulation. Vehicular routes lead to garage courts to the rear of houses, and footpaths bring pedestrians to their front doors



*Distribution of Residential Densities in Southhill and Ballinacurra Weston*

High density residential / mixed use ( Zone "A") Medium density residential ( Zone "B") Low density residential (Zone "C")  
Dotted circles refer to blocks tested as part of block testing exercise (section 5.2.2.4)



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# Residential - Housing

## 5.2.2.2 Housing Tenure

### A Mixed Community

*A neighbourhood where there is a mix of tenures, incomes, ages and household types. Mixed communities help to overcome the problems associated with areas of deprivation such as reduced local business activity, limited local jobs and employment ambitions, downward pressures on school quality, high levels of crime and disorder, and health inequalities.*

Currently, 50% of households in O'Malley and Keyes Park, and 32-35% in the Kincora and Carew Estates, and Ballinacurra Weston estates are in the social rented sector, with the remainder being privately owned or acquired under the tenant purchase scheme. This relatively narrow range of housing tenure has led to a community where many people living in a small area have low incomes. The development of a wider range of residential accommodation will be essential to create a greater mix of residents and a more commercially viable project.

There are currently around 830 residential units in the Southill Estates, and 300 in Ballinacurra Weston. Of these, 362 homes in Southill are occupied by local authority tenants, and in the region of 100 in Ballinacurra Weston. Any new development will provide replacement homes to residents who wish, and who are eligible, to live here. The number of new socially rented homes, will be limited to the needs of those currently residing in the area. In addition, a major effort will be made to promote home ownership among existing tenants, using the opportunity of 'Incremental Purchase' or 'Shared Ownership' or 'Tenant Purchase Scheme'.

However, we cannot simply demolish and replace the existing 1,000 homes within the Southill and Ballinacurra Weston estates without doing anything else. This would not help to create a more balanced and sustainable neighbourhood. It would also not be financially viable because of the costs of demolition, re-housing and new building. So, in addition, we will need to introduce new homes for private ownership, including ownership under the Government Affordable Housing Schemes.

Any options relating to housing, particularly in terms of tenure and size, need to be flexible enough to deal with a number of factors that will change over the lifetime of the redevelopment project.

## 5.2.2.3 A choice of homes

### Size of homes

Most of the existing homes in the Southill and Ballinacurra Weston estates are three bedroom dwellings. The additional new housing provided, however, will accommodate a variety of house types and sizes, varying in size from one to four bedroomed units. Promoting a mix of home sizes will help create a mixed community and also provide for all realistic rehousing needs of existing residents. With some houses currently occupied by a sole householder there will need to be consideration of a down-sizing programme.

### Type of homes

Proposals will promote a variety of homes helping to create a mixed community and richness of built environment. The type of homes across the Plan area will include apartments, townhouses, and houses, including semi detached, and terraces of no more than three houses.

### Standards for new housing

The design of all new housing will meet or exceed guidelines set out in national, regional, or local policy guidance:

- Residential Density Guidelines (1999)
- Delivering Homes, Sustaining Communities (2007)
- Sustainable Residential Development in Urban Areas Consultation draft guidelines for Planning Authorities (February 2008)
- Regional Planning Guidelines (2004)
- Limerick County Development Plan (2005)
- Limerick City Development Plan (2004-2010)

Use of these residential design standards will ensure that the redevelopment achieves a high design quality, and contributes to the creation of a successful neighbourhood. Many of the existing social issues on the Southside relate to the built environment. Therefore it is imperative that the design contributes positively to the creation of a successful place. Generous space standards, well lit

homes, respect for privacy and careful design consideration of the proportions and richness and variety of the street scene will positively contribute to the creation of an environment where people enjoy living.

### Adaptability and Flexibility

All homes will be flexible enough to allow internal layouts and rooms to be changed or expanded without fundamental restructuring or rebuilding work. This will ensure that all new housing is designed to be flexible enough to accommodate residents' changing needs over the course of their lifetime. Homes will be able to be altered and adapted to meet the needs of single people, couples, larger families and disadvantaged groups. This will prevent residents from having to move as their housing requirements change, and will help to ensure that a sense of community is maintained amongst a long-term resident population.

## 5.2.2.4 Density, distribution, and number of homes

Residential density is the amount of residential development within a given area, usually expressed in terms of dwellings per hectare (d/Ha).

National and local development policies require developments to make the most efficient use of land. The average residential density on the Southill Estates is 15 units/ hectare, which by contemporary standards is low, and the layout does not make the best use of the land. The redevelopment of Southill and Ballinacurra Weston can achieve higher residential densities and a better layout which will make more efficient use of the site. Higher residential densities have other benefits too: they support better public transport, better local shops and social facilities and, with a well laid out development, help to create more secure streets, spaces and parks.

The redevelopment of Southill and Ballinacurra Weston, taken together, will provide approximately 3,500 new homes. Of these, approximately 1,100 are replacement homes, the remaining almost 1,400 houses (a small number in Ballinacurra Weston, and the remainder in Southill) are private market housing.



*Choice and variety of high quality well designed homes will attract new residents and families to move to, and stay in the area.*

The average housing density of this new residential development varies according to its location and access to public transport.

The Regeneration Areas have been broadly divided into three zones with the distribution of density reflecting the varying character of the proposed development across these zones. Providing a range of densities across the Plan area will help to create a more interesting development with a greater variety and mix of urban forms, and allows for the development of areas with distinct characteristics.

All blocks tested were designed to 'Secure by Design' equivalent standards.





Residential - Housing

Zone A

Medium or higher residential densities are concentrated in locations with good existing and future connections, and where the benefits of the location generate the highest value. These residential densities are located in the vicinity of Roxboro Cross, where there is a concentration of local shops, services, and facilities. Greater densities in this location will both support and be supported by the improved public transport that will serve the Southhill area, and will generate the value required to support the viability of the whole development.

Residential densities range from 80 units per hectare to 150 units per hectare in some of the landmark buildings, with plot ratios of 1.50 to 1.75. Public open space is provided at a minimum of 10% of site area, with shared private residential space varying between 27 - 45% of the development area.

Zone B

Intermediate residential densities are located on the periphery of this central zone. It is a zone of mixed typology and use, dominated by intermediate density residential development, with some mixed use and community facilities. In Southhill this zone is arranged mainly around the Childer's and Roxborough Roads. In Ballinacurra Weston it is focussed around the south-west of the Re-generation area, where it provides frontage onto Punches Cross, and accommodates the mixed use and community buildings. Residential use varies between 75% and 95% of development, and densities are in the range of 60-65 units per hectare.

Zone C

Lower residential densities are concentrated in the outer zone, which mainly forms the southern edge of development in Southhill, and the majority of Ballinacurra Weston, and contains the majority of the new housing. Densities of 35-40 units/hectare, with plot ratios of 0.5, ensure that the existing open space character in these areas is preserved. This zone accommodates mainly suburban residential development with some community uses such as schools and leisure and sporting facilities. It also accommodates some existing and relocated employment/industrial uses, located towards the east of the area, adjoining the Kilmallock Road.



Higher density housing in Zone A.

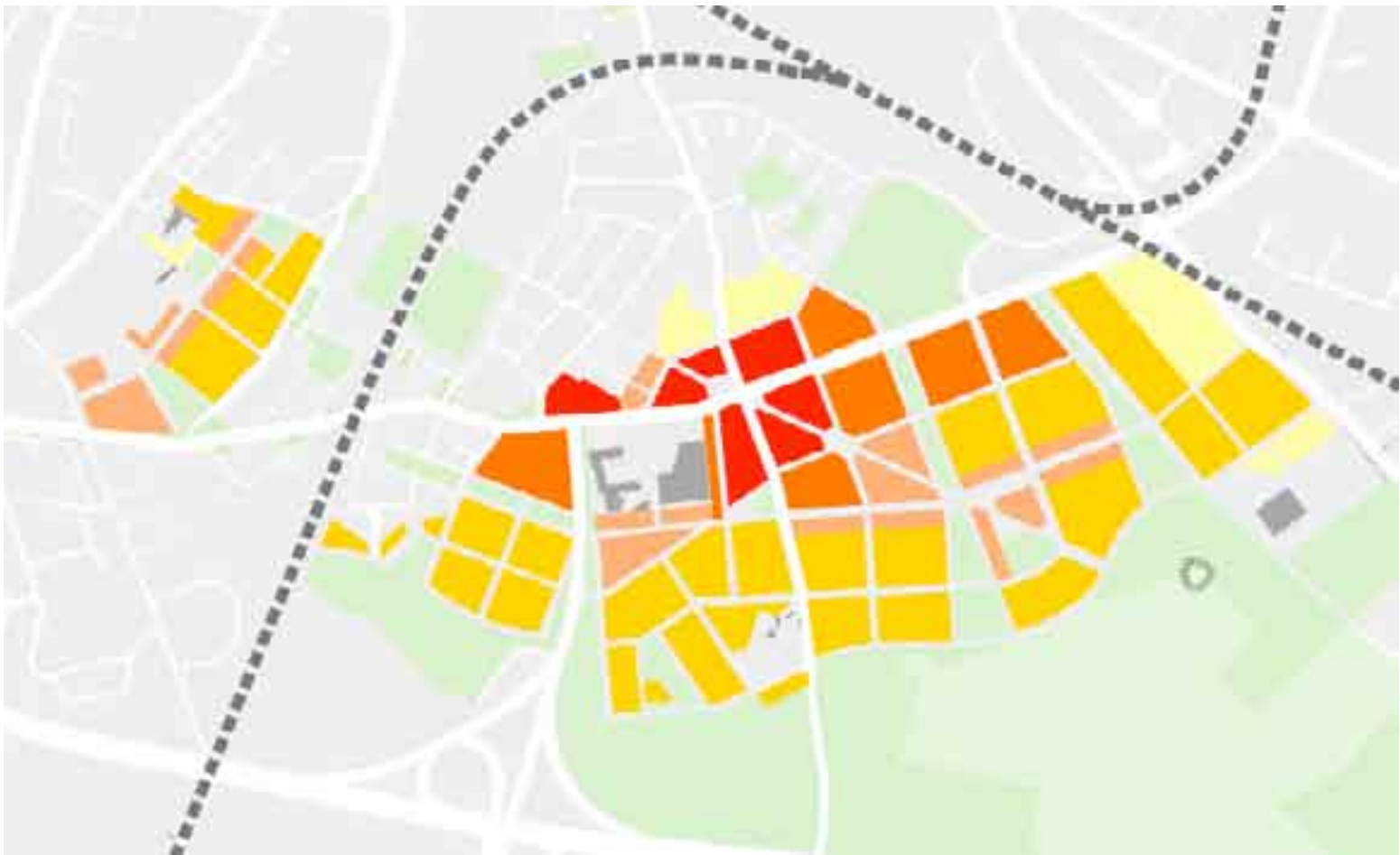


Medium density housing in Zone B.



Lower density housing in Zone C.

Residential densities and typologies will vary depending on the character of the neighbourhood and accessibility to public transport. The diversity of form will promote the distinctiveness of Southhill and Ballinacurra Weston, both at a neighbourhood and district level.



High density residential / mixed use ( Zone "A") Medium density residential ( Zone "B") Lower density residential (Zone "C")  
Dotted circles refer to blocks tested as part of block testing exercise (section 5.2.2.4)

Note: All maps and diagrams in this document are for indicative purposes only



# Housing Typologies

## 5.2.2.5 Description of Proposals

As part of the process, a residential block in each of the three development zones was tested against the development criteria outlined on the previous page. This was carried out by members of the Treaty Group design team, including EML Architects, Healy and Partner Architects, Sean Harrington Architects, and Alan Mee Architects, who evaluated the consequences of various residential typologies in terms of land use, residential density and plot ratio, and scale and massing. The intention was to establish a prototype or 'generic' development block for each density zone.

The resultant housing typologies and neighbourhoods are described and illustrated in the following pages.

### Replacement housing – the generic lower density residential block (Zone C)

A generic block, illustrated opposite shows a large urban block divided by a number of winding cross routes into four roughly equal sub-blocks, and forming a series of small clusters of dwellings at the centre of this larger block.

The routes through the centre of the block are designed to create a number of 'Home Zones'. This is a shared surface where pedestrians have priority over cars. Cars are slowed down at the four gateways, and by using narrow streets with short runs between corners.

The public realm has been designed to be overlooked and easily surveilled by more than one residence. In this regard, all gable ends to dwellings addressing the public realm feature generous windows to living spaces, many of them with a corner aspect, and the use of exposed blank extents of garden walls has been minimised. All dwellings are set back from the street by a front garden surrounded by walls or railings, which accommodates at least one car parked within the curtilage, and over looked by the front windows. There are also a number of parking spaces for visitors located on the street immediately outside each dwelling.

The majority of dwellings are two-storey, either semi-detached or in short terraces, with three-storey feature buildings at corners and special places such as gateways, and to terminate vistas. To the south of the Plan area, where the Zone C blocks overlooks the park or the golf course, a three storey terrace of dwellings addresses this landscape.

Dwelling sizes range from two-bed to four-bed, all with own door access and dual aspect living spaces. In addition, each dwelling features generous private gardens, generally 30ft long, to the rear, and separated from each other using 6ft high robust walls or fences. All dwellings have direct access to their garden from the front of the house, either via the side of semi-detached houses or by means of a private and secure passageway to terraced houses.

A number of small pocket parks are located to the centre and edges of the block, and feature children's play areas, seats and trees. These are the main public meeting spaces for the community, and all residences are within a three-minute walk of at least one pocket park.

All replacement housing can be provided in these clusters, as well as almost 500 new homes. The illustration shown opposite provides 106 houses at a density of 39 units per hectare. 8.5% (nine) of the houses are two bed, 80% (85) three bed, and 11.5%, or 12 houses, are four bed, with units sizes at 80, 110, and 130sqm respectively. 0.14 Hectares, or 5% of the site area has been provided as public open space, and each unit has 137 sqm of private open space.



Aerial view of typical low density residential block



Views of home zones and play areas

Note: All maps and diagrams in this document are for indicative purposes only





## Housing Typologies

**Replacement housing in Ballinacurra Weston**

Development in Ballinacurra Weston is much more constrained by the site conditions, existing routes, phasing requirements, and topography, and rather than test a 'generic' block, indicative layouts were provided for a number of selected blocks. These are shown opposite.

The majority of proposed new housing provided in Ballinacurra Weston is replacement housing, with all housing to be demolished and replaced on a phased basis. Up to 325 homes, and a number of sheltered housing units are provided. Approximately 200 of these new homes are replacement housing, which follows the same principles as the generic Block C explored previously. Densities, site coverage, and percentages of public open space will be similar to the Block C model. In some locations along Rosbrien Road (near the community centre) or the new east-west community spine, building typologies will be more similar to the generic block B, described in the following pages. This will include apartment or town house typologies forming strong frontages and enclosure to these routes, and providing some mixed use at ground floor level. 54 of these units will be provided, with 80% (43) of these units provided as three bedroomed homes.

The western-most development block provides continuous frontage along the Rosbrien Road (near the community centre) and the new east-west route, with a corner landmark building defining the entrance to the site. Built typologies along this edge are typically three storey terraced houses, with a four or five storey development to the corner. The overall scale of the residential units, as they travel northwards along Rosbrien Road has to contend with the notable level differences between road level and site. Such consideration should look at innovative solutions, such as entry at first-floor level, in order to achieve a consistent overall urban form.

The development of this block should also consider its relationship with the existing residential development to the northern edge and the possibility of future development of the ESB site. The indicative block layout proposes an access road which can be developed to provide future connection through the ESB lands and the development of the remaining portion of the block. Again, the level difference with the ESB lands will need to be considered.

The central block defines the northern edge of the new road that connects Rosbrien Road and Byrne Avenue. It

should provide strong and continuous frontage to the route, and accommodate some active uses such as local retail, the Credit Union, enterprise units etc, at ground floor. This block will be one of the later blocks to be built, and it butts against the boundaries of Weston Gardens.

The North-west edge of the block has to contend with a steep embankment and the boundary edge of the ESB lands. The overall block design makes allowance for the future development of these lands to the north and how it can stitch into the proposed fabric.

Towards the north and north-east, development provides new frontages to Hyde and Byrne Avenues, with a general principle of creating continuous forms to these main routes. The interiors of the blocks are based on a cluster pattern of two storey residential units organised around a defined public open space with car parking accommodated in the front area of these houses. The cluster is organised around a shared surface where pedestrians have priority over cars, and landscaped areas provide informal play spaces for children.

Typically residential units are two storey, with front gardens, and three storey elements located at corners, at the junctions of key routes and open spaces, and defining the entrance points to clusters. The proposed open space located at the junction of Byrne Avenue and the proposed new route offers a good opportunity for the creation of a defined residential square or gardens. The overlooking edges to the north and west will greatly influence the quality of this space and work to define the Regeneration area as a whole.

Three development blocks have been shown dotted on the drawing opposite, and this indicates the possible extension of the urban structure, and the block layout, if the ESB lands ever become available for redevelopment. The development capacity of these sites has not been included in the calculation of housing figures.

**Intermediate density - housing typologies in Zone B**

Housing typologies in Zone B have been investigated in the context of a generic block that is designed with a strategic route to the west, and primary and secondary routes to the remaining three edges. The block is permeated by cross routes forming four sub-blocks with a generous public open space at the centre. The edges of the block are generally formed by three-storey townhouses and duplex dwellings, with own-door access to the street on all primary and secondary routes. Building heights generally respond to the streets which they address. The strategic route to the west,



*Partial Plan of Ballinacurra Weston*



*Artist impression of partial plan of Ballinacurra Weston*





# Housing Typologies

gateways into the site, and corners are fronted with four-storey feature buildings. The dwellings at the centre of the site are mostly two-storey, with three-storey buildings articulating corners and special places. It is also proposed that where residential blocks in Zone B interface with Zone C across a primary or secondary route, the massing and height of the relevant edge of the B Block can be easily re-configured to respond to the lower density C block.

The routes through the centre of the block are designed using the home zone principles of a shared surface with pedestrian priority, to ensure that any vehicular traffic is forced to travel through the site at low speeds. Like the C block above, the public realm has been designed to be overlooked and easily surveilled by the surrounding housing. However, all dwellings are set back from the street and feature generous planters and low railings at the street edge of the front curtilage to ensure privacy. Many of the dwellings also feature at least one parking space within their curtilage, with the remainder of the parking located on the street immediately outside each dwelling.

There are a large variety of dwelling types, ranging from two-bed apartments to four-bed dwellings all with dual aspect living spaces. In addition, each residence features generous private open spaces immediately off the living space, in the form of balconies and terraces on the rear facade of the apartments, and gardens to all dwellings with own door access. All dwellings in the centre of the block have direct access to their garden from the front of the house. A large green space is located at the centre of the site, which features children's play areas, seats and trees. This is the main public meeting space for the community.

The generic block shown for Zone B provides 155 houses at a density of 61 units per hectare. 57% or 89 of the houses are two bed, 28% (44) three bed, and 15% or 22 of the units are four bed, with units ranging in size from 80 to 125 sqm. Public open space has been provided as 6% of total development, 0.14 Hectares in total, and each residential unit also has 70 sqm of private open space.

## Medium to high density - housing typologies in Zone A

Housing in the medium to higher density zone is generally provided as apartment typologies, arranged in perimeter blocks, with retail or mixed use at ground level. Buildings vary in height but are predominantly four storeys to the secondary and primary routes, and three storeys towards the centre of the block. They can rise to six storeys along the strategic route. This variation in scale and massing creates a variety of enclosure, with a more human scale in the interior



*Aerial view of typical intermediate density residential block*



Design of housing to form strong street frontages, unambiguous separation between public and private facades, and create a distinctive identity and sense of place

Note: All maps and diagrams in this document are for indicative purposes only





## Housing Typologies

of the block, and with all frontages relating to corresponding street widths. Public urban space, shared private, and private home spaces are clearly defined. To the outer street edges, two metre wide privacy zones, softened with planting, define the interface between public place and private threshold.

The generic block, shown adjacent, provides for approximately 228 homes, at a density of 150 units per hectare, and includes a mix of one-bed, two-bed, three-bed and duplex type apartments, together with live/work units, in order to ensure a mixed community. All homes proposed are dual aspect apartments, providing daylight to all habitable spaces, and encouraging natural surveillance and community vitality. Apartments range in size from 60 sqm for one bed units, to 125 sqm for three bed apartments, and are arranged with no more than two apartments per floor per vertical circulation core.

Car parking is proposed at both street and basement levels; at street to encourage activity and increased levels of associated safety, and at basement so that the urban realm is not car dominated, freeing up space for community spaces. The proposed intensive use of Zone A shall make this arrangement commercially viable.

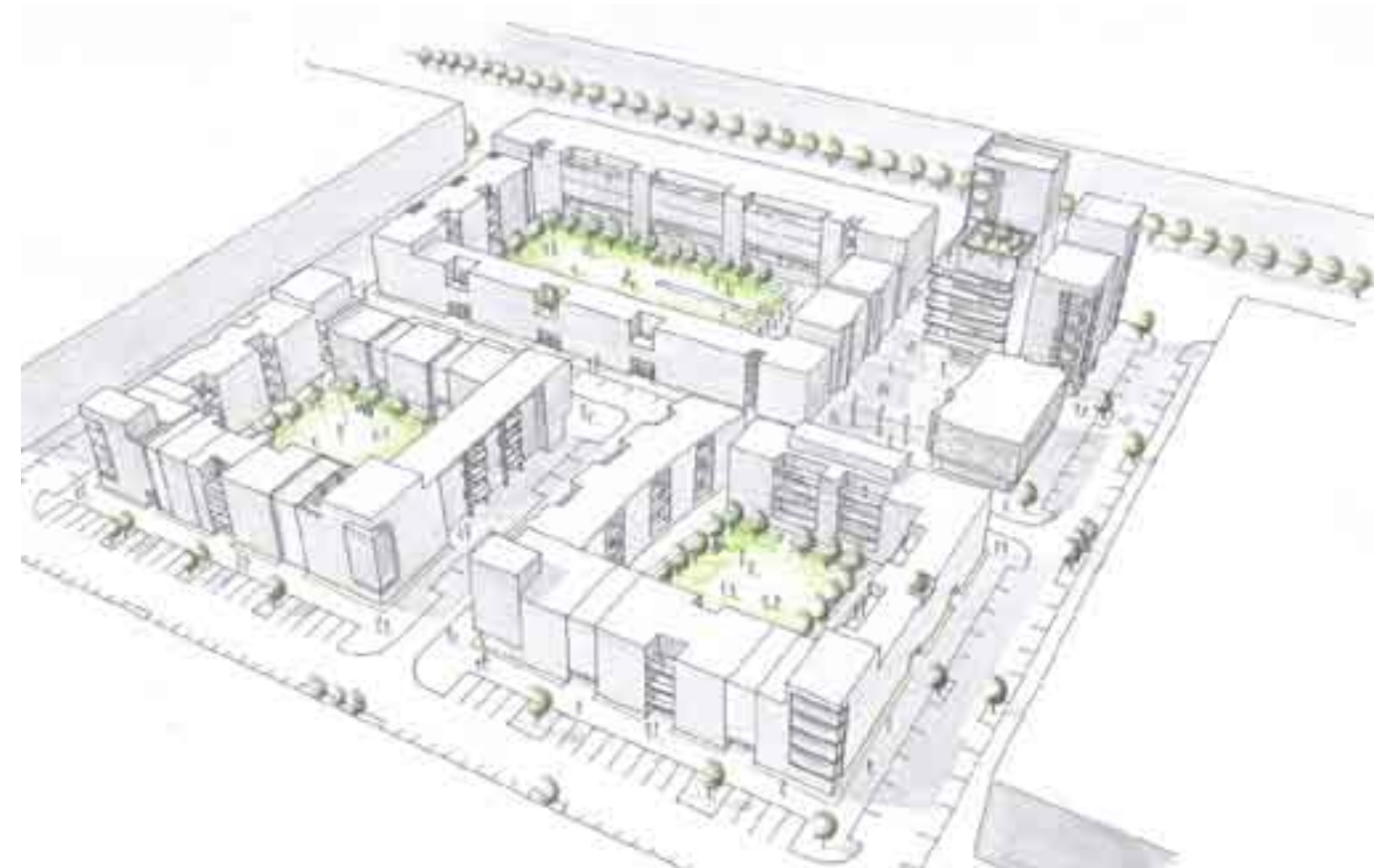
The exception to this courtyard arrangement is the configuration of the smaller plot to the north east side. A tall, slender building is proposed to the northern edge of this plot, which offers well designed living units with generous private balconies and roof gardens. Retail/café use is proposed at ground level, with clear views through to the public open space behind. This space is bounded by proposed live/work units.

In addition to the 228 residential units described above, this generic block can also accommodate approximately 1,000 sqm of retail floor space, and a similar amount of commercial floor space. Live work units provided are 388 sqm each. 4,200 sqm of residential open space, and 100 sqm of public open space has been provided.

#### Weston Gardens

Weston Gardens is a private housing estate consisting of nine terrace houses three of which (no. 1-3) were burnt out in 2001. Limerick City Council acquired these derelict/empty houses in 2005. This small estate has endured problems with illegal dumping, criminal and anti-social behaviour. There are also problems with access to and exit from Lord Edward Street i.e. narrowness of road and no turning point, and as a result refuse collection lorries cannot enter the estate.

As a result of all this Weston Gardens will be included in the southside regeneration process and further discussions and negotiations will be held with owners/residents in order to seek agreement on a long-term solution. Inclusion in the regeneration process will not require demolition.



Aerial view of typical mixed use block (Childer's Road to top of block)



The interior of the Generic A Block defines quiet, shared surface residential streets and landscaped courtyards, overlooked by residences providing natural surveillance. Ground floor apartments have private gardens, clearly separated from communal garden areas

**Note: All maps and diagrams in this document are for indicative purposes only**



# Housing Typologies



*Residential/mixed use development at Roxboro Cross, views from north west*



*The diagonal route from the north west*

The residential developments at Roxboro Cross provide apartments arranged in perimeter blocks surrounding public and private landscaped spaces. The use of this typology will allow a rich and varied built form to develop



## Housing at Roxboro Cross

The new mixed use developments proposed to the north west and south east of Roxboro Cross also provide residential accommodation. As with the generic A block, these are mostly apartment units, arranged in perimeter block typologies.

To the north west, 167 units are arranged in two main triangular shaped blocks, surrounding a communal landscaped courtyard, with private gardens to the ground level units. Residential densities are 135 units/hectare and there will be a mix of tenures, unit sizes, and numbers of habitable rooms, with over 50% of the units proposed as three bed units, over 100 sqm in area. The remainder of the units are two bed (38%) or one bed (10%) and all are provided with 18 sqm of private open space per unit.

The indicative design for the block to the south east again provides residential units arranged in two roughly triangular blocks. To the outer edges of the block, the units are arranged in four to six storey structures, with duplex units arranged to let light into the courtyards, and each unit is provided with a private outdoor space. In the interior of the block residential units are arranged as duplexes over the retail ground floor. A total of 154 units have been shown, at a density of 103 units per hectare. 62% of these are two bedroomed apartment or duplexes, with 16% provided as three bedroomed units. The remainder are one bedroomed units. Unit sizes vary from 55sqm for one bedroomed units, to 105 sqm for three bedroomed homes. Each unit is provided with private balconies ranging from five to nine sqm in area, in addition to the 3,000 sqm of shared private open space (23% of the residential development). Public open space is provided at 29% of the residential development area, or 4,200 sqm. The blocks have been designed with flexibility to allow between four and ten live-work units. The higher number works out at 4.5% of the residential units in these blocks.

## Design guidance for houses overlooking the park

Dwellings facing the park or open countryside should establish a strong, well-defined edge. This may be achieved by making the buildings taller than those adjacent to them. In addition, the built form could possibly be arranged in a terrace or a collection of short terraces, with the façade of these dwellings displaying a continuity of style. Various design approaches could be adopted to achieve this, and the image below shows how the use of continuous horizontal lines, consistent heights and a

regular rhythm of chimneys help to create a harmonious and unified street edge.

The facades facing the park or countryside should be active and animated, with main entrances facing directly onto this open space. Generous windows on the public face of the buildings not only appear less defensive, but also ensure passive surveillance of the park. Only habitable rooms are to be located on the front facades, and bathroom/toilet fenestration to the front of the dwellings should be avoided. In addition, non-residential use should be considered for some or part of the buildings facing the new parks in the Plan.

Where the road adjacent to the countryside is curved the housing should follow the alignment of this curve. This will produce a more harmonious street scene than a design solution whereby the dwellings are stepped in plan.

## Design guidance for houses on steep topography

The layout of the streets should work with the topography, while ensuring that the public realm is accessible by all. The proposed scheme should have level changes where there is a break in the built form, and expensive



*Housing layout and design should take account of existing topography*

**Note: All maps and diagrams in this document are for indicative purposes only**





retaining structures should be kept to a minimum in favour of buildings that step with the topography. On very steep topography, consideration may be given to the plot width in order to ensure that steps between prospective dwellings are both visually comfortable and easily built.

All dwellings should be accessible by people with disabilities, and where the ground is steeply sloped, careful consideration should be given to accessibility. Footpaths should ideally be manageable by people with disabilities and cars should be able to approach the dwelling without encountering steep inclines in the transition from the car to the house. The transition from curtilage to dwelling should ideally be free of steps.

#### 5.2.3.6 Sheltered Housing

Sheltered housing, or retirement villages, are also proposed as part of the Plan proposals, and these will be provided at an early stage of the regeneration. In Ballinacurra Weston, the proposed location of this housing is to the south west, adjacent to the proposed health centre, church, and community centre. There might also be some transitional housing associated with the existing Adapt House to the north.

In Southill, sheltered housing is proposed for at least two locations, behind the existing LEDP building and Maldron Hotel (formerly the Quality Hotel), and also adjacent to the community hub in O'Malley Park. Both locations have been chosen for their high levels of accessibility to public



Sheltered Housing with community facilities

transport and local facilities. The housing in O'Malley Park, in particular, is located adjacent to the church, the community centre, and the elderly day care centre.

The housing will generally be provided as two bedroomed apartments in three to four storey blocks, with no more than two units served by lifts at each floor. Parking, where required, is provided on street. There will also be a shared communal private garden to the rear of these houses, and warden's housing and facilities will also be incorporated into the scheme.

#### 5.2.2.7 Travellers' Accommodation

Traveller housing should be provided to the highest possible standards, and be based on best practice. Studies have shown that there is a critical link between improved accommodation for Travellers and better uptake of education, health and employment services.

There are two existing developments of Travellers' housing within the Southill area. In the west, four families are housed opposite the Maldron Hotel (formerly the Quality Hotel). It is proposed to move these families further south, to a site between the John Carew Park Link Road, and the new slip road, which will provide access. Improved accommodation will be provided at this location for six families.

In Clonlong, the existing halting site has caused a number of difficulties for the occupants of the Galvone Industrial Estate, and recent works have included the construction of a six metre high wall to surround the halting site. Living conditions are both inadequate and inappropriate for the Travelling Community. The Plan proposes to relocate these families to a new halting site located in the north-east corner of the Plan area, bounded by the heavily planted embankment to the Childer's Road to the north, and the Kilmallock road to the east. Access will be from the Kilmallock Road. This halting site will accommodate 20 units, and will be located adjacent to the proposed recycling centre, and the Local Council Depot, both accessed off the service road to the south.

#### Sustainable Urban Drainage Systems (SUDS)

- Limerick City Council Water Services Department have indicated that where feasible, Sustainable Urban Drainage Systems should be provided to reduce run-off

by integrating storm water controls throughout the site to allow the site to replicate the natural drainage patterns from the site prior to development. These may include the provision of permeable paving systems, swales and infiltration basins. The SUDS proposals to be adopted will need to be agreed with all Departments of the Council as the ongoing maintenance requirements of the systems will need to be accepted

- It is also the policy of Limerick City Council to intercept surface water sewers currently connecting to combined or foul sewers
- It is a policy of Limerick City Council that all properties are serviced by foul sewerage infrastructure. Under the Limerick Main Drainage Project a foul sewerage infrastructure was constructed and the resultant foul effluent is now processed in the City Treatment Plant at Bunlickey

The surface water drainage design for the site will ensure that surface water generated for a 1 in 100 year rainfall event will be considered in the surface water storage systems to ensure that there is no risk to flooding to buildings in such an event

The proposed foul and storm sewers will be laid in the proposed roadways. The new sewer network will be adapted to accommodate different phasing of the works. Where necessary, temporary diversions will be provided to enable existing upstream sewers to be kept live.

The proposed sewers within each phase will be designed to have depth, capacity and appropriate gradients to cater for the completed regeneration scheme and future development.

The proposed water mains will be laid underneath the footways in each estate and in public areas. As with the proposed sewer network temporary diversions will be provided to enable existing water mains to be kept live.

Sustainable Urban Drainage Systems will be used, where viable, to reduce surface water run off:

**Swales:** are vegetated surface features that drain water evenly off impermeable areas. They mimic natural drainage patterns by allowing rainwater to run in sheets through vegetation, slowing and filtering the flow. Swales have a significant pollutant removal potential and can be designed to allow infiltration under appropriate conditions. They are particularly suitable for diffuse collection of surface water runoff from residential or commercial developments, paved areas and roads.

**Infiltration basins:** are areas for storage of surface runoff that are free from water under dry weather flow conditions. These infiltration basins allow the surface water runoff to infiltrate gradually through the soil of the basin floor. An emergency overflow can be provided for when the storage capacity of the basin is exceeded during extreme rainfall events.

Infiltration basins are generally similar in cross section to swales, with gently sloping sides and a flat base area. Whereas swales are linear features, infiltration basins may take any shape. Curving, irregular plan forms are preferred from an amenity and visual standpoint.

**Permeable pavings:** are load-bearing surfaces with materials that allow surface water to enter the underlying construction. Surface water can enter the sub-base through joints and spaces between impermeable blocks.

The important aspects of permeable paving is that runoff is stored and conveyed through the sub-base construction. Permeable surfaces remove the need for traditional drainage ancillaries such as gully pots and manholes and can be used as attenuation or infiltration devices.

An overflow network is provided which connects to the existing surface water network. In the Ballinacurra Weston Area the surface water network currently connects to a combined sewer. The route of this sewer is outside the area. It is considered that in accordance with Limerick City Council policy, that the sewerage network is upgraded at this location to allow separate foul and surface water networks.



## 5.2.3 Link

Improving connections and movement through the Southill and Ballinacurra areas is an important element of delivering a successful regeneration scheme. This section provides details on how the Plan can help reduce the need to travel by car and encourage people to walk, cycle or use public transport.

### Objectives:

- Maximise opportunities for access to everyday needs such as education, shopping, employment, and leisure needs, by walking, cycling and public transport
- Integrate land uses and transport in order to make the most effective use of local amenities
- Create the greatest possible catchment for public transport infrastructure, in order to maximize its usage and secure its viability
- Provide connections to the surrounding communities to overcome the severance caused by existing strategic roads and rail infrastructure
- Streets should avoid segregation of different road users, but be designed to provide an appropriate balance for the needs of all means of transport
- Residential streets and mews lanes should be designed as homes zones, with traffic management features to ensure that traffic speeds and volumes are low.

#### 5.2.3.1 Public transport

The Southill and Ballinacurra Weston Plan is based on a highly accessible, connected and, walkable urban structure. Central to achieving this concept is the integration of public transport accessibility, density of development and land uses.

Public transport will be provided primarily through an improved bus service, although the rail service will continue to function unchanged. The bus service will

operate at an increased frequency and will achieve full penetration into the Regeneration Area along a local distributor route from the Roxborough Road. Details of improved services to be agreed in consultation with Bus Éireann but the recommendation will be for bus stops within 500m of any residence and a frequency of 15 minutes at peak times. The reliability of the service will be enhanced by provision of a separate bus (and cycle) lane between the Roxboro Cross and the city centre, although this will potentially have to be dropped at points (e.g. the bridges) along the route due to width restrictions.

Improved public transport will help reduce problems associated with traffic congestion, noise and air pollution, and will help to improve levels of general health in the Southside Regeneration Area.

The introduction of safe, well lit and comfortable bus shelters will be decided upon following discussions with Bus Éireann at the implementation Stage.

#### 5.2.3.2 Promoting walking and cycling

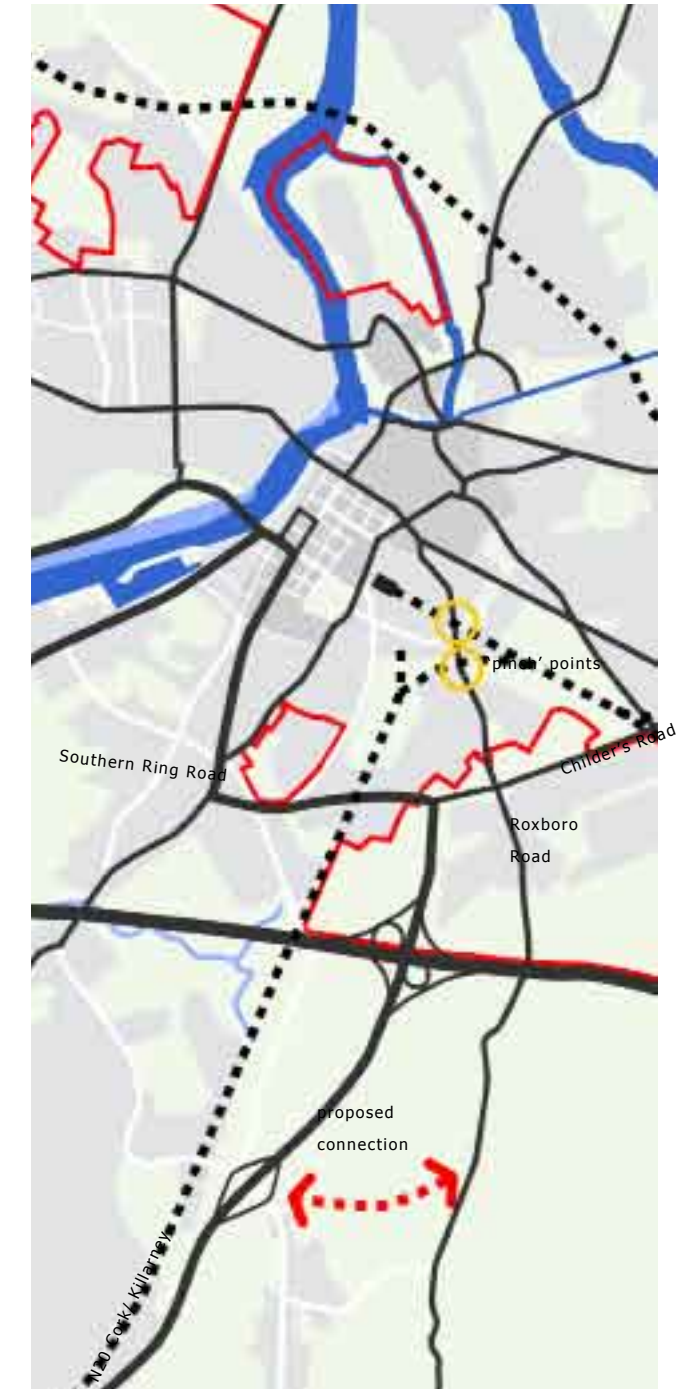
Encouraging safe and attractive walking and cycling routes and accessible public transport makes an important contribution towards social equity, interaction and inclusion, helping people to access local and Limerick-wide destinations in a range of ways, and making public spaces feel safer.

The proximity of the Regeneration Areas to the city centre makes the journey easy to walk or cycle. To this end, pedestrian provision will be improved, with footways provided at a minimum width of 2.5m (or greater where possible).

Cycling facilities will be improved through provision of a connected, coherent network of cycle lanes along the strategic route corridors, either as part of the carriageway or – where available – in the slip roads. On local routes, cyclists will be required to use the main carriageway, which is appropriate given the lower traffic levels and speeds, or dedicated routes through the parks or green fingers. The network of cycle routes is shown on page 144. Secure cycle storage facilities to be provided at appropriate locations.



The Plan encourages safe and attractive walking and cycling routes, and accessible public transport



Roxborough Road and the proposed connection to the N20





## Movement & Transport

### 5.2.3.3 The strategic movement structure

The external movement structure is largely formed by existing and committed strategic roads. The Roxborough Road will continue to act as a direct link to the city centre, crossed by the Childer's Road orbital route. These strategic roads will be subject to a series of improvements to lessen severance, and to provide appropriate facilities for the various land uses that occur along their length. The plan proposes new connections to the N20, a key junction improvement at Roxboro Cross, the redesign of the Childer's Road as an urban boulevard, and the upgrading of the Roxborough and Hyde Roads, in order to:

- Improve the strategic connectivity of the Regeneration-Areas
- Allow for future proposed public transport movements through key junctions
- Reduce barriers to movement and enable better pedestrian and cycle links between the Regeneration areas and adjacent neighbourhoods

More detailed programmes will need to be developed as the planning of schemes progresses, taking into account detailed site surveys, traffic assessment surveys and consultations with the community.

### Connection to the N7 and N20

The area will enjoy good links to the rest of the country via the N7. However, the Rosbrien Interchange, as designed, does not allow access to the city from the south or east, and the Plan proposes a new link between the N20 and the Roxborough Road within the County Council jurisdiction, as shown in the facing diagram.

Where connection is made to the N7/N20, the street typology employed on this route ensures that drivers safely make the transition from motorway driving to local strategic roads, through the provision of gateway treatments, and the creation of an 'Urban Avenue/Approach'.

**The Roxborough Road** runs north-south through the Regeneration area to the city centre, establishing a strong connection with the city to the North, and connecting to the N20 south of the Southern Ring Road. At the southern extreme of the area, it will be characterised by an 'Urban Approach' street typology, to ensure that appropriate transition is encouraged in driver behaviour as they leave the rural approach and enter the footprint of the city. Here, the street space (i.e. the whole space between the buildings) is comparatively wide (30m) and provides for 5m of front garden, 2.5m footway, tree-planting, on-street parking, and a cycle lane (provided on the footway side

of the parking for better cyclist safety) on either side of a single carriageway road. No bus lane is required here as no bus provision is envisaged on the Roxborough Road this far south.

Around Roxboro Cross, the street space will narrow to 24m and the Roxborough Road will take on a 'Main Street' typology reflecting its commercial ground floor. As such, the street space will consist of a substantially wider footway (4.5m) that would provide for the greater pedestrian usage, tree planting, on-street parking and loading, and a comparatively wide single carriageway accommodating the introduction of buses here. The carriageways will be separated by a 2m median strip to provide enhanced crossing facilities for pedestrians.

North of Roxboro Cross, the Roxborough Road will revert to more of a standard city radial character, with a strong character due to its topography in this location. Typically, the road here will include a 2.5m footway, tree planting, a 4.25m bus and cycle lanes around a single carriageway. However, in a number of locations, this will require some reduction of what are predominantly front gardens along the corridor. In the vicinity of the railway bridges, the width constraints will mean that full provision will not be possible. At those points, the bus and cycle lane will be dropped and, where possible, replaced with a cycle lane only.

**The Hyde Road** will also be upgraded to form a better quality and more accessible route into the city centre. Margins and verges will be improved, and new pedestrian crossings installed to relate to both the proposed diagonal route, and also the new access points to the redevelopment at Ballinacurra Weston.

**The Childers Road** is an orbital route around the city centre that runs east-west through the Regeneration area. In the Roxboro Cross Area, the Childers Road will reflect the commercial nature of the area and take on an 'Urban Avenue' typology. This involves an enhanced-width footway (3.0m), tree planting, on-street parking, a cycle lane and a dual carriageway.

Either side of here, the road will be altered to provide more of a 'Boulevard' feel, reflecting the primarily residential nature. Here, the street space will include a 2m privacy strip in front of the residential properties, footway, tree-planting, a 3m, shared surface, slip-road, separated from the main carriageway by a 5m reservation. The slip-roads will serve as the cycle lanes, and will provide on-street parking, with breaks acting as passing places. The main carriageway will operate as a dual carriageway with directional flow separated by a median strip.

The Roxborough and Childers Roads should to be redesigned to form a tree lined main street and urban boulevard, with accessible pedestrian crossings enabling direct and legible connections



# Movement & Transport

Note: All maps and diagrams in this document are for indicative purposes only

The Roxboro Roundabout will be converted to a signalised junction, such that the footprint of the junction is substantially reduced and pedestrians and cyclists will be more easily able to negotiate the junction. It is expected that this can be achieved with little or no loss of vehicular capacity through the junction. As part of the design of this junction, an 'all-red' phase will be implemented to further enhance pedestrian crossing facility.

5.2.3.4 The local movement structure

Different streets within the Plan areas have different functions and therefore need to be designed in different ways. Local movement through and within the area will be catered for by a hierarchy of routes which can be subdivided into three character types with appropriate use of signage on all roads:

Primary Urban Structure or Strategic Routes

The primary urban structure is the basic skeleton of the Plan, comprising the key streets that connect nodes within the site, and between the site and adjacent neighbourhoods. The strategic significance of the primary urban structure is reflected in the scale and character of the streets. Typically, they are wide with generous pedestrian space, enclosed by appropriately scaled urban buildings to create main streets, high streets and avenues. Strategic routes in the Plan area include the Roxborough Road, the Hyde Road, the Childer's Road and the John Carew Link Road, each of which changes typology to reflect and respond to its particular function along its route.

- Urban Boulevard with Slip Roads
- Avenue
- Main Street
- Urban Approach
- Strategic pedestrian or cycle route
- Primary Streets
- Secondary Streets
- Park Road
- Possible future connections



Proposed hierarchy of routes in Southill and Ballinacurra Weston



## Movement &amp; Transport

**Secondary Structure or Local Routes**

Local routes provide vehicular access both through and within the area, and are broken down into distributor roads-which provide for the majority of vehicles coming into and out of the Regeneration Area, and local access roads, which connect to the distributor and strategic roads to provide good accessibility and permeability but which are primarily intended for local access.

**Tertiary Streets or Residential Routes**

Typically, tertiary streets provide access to and through the residential areas and are designed to encourage on-street play and other activity. Their function is mixed, between that of movement corridor, and urban space, and they include mews, lanes, pedestrian priority streets, home zones, local residential streets and shared surface streets.

**5.2.3.5 Character of Streets****Local Routes**

The character of the distributor roads will be marginally different dependent upon the frontage type that they pass, so that where the frontage is primarily residential, the street space will typically include a small 2m privacy strip, 3m footway, tree planting, on-street parking, and a single carriageway. Where the frontage is more mixed, the privacy strip will be replaced by additional footway width, reflecting the nature of the use.

The principal distributor roads in Southhill are Donough O'Malley Road (indicative name only) and the two north-south routes that connect to Childer's Road. In Ballinacurra Weston, the new east-west spine is a distributor road that connects Punches Cross with Byrne Avenue.

Donough O'Malley Road and its continuation as Colivet Drive, will form the main local street for the new Southhill. It establishes a direct and uninterrupted east west route, connecting into the Childer's Road at its east and west ends, and crossing both the Roxborough and John Carew Park Link Roads. It provides connections between all

Different streets within the Plan area have different functions, and their design varies to reflect these varying uses and typologies. The images show primary routes (top), secondary routes (middle) and local access routes or residential streets and Home Zones (bottom)





# Movement & Transport

the neighbourhoods and the main public spaces in the redeveloped Southill, and also functions as a main public transport route. It will be busy with people visiting and using the community buildings, or catching the bus.

This distinction between residential and more mixed-use frontages is replicated along local access roads. Provision is the same here as in distributor roads, although the footways and the carriageways are marginally narrower, as they would not operate as bus routes and therefore would only be required to accommodate a very occasional large vehicle (such as for refuse collection). In particular, the carriageways would require a certain degree of negotiation between passing traffic.

The park roads are also local routes, but differ from the distributor and local access routes by being narrower (four metre total carriageway), with no car-parking on the park side, and the footway and tree planting on this side are also integrated into the green space. This road might also be configured as a shared surface.

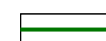
## Residential Routes

Residential roads are the routes which subdivide the blocks, and primarily provide local access to homes. In order to ensure permeability, however, through routes across these blocks will not be denied, although traffic calming measures and shared surfaces will discourage such traffic. They are more intimate in scale than the higher order streets, and will take two broad forms, either a 'Mews Lane' or a 'Home Zone' typology. In either case, this will typically require the provision of a small privacy strip, a nominal (1.5m) footway, on-street parking and a 4m carriageway which will ideally be shared by pedestrians and cyclists and which will require drivers to negotiate past them and other drivers as they travel along the street.

These will be pedestrian priority streets, with a shared surface to be used by different users such as cyclists and cars. The character of these streets will enable them to be used socially by residents and for children to play. These will also be suitable for car parking.



Proposed new / improved bus services



Pedestrian / cycle routes



Park trails





Legibility and Way Finding

Car Parking

Car Parking will be available differently in each of the three density zones.

In the areas of low density residential housing, car parking is provided in-curtilage, with one space per dwelling in the front driveway, and the potential to accommodate a second space. Visitor car parking is provided on street or in the home zone areas.

In Zone B, or the medium density residential area, all of the houses, and many of the apartments and town houses have parking in curtilage. Other parking spaces are provided on street, and within the landscaped home zone areas.

In Zone A, off street car parking is provided primarily in basement or undercroft facilities, accessed as easily and directly as possible from homes. Limited on-street parking will be located on adjacent streets, and within mews or home zone areas, and will include parallel and perpendicular solutions.

5.2.3.6 Legibility and way finding

Legibility

In Southill, the structure created by the intersection of the cross roads of Roxborough Road, Childers Roads, and the diagonal community spine, gives a strong overall legibility to the Plan. Similarly, in Ballinacurra Weston, the simple move of creating a new east-west spine linking the Rosbrien Road to Byrne Road forms a clear and legible structure.

The arrangement of neighbourhood 'Hubs', focused on green spaces, and the creation of wedges of open landscape that 'push' into the developed area, further contribute to the legibility of the new neighbourhoods. Finally, the natural topography of both Regeneration areas allows simple orientation in relation to the level of the land.

Landmarks

Opportunities existing within the Plan area to create a series of landmark buildings that provide legibility and identity to the new neighbourhood:

- As a major new southern gateway into Limerick City, Roxboro Cross is an appropriate location for district landmarks. These buildings will define the new public spaces at this location, and signal the regeneration of Southill. They will become local icons that help to raise the profile of the Plan areas and attract investment

- To the west, the youth centre should form a local landmark that signals the entrance to the new Roxboro Cross neighbourhood, and also terminates the view from the John Carew Park Link Road
- In the east, a landmark building should be located to mark the green finger that leads to the Rath, and its sporting and leisure facilities. This also serves to mark the entrance to the neighbourhood from the east
- In Ballinacurra Weston, the community hub forms an important landmark on the Childer's Road, again signaling the entrance to the regenerated are.
- A number of special buildings will also be landmarks because of their high quality design and use. This must include the community hub in O'Malley/Keyes Park, and the new sport and leisure centre on the St. Enda's site

Views

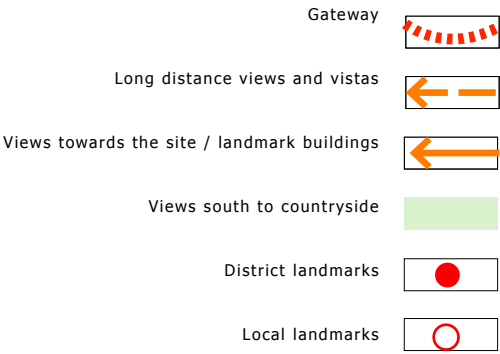
Because of the steeply sloping topography of both areas, the views both to, and from the newly redeveloped areas will be significant.

- On approaching the Southill area from the south, east, or west, the presence of landmark buildings at Roxboro Cross will terminate the views, and establish the gateway nature of the location
- Approaching from the city centre, moving south down Roxborough Road, the eye shall also be drawn towards the housing on the crest of the hill. The rising topography lends an increased importance to the quality of the roofscape design, and the need for guidance relating to development on steeply sloping sites
- Similarly, the views to the new neighborhoods from the open countryside to the south will be important, and the same design guidance should be followed

Views from the new developments will be equally important. In Ballinacurra, the land rises steeply towards the north west, and the new houses on the higher ground will enjoy fine views east across the city centre. In Southill, the leisure and sporting hub that has been created around the Rath provides opportunities to sit and relax at the top of the hill, with views north over the city centre, with St. Johns Church spire outlined against the mountains to the north. To the south, the view extends over the lush and fertile landscape of County Limerick.



Movement: Legibility and way finding



5.2.4 Play

This section describes the proposals for open spaces and landscape, and the sports and play activities that occur in these spaces.

5.2.4.1 Open Space and Landscape

Existing context

There is a lack – apart from the striking topography – of any landscape features of note. While there is considerable open space provision in the Regeneration area and the surrounding context of the south city, the design, maintenance, condition and usability of these spaces are poor. Many of the open spaces are dedicated to sports use, and are of little amenity value to the non-sporting community.

Objectives

The landscape and open space structure will be a key element of the Southside regeneration. The benefits of high quality parks, squares, streets, and gardens within the urban environment are well known. Green spaces can help to improve the image of an area, attracting investment and raising house prices. They improve biodiversity, promote exercise, sport, and active living, and can help in tackling issues of crime and anti social behaviour. Successful green spaces can have a major positive impact on local communities, facilitating community cohesion and cultural development.



The key objectives in the development of a strategy for the design and distribution of open space and landscape within the Plan areas are to:

- Provide conditions for active and healthy living through the provision of adequate walking and cycling facilities, and a diversity of green spaces for active and passive recreation
- Form zones of diverse landscape character between major infrastructure and urban form, particularly along strategic roads such as the Southern Ring Road, and rail lines
- Provide connections from the open countryside into the new development, and make proposals for the better integration of Kennedy and Glasgow Parks
- Provide for a diversity of open spaces that may cater for the needs of individuals and the community in various ways
- Allow the movement network to connect to and through parks and open spaces by providing safe, well overlooked and accessible routes at all hours of the day
- Provide for protection and creation of biodiversity habitats, and create community gardening and outdoor educational activities
- Provide better management and maintenance of outdoor areas



Proposals

A well-connected and high quality network of open spaces of different sizes, functions, and for different ages will be created within the Southill and Ballinacurra Weston areas. This variety of spaces will include:

- Structure landscape
- Country parks adjoining the Southill plan area
- Neighbourhood and local parks
- Green fingers
- Smaller pocket parks and community spaces
- Public squares and public realm

At present there are approximately 57 hectares of zoned public open space within the Southside Regeneration Area, which equates to nine hectares per 1,000 population in the Southill Area. However, many, are of poor quality and therefore under-used - they are poorly overlooked, have inadequate lighting, unimaginative play facilities, and are poorly maintained. Also, for some residents, these open spaces are difficult or unsafe to access.

Following redevelopment, the areas will provide 69 hectares of open space, 11 hectares more than the existing figure. The green space that currently exists



within the housing estates, and along the road verges, will be replaced with high quality private and communal gardens. The spaces shall include both equipped and informal play and sports spaces for all age groups, as well as more formal spaces for relaxation and learning, and residents and children will have safe and easy access to these spaces.

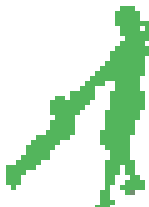
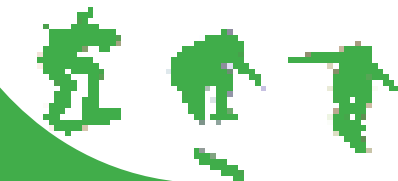
While the percentage of open spaces per 1,000 population is not being increased, the proportion of six hectares per 1,000 population - measured over both Regeneration Areas-is still significantly higher than that required by the City Development Plan (see below). In the new areas, all open space, including children's play spaces, will be of the highest quality, safe and enjoyable to use. Spaces will have differing degrees of privacy, and will be overlooked by housing. Routes linking and connecting these spaces will be safe and accessible, bringing them close to where people live and substantially improving their quality and usability.

The provision of improved and new public open spaces, play, recreational and sports areas throughout the area will help to encourage healthier lifestyles, enhance social, community and economic opportunities, and help to create a high quality residential neighbourhood with a distinctive character and identity.

Open Space Requirements, Limerick City Development Plan

Type	Minimum Ha/1,000 people	Preferred Ha/1,000 people	Catchment radius metres
Children's play	0.20	0.40	200
Formal urban parks	1.01	1.62	500
Playing fields	1.62	2.02	
TOTAL	2.83	4.04	

The quality of the landscape, strengthened by its strategic location adjacent to the open countryside, shall be a defining characteristic of the new Southill and Ballinacurra Weston. A number of major parks will provide active and passive recreational amenities at both district and neighbourhood levels





Open Space and Landscape

Structure landscape

The proposed new development at Southill forms a gateway to a number of roads approaching or encircling the city. Structured pieces of landscape can be used to create a buffer between these pieces of major infrastructure and the proposed adjacent parklands and housing areas, and to enhance the experience of entering the neighbourhood. The planting can exploit the topographical, engineering, and ecological elements of these corridors, and will be mainly composed of woodland planting requiring little maintenance.

Open Countryside

One of the most striking characteristics of Southill is its location on the city's edge, forming a potentially important relationship to the countryside. This open landscape forms a strategic asset not only for people living within the area, but for the whole of South Limerick. It is important that its potential as both a city scale park, and a community asset is maximised, and it should become a major destination within South Limerick

As part of the Plan proposals, over 40 hectares of this landscape will be made more accessible, with continuous access provided from the new Park Roads. The John Carew Park Link Road, the Roxborough Road, and the golf course naturally divide the park into four main zones, each focussed around a range of sporting provisions. The park will be promoted as an 'outdoor gym' with trim trails, walking and running routes, connected to the proposed cycle and pedestrian network. A key element will be the active amenity zone at the north edge of the park, which contains a number of new or relocated sporting facilities, described in more detail in 5.2.4.2.



Proposed open space and landscape strategy in Southill and Ballinacurra Weston

Note: All maps and diagrams in this document are for indicative purposes only

NB It is important to note that the area proposed for regeneration in Ballinacurra Weston consist of the housing estates of Clarina, Crecora, Beechgrove, Lenihan Avenue (part of), Byrne Avenue, Hyde Ave/Road (part of) and Weston Gardens. It does not include Punches Close, Hayden Villas, Weston Terrace, Rosbrien Terrace/Road, Ryans Cottages or Donnellan's Buildings or the ESB site.



# Open Space and Landscape

## Neighbourhood and local parks

Four new local parks are provided to the southern edge of the Southill development, where the open countryside 'pushes' into the developed area. These parks provide amenity for the surrounding housing, all located within a five minute walk. These may be provided in a range of configurations, such as a sequence of linked medium sized garden squares, or a single large park. They will incorporate a range of formal and informal areas that cater for a variety of age groups, such as equipped play grounds, small multi use games areas, sitting areas, and nature conservation. They are located along the Park Road, and will contain excellent pedestrian and cycling connections to adjacent neighbourhoods and nodes of public transport.

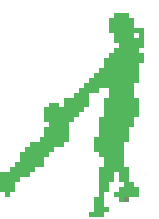
- Elm Park forms a neighbourhood focus in this area of residential development located between the rail lines and the John Carew Park Link Road
- O'Higgins Park is located in the south of the new Carew/Kincora Park neighbourhood and forms a community gateway space to Carew Park to the south
- New Park is located just south of the main community Hub in O'Malley/Keyes Park. It slopes steeply towards the south and the Park Road. To the north, it continues as a green finger link to Kennedy Park
- The Rath Park comprises a series of green spaces varying in design, size and enclosure as the land rises via a series of landscaped terraces to the Park Road and the Rath, with extensive views north to the city, and south to the surrounding countryside;
- O'Malley Gardens is a smaller, more enclosed park located as part of the central community hub. Parts of the park can become outdoor classrooms, with school children and adult learners from the adjacent education facilities encouraged to learn about biodiversity, the maintenance of different plant species, and growing food. There can also be opportunities for adult skills training programmes to be linked to this park, as well as provision of mixed use games areas, shared by the community and education facilities

Green spaces are provided to accommodate a wide range of uses and character. They vary from neighbourhood parks, to community gardens and play spaces, green fingers, SUDs systems, and residential courtyards.



***'It is important that the facilities and amenities are sustainable into the future'***

Vision Statement  
Jan 2008





## Open Space and Landscape

In Ballinacurra Weston, the Plan proposes a series of smaller squares and green spaces ranged along the new community spine, and acting as focus points for the community. To the south, a major new park is associated with the new community centre. To the north, Clarina Park is reconfigured and fronted by new homes, and a new public square or garden is located on Byrne Avenue, clearly signalling the entrance to the area, and its regeneration.

**Green Fingers**

A number of green fingers extend the open countryside northwards into the new housing areas, and directly to Childer's Road and beyond. They indicate the presence of the newly regenerated areas, and their parks, to the surrounding neighbourhoods, and to the city. The green fingers form an important part of the movement network and support cycling, walking, and running routes, as well as providing places for relaxing, and children's play.

**Sustainable Urban Drainage Systems (SUDS)**

SUDS systems will be designed into the street, square and open space network as a series of wet and dry landscape elements. They will include grasses, planted swales and hard landscaped water features, and will be used to enhance neighbourhood character and identity.

**Open space in residential areas**


Smaller pocket parks and children's play areas are integrated into all the residential areas. These are shown in the images over leaf. Provision of communal open spaces in these residential areas will also encourage social interaction, helping to create a close knit community in the redeveloped area and overcome previous social problems.

**Public squares and public realm**

A network of public squares, routes, and shared spaces is also proposed as a core element of the urban structure of Southill and Ballinacurra Weston, as shown on the adjacent drawing, and described on the following page. These public squares form legible points in the urban structure, and create a setting for public life, where people can gather, celebrate, relax, and play.



 Public squares

 Shared surface / pedestrian priority

Public squares and public realm in Southill & Ballinacurra Weston

**Note: All maps and diagrams in this document are for indicative purposes only**

**NB It is important to note that the area proposed for regeneration in Ballinacurra Weston consist of the housing estates of Clarina, Crecora, Beechgrove, Lenihan Avenue (part of), Byrne Avenue, Hyde Ave/Road (part of) and Weston Gardens. It does not include Punches Close, Hayden Villas, Weston Terrace, Rosbrien Terrace/Road, Ryans Cottages or Donnellan's Buildings or the ESB site.**



# Open Spaces

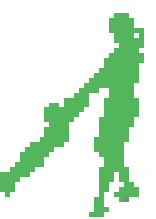
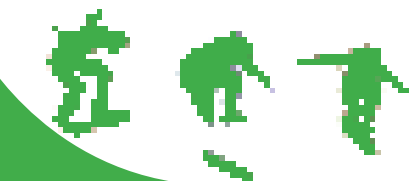
They are located at the intersection of key routes, and are linked to the adjacent urban fabric by direct pedestrian crossings where necessary. Each square will have its own character, reflecting the nature and uses of the surrounding context.

The hierarchy of public spaces is an important element in the legibility of the new neighbourhood, and a number of squares of varying size, scale, character and use are proposed:

- The main set of public spaces is formed at the new Roxboro Cross, the key civic and mixed use node of the district, where a small south facing square in the north west corner addresses another space to the south east, both sitting on the diagonal spine where it intersects the major north south and east west strategic routes
- At O'Malley/Keyes Park, the diagonal route and the main east-west public transport route intersect, and a shared surface extends across the road. Bus stops are provided on both sides, and trees and seating form an appropriate entrance area for the surrounding community and educational buildings
- In the south-east corner of the area, another hard landscaped public square is located at the entrance of the sports centre. This addresses the Rath and its surrounding park
- A triangular hard landscaped space is provided to the south of the LEDP site, at the junction of a number of routes. It is associated with the adult education centre, and forms a vibrant, animated space, enlivened by the adjacent student café and theatre foyer
- One of the main public spaces in the new area is the diagonal route, or community spine. This is a shared surface space, with vehicular access allowed at some locations along its length. It is tree lined, with a variety of surfaces and characters, including SUDS systems designed as hard landscaped water features, interspersed with seating areas. This route links all the main civic, community, and leisure centres in the areas, and is enclosed by active frontages of varying scale and use
- In Ballinacurra Weston, a number of hard landscaped spaces are provided in conjunction with the green squares and gardens. These are mostly local public squares with small seating areas, or play facilities, and are enclosed and overlooked by appropriate uses



The quality and intensity of public life is influenced by the location, design and quality of open spaces. Southill and Ballinacurra Weston will provide a range of public squares at the intersection of key streets, forming important elements of the legibility and identity of the re-named neighbourhoods





Note: All maps and diagrams in this document are for indicative purposes only

Sports Strategy



Existing and Proposed Sports Provisions in Southill & Ballinacurra Weston

Jackman Park	Young Munster	Kennedy Park FC	
Weston Villa	Christians GAA	Limerick City FC	to be retained in its present location
Prospect FC	Carew Park FC	Pike Rovers	
Hyde Rangers	Southend FC	Hill Celtic	to be retained but upgraded or re-aligned
Janesboro Juniors	Roxboro FC	Caledonians FC	
Janesboro AFC		Wembley Rovers FC	to be relocated to new or shared facilities
		Aisling Park	
		Presentation RFC	

NB It is important to note that the area proposed for regeneration in Ballinacurra Weston consist of the housing estates of Clarina, Crecora, Beechgrove, Lenihan Avenue (part of), Byrne Avenue, Hyde Ave/Road (part of) and Weston Gardens. It does not include Punches Close, Hayden Villas, Weston Terrace, Rosbrien Terrace/Road, Ryans Cottages or Donnellan’s Buildings or the ESB site.

5.2.4.2 SPORTS AND ACTIVE LIVING

‘Sport could potentially be a more powerful symbol of the regeneration than the physical development of building homes, schools, and businesses. Now there is an opportunity to ..... provide lasting and positive growth in the sports sector for the regeneration communities, and for Limerick as a whole.’ Vision Document, Jan 2008

The Plan for Regeneration of Limerick’s Southside has, at its heart, a strategy of active living, which refers to a way of life where people choose to be physically active every day in their community, whether they are at school, at work, at home, or at play. Sport forms an important component of this life, and Plan addresses both the concepts of sport and active living.

Existing Context

Currently there is extensive provision of sports facilities in the Southill and Ballinacurra Weston areas though much of it is very poor quality and lacks strategic planning. The diagram opposite shows the distribution of existing playing fields and sports clubs within and adjacent to the Regeneration Area. There is a domination of soccer clubs, catering primarily for adults but with only a few catering for underage from both within, or more often outside, the regeneration area. A number of these clubs do not have sufficient or appropriate facilities such as changing rooms, training grounds etc., and many do not have security of tenure. In addition, people are often discouraged from using these facilities due to crime, or the fear of crime.

Proposals

The sports proposals for the Regeneration Area is based on refining and upgrading existing sports facilities, and providing new ones. As part of this strategy the idea of sharing facilities, both within and between the various sporting codes, has been promoted. Consultations and meetings have been carried out with all the stakeholders, and many have expressed their willingness to share pitches, or their desire to upgrade and gain new facilities. The diagram opposite proposes which clubs are to be retained in their existing location, upgraded, or relocated to a new location with shared facilities.

A combination of a centralised, and dispersed model of playing pitch provision is proposed in the Southill and Ballinacurra Weston areas. This is in keeping with good practice guidelines from Sport England and other models of best practice. The administration, management and programming of activities on these sites, to maximise their use and impact, is of central importance and will be dealt with through the development of a Playing Pitch Strategy (natural turf and all weather pitches). Given the current shortage of all weather pitches in the city, it is anticipated that usage will extend beyond the regeneration area into other areas of the city and county, thus acting as an attractor.

The main proposal is to create new, or upgrade existing, sports hubs, which will contain a number of playing fields, with training grounds, club houses, or changing facilities, operating in a shared facilities model, and in some cases associated floodlit all weather pitches. There is great potential for a green sporting corridor to be created along the railway line, along the Southern Ring Road taking in the likes of Rathbane Golf Course, adding significant momentum to the Sporting Limerick brand. Areas for development of sport include Caledonian Park, Toppin’s Field, Carew/Kincora Park, The Rath and Ballinacurra Weston.



# Sports Strategy

## Local Sports Facilities

A new Indoor Sports Centre, over 7,000 sqm in size, is to be provided. The location of this sports centre will be on the site of the existing St Enda's Sports Complex site. The new sports centre will contain a new swimming pool, sports hall, fitness suite, dance studio, handball courts etc. A range of floodlit all weather pitches (full size and small sided) and changing facilities for use by a wide range of sports and groups will form the outdoor element of the sports centre site. Usage of such a facility will be optimised by the close proximity of the community school, primary schools, clubs and other municipal facilities in the regenerated area. This will create a strong community, leisure, and recreational hub adjacent and in conjunction with the proposed public square and park surrounding the Rath, it will help to improve the current image and perception of the existing educational provision and surrounding areas.

This Hub shall be connected by walking, and cycling routes, to the other parks and squares throughout the area, to the main vehicular and public transport routes, and to the city centre. The green finger that leads up to Childer's Road from this point serves to notify its presence, and direct movement to this destination, from Childer's Road.

There are a range of sports clubs currently based in the area or serving the area. These include: Hyde Rangers FC, Prospect FC, Weston Villa FC and Our Lady of

Lourdes Boxing Club in the Ballinacurra Weston area; Old Christians GAA Club, Treaty Camogie Club, Carew Park FC, Pike Rovers FC, Hill Celtic FC, Southend FC, Southill Weightlifting Club and Rathbane Golf Course and Club in the Southill area. These clubs will be accommodated within the regeneration plan and will be supported in their development over the coming years by the newly appointed Sports Development Officers. Sports development work will also be on offer to the range of clubs in the surrounding areas and any new clubs, recognising the role they also play in providing opportunities for sport. The concept of sharing of facilities both within and between the various sporting codes lies at the heart of the regeneration sports strategy with the intention of maximising opportunities for people to participate in sport and physical activity, supporting the clubs to grow strong, whilst at the same time ensuring that all facilities are efficiently and effectively managed and maintained.

### Possible Regional Sports Training Facilities

The Vision document for the regeneration of the Southside (January 2008) referred to discussions with national and regional sporting institutions such as GAA, FAI and Munster Rugby in terms of the potential for regional training facilities in Limerick. Whilst, local sport provision is the priority, all options are still being considered on both sides of the City with regards to the regional sporting potential. In particular on the Southside, discussions have been ongoing with the FAI regarding regional soccer centre requirements and with the GAA

Munster Council regarding a potential site for new headquarters and some ancillary GAA playing facilities. Facilities of this nature have the potential to act as attractors to the Regeneration Areas.

The Proposals therefore provides for the option that in addition to the provision of high quality sports facilities for the local communities, there may be the potential development of regional sports training provision in the future with the sharing of facilities between the codes and local community provision being integral to this. This and, all the other facilities identified above, will be subject to detailed feasibility studies as part of a regional sports strategy approach.

### Other

The network of parks and green fingers described above play an important role in the creation of a framework for active living. As well as incorporating trim trails, and pedestrian and cycle routes, they can be used to accommodate various Multi Use Games Areas (MUGAs). These are playing grounds of various sizes and specification of finishes, which can cater for a wide range of sporting demands. An assessment will need to be made by the City Council and Regeneration Agency as to what sports the facilities will need to accommodate, the standards of playing performance needs, and the priorities of usage. Consideration should also be given to the provision for children's play areas, outdoor gym

facilities, skate parks, tennis other activities in one of the neighbourhood parks.

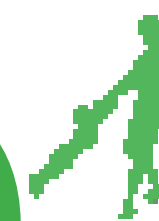
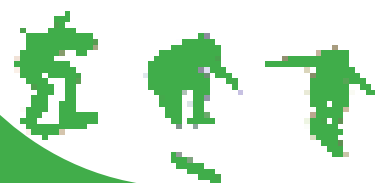
### 5.2.4.3 Play

The plan proposals create and allow opportunities for play throughout the regeneration area. While local authorities are often reluctant, for reasons of management and maintenance, to see small play areas dotted around the areas, they have a very positive contribution to the health and welfare of young people, as well as playing an important social role for parents. The involvement of the local community is essential at the planning stages to ensure a sense of ownership and responsibility for these areas.

Two main types of play spaces are proposed for children, and for young adults. In general, the play areas for children are located in quieter, residential areas, near to their homes, with easy adult supervision. Small informal play spaces will be provided for younger children within the communal garden areas of each of the new housing blocks. Larger areas of fully equipped play spaces will also be provided within some of the housing blocks, and more generally within the green fingers and local parks. All houses in the Plan areas will be within 200 metres of a fully equipped children's play space.



The plan has, at its heart, a strategy of active living, where people can be physically active as part of their everyday life





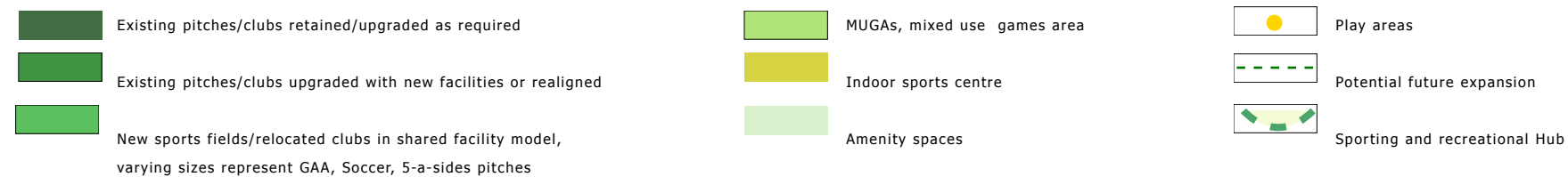
## Play Strategy

Note: All maps and diagrams in this document are for indicative purposes only

Play spaces for teenagers, or young adults, are also important, particularly in light of current social problems in the regeneration areas. It is believed that if places are provided for youths, in central, neutral areas, associated with sporting and other recreational and community facilities that opportunities for social interaction and community cohesion will increase. Possible locations are within the parks associated with community hubs. These play spaces should be carefully managed in conjunction with these community facilities.

Chapter 2 (Strategic Context) set out the necessity for national, regional and local strategies to be taken into account in planning any new significant developments. It also set out the importance of collaboration, coordination and joint strategic planning between all the relevant agencies and bodies who vary from having national, regional and local objectives.

Any developments proposed in this programme around sport and recreation (including arts and culture) will require to be proofed within the context of national, regional, greater Limerick City Area and Limerick City collaborative strategies.



## 5.2.5 Learn

*'The role of education is critical in tackling social exclusion, and initiatives to address educational disadvantage are prioritised within the regeneration masterplans. Additional investment should be directed at maximising the use of school buildings and facilities to become hubs of learning that offer open spaces and resources outside of school hours.'* (LSRA 2008)

Due to the inevitability of development under regeneration, an opportunity exists for new and sustainable school infrastructure in the new Southill and Ballinacurra Weston areas. Over the past number of months the Regeneration Agencies have engaged in extensive consultation and discussion with many stakeholders in regards to new school builds, namely: school principals, teachers, representatives of school boards of management, The Department of Education and Science Regional Offices, Diocesan Patrons and School Trustees, as well as Department of Education and Science's, School Accommodation Commission, for Limerick. Fundamental to these discussions was the issue of securing appropriate school accommodation for Limerick's Regeneration Areas.

### 5.5.1 Primary School Provision

#### Our Lady of Lourdes NS, Ballinacurra Weston

Located opposite the new youth building and the Community Action Centre in Ballinacurra Weston, Our Lady of Lourdes NS is strategically located to serve the community. In view of the proposed developments for the area under regeneration, it is recommended that a new modern, fully resourced co-educational primary school be built on site at its current location.

#### Our Lady Queen of Peace NS, Janesboro

Located opposite the Maldron Hotel (formerly Quality Hotel) and west of the proposed new youth resource centre, on the fringes of Southill, this school currently has over 100 pupils enrolled from Regeneration Areas. It is recommended that this school be supported to accommodate a fully resourced co-educational primary and pre-school, with the necessary infrastructure for the establishment of the school as a centre for music. Infrastructural changes should also accommodate these measures, as should the frontage of the school be improved to relate to the newly proposed urban boulevard.

#### Galvone NS, Southill Junior School and Gael Scoil Sheoirse Clancy.

These schools are located within the boundaries of the

Southill Masterplan area. Two of these schools are experiencing significant reductions in pupil intake, while another is currently working to capacity, in poor and unsustainable physical conditions.

#### Proposed new school infrastructure for Southill

It is recommended that a new educational campus inclusive of both primary and secondary education be identified for Southill. A number of possible locations were investigated, identified and assessed by the Master Planning team, under the following criteria:

- Walking distance related to the surrounding catchment area and population densities
- Population density in the surrounding catchment areas
- Safe routes
- Access to public transport.
- Site topography
- Relationship to proposed open spaces, parks and the possible sharing of community facilities
- Phasing the relationship to new and existing buildings

The preferred location for the new educational campus is a central site in the new Southill. This will allow existing schools to continue in operation until the new structures are in place. The new educational campus will derive a synergy from the combination of community uses proposed at this location. In addition it will be surrounded by a network of safe and attractive routes, along the shared surfaces of the diagonal spine, with linear parks and green fingers. It is recommended too that school buildings form strong frontages which relate to the surrounding streets and spaces, and will accommodate secure and intimate courtyard spaces within its bounds.

Educational buildings can provide major regeneration benefits, signalling clear and legible examples of new investment, and performing dual functions as educational and community resources. They can become landmark buildings and destinations for the new neighbourhoods.

#### Secondary Schools

The existing secondary school, St. Enda's Community School, is located at the Southeast corner of the Southill area. A new sports centre, together with various indoor and outdoor sporting and recreational facilities will be located on this site, establishing it as a major recreational hub for the area. The sharing of facilities and dual usage by the school, sports centre and recreation facilities, will help to maximize the efficient use of this site in the Regeneration Area.

#### College of Community, Adult and Further Education

The proposal for a new college of community, adult and further education will form a landmark educational institution on the Southside of Limerick City. This proposal relates to a consideration of the relocation of Limerick Senior College, Mulgrave Street, to the Southside Regeneration Area. The building of approximately 8,000 sqm, floor area, could be situated on site at the Limerick Enterprise Development Park [LEDP], Roxboro Cross. The relocation of the college to Roxboro Cross, will allow it to take full advantage of the enhanced mix of social, civic, commercial and retail uses proposed at the site. Other possible uses for the site could be a new theatre, municipal offices, local library and FÁS training centre. Directly opposite the site is located the main shopping precinct and the diagonal route that leads directly to the community hub in O'Malley and Keyes Park, Southill, and the new sports, leisure and recreational facilities that will surround the Rath and St. Enda's Community School.

In addition the new community, adult and further education college would overlook the local park, which is connected via a green finger to Kennedy Park to the

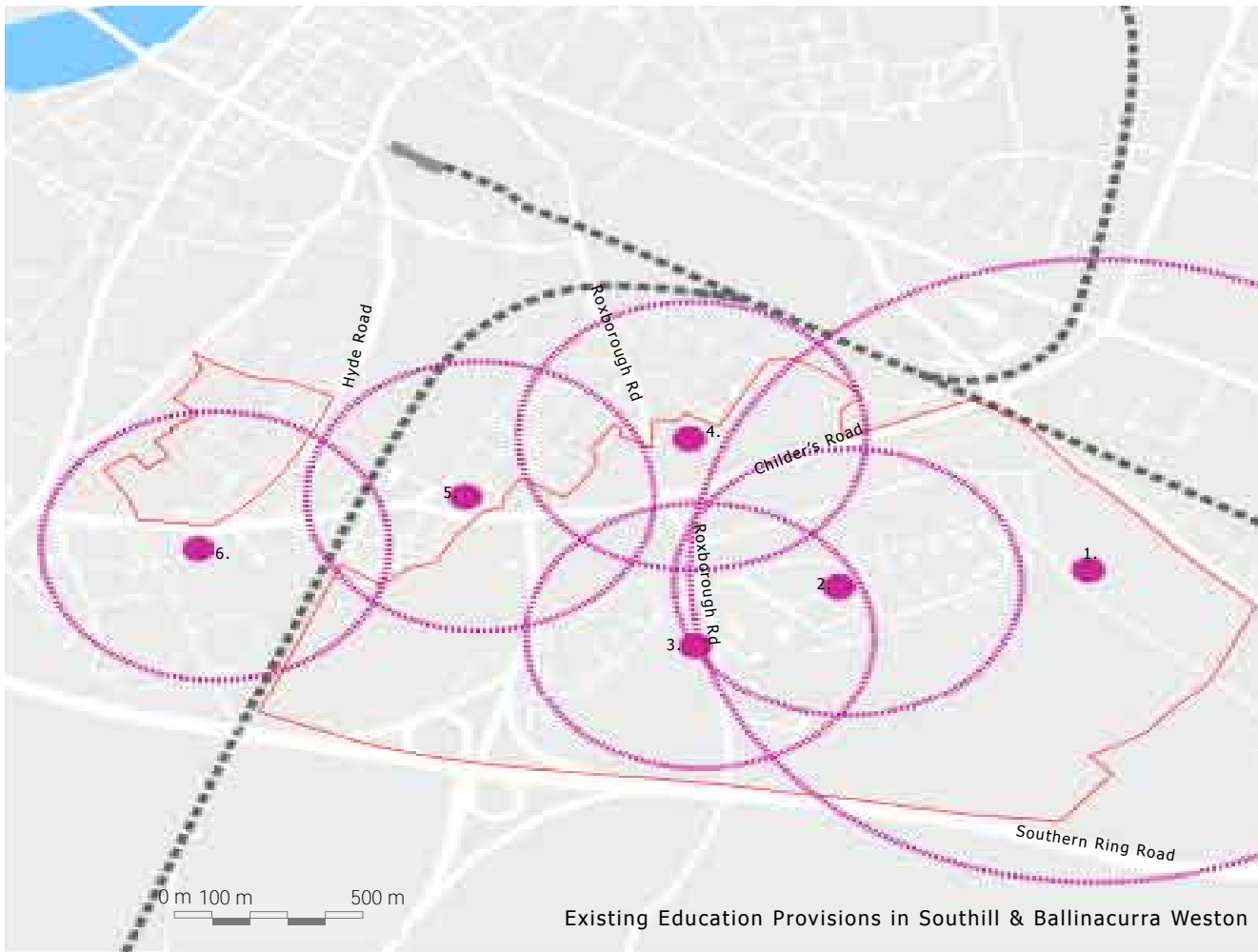
north and Rathbane Golf Club and open country to the south. The diagonal route highlighted in the plan, will also provide strategic connections to the leisure and recreational hub to the southeast, the Southill Neighbourhood Centre, surrounding neighbourhoods of Carew and Kincora, Janesboro and Ballinacurra Weston, and the wider context of Limerick City centre which is easily accessible.

New educational buildings under regeneration provide major benefits that signal new investment and hope and can help to revitalise communities. While serving the purpose of providing sustainable school and educational infrastructure, they can also become the locus of activity for new neighbourhoods and communities.





Education



1. St. Enda's school (secondary) 2. Southill Junior school 3. Gaelsoil 4. Galvone N.S 5. Our Lady of Lourdes N.S 6. Queen of Peace N.S  
400 metre walkbands shown to primary schools (5 min walk), 1000m walk band for secondary school.



An image of possible new landmark buildings on the site of the LEDP (formerly Krups Factory)



Note: All maps and diagrams in this document are for indicative purposes only



## 5.2.6 Work

### Existing conditions

Rates of employment in the Regeneration areas are low, with an average unemployment rate of 29.8% compared to 8.3% within Limerick City, and a national average of 8.5%. Where residents in the Southill and Ballinacurra Weston areas are employed, it is generally in the lowest skilled occupations, and as a result, residents in employment are receiving relatively low wages. Chapter 4, the Economic Masterplan, describes the employment context and opportunities in greater detail.

Business activity in Southill and Ballinacurra Weston is primarily confined to industrial and enterprise uses located in the Galvone Industrial Estate which forms a strip of industrial land between the existing O Malley Park and the Childers Road, and employs approximately 400 people. This estate is in a poor state of repair and condition and presents as a hostile environment where many businesses are performing badly. Other areas of employment are found in the Kilmallock Road and Roxboro Enterprise Centres, and the LEDP centre. In addition, the recently completed Q-Centre (mixed hotel and retail complex), the Greenpark Centre (and adjoining hardware and discount retail outlets) and a dated Roxboro Shopping Centre provide further employment in the area.

### Objectives

Every effort should be made to create and manage a mixture of different types of employment space so that living and working in Southill and Ballinacurra Weston is a viable possibility for local people, both existing and new. These types of employment spaces could include:

- Small flexible office accommodation
- Small workshops
- Provision of managed workspace
- Workspace combined with other commercial or residential accommodation

A thriving and diverse local economy will lead to a more prosperous, vibrant community, and will consist of increased social enterprise, and measures to promote local employment and training opportunities

#### 5.2.6.1 Proposals

In addition to the ongoing poor performance of the Galvone Industrial Estate, the baseline analysis has shown that its location and mono-functional nature is contributing to issues of severance and isolation of the residential neighbourhoods. The industrial activity carried out here can be described as a non-conforming use within the area and it has been agreed that this land use is to be relocated, and the lands rezoned. Section 4, the Economic Plan, describes these proposals in more detail

It is expected that following revisions to the land use zoning in the areas, most occupants of the Galvone Industrial Estate will choose to relocate outside the area, and redevelop their sites. Approximately 48,000 sqm of development can be accommodated in Boherglas to allow some relocation of the larger industrial units, and smaller or cleaner uses can be accommodated within the new mixed use areas of Roxboro Cross.

It is proposed that the Shannon Enterprise Units in Boherglas are redeveloped on a phased basis to provide state-of-the-art facilities, and increase density and improve efficiency of layout of development on the site. 33,600sqm of employment use can be accommodated at this location. Phased development is also proposed for the Childers Road Enterprise Units site, in the west, and the final use of this site may vary from commercial to mixed use at ground floor level, depending on the economic climate.

A small number of enterprise units are also provided in Ballinacurra Weston, located adjacent to the proposed new community spine and main movement route. In addition, it is expected that the land to the south of Toppin's Park, currently in private ownership and zoned residential, should be rezoned for industrial use, accessed by the slip road.

On the whole, the type of industrial employment spaces provided in the regenerated Southill will be very different

in nature from existing typologies, and take the form of enterprise/incubation units, and a range of small to medium sized work units.

The new neighbourhood centre at Roxboro Cross will be the location for mixed use and office development, with the commercial floor space available to small to medium sized enterprises. A number of live-work units are also incorporated into the ground floor units of the generic A blocks indicated for the mixed use neighbourhood of Roxboro Cross. The Plan can accommodate up to 30,000 sqm of these type of uses, including some retail, located mainly in the neighbourhoods of Roxboro Cross, New Galvone, and some to the north of Carew/Kincora Park.

The new retail and community facilities developed as part of a regenerated Southill, will also provide a large amount of employment, and offer significant new opportunities for local people to find work.

#### 5.6.2 Employment outside the area

It is not realistic to expect that all the required employment for residents can be generated internally, or that all new jobs created in Southill and Ballinacurra Weston shall be filled by local residents. While it is reasonable to expect that the regeneration would make a direct contribution in this regard, it is still important to realise that many of the residents will travel outside the area to reach places of new or existing employment. Section 5.3 emphasises the importance of links to the surrounding areas, and the need for a more frequent and reliable public transport system.

New employment in Southill and Ballinacurra Weston will take a variety of forms, ranging from re-provision of existing light industry, to new enterprise and incubation units. They will inhabit a range of spaces and building types.





Employment



1. Galvone Industrial Estate    2. LEDP / Q centre    3. Roxboro Shopping centre    4. ESB



■ Industry/other    ■ Mixed use/commercial/enterprise or incubation units    ■ Employment in community buildings/local retail

Proposed Employment Strategy for Southhill & Ballinacurra Weston

**Note: All maps and diagrams in this document are for indicative purposes only**

Sustainable waste solutions company The Re3 Group has developed a world-first technology at a state-of-the-art facility, which will employ 50 plus long-term jobs, in the Galvone Industrial Estate, adjacent to Southhill. The Irish company has invested €15 million in the facility, which will provide a revolutionary and environmentally friendly new approach to the treatment of domestic waste by utilising steam technology (autoclaving). This process will recycle and recover a significant percentage of waste that currently goes to landfill and is a sustainable alternative to landfill and incineration. Re3 is partnering with Greyhound Recycling and Recovery Limited, which has been operating at the Galvone Industrial Estate for some years, on this exciting project. The Re3 Group has maintained contact with the Limerick Regeneration Agencies and is committed to the principal of building a bright and sustainable future for the area.

**NB It is important to note that the area proposed for regeneration in Ballinacurra Weston consist of the housing estates of Clarina, Crecora, Beechgrove, Lenihan Avenue (part of), Byrne Avenue, Hyde Ave/Road (part of) and Weston Gardens. It does not include Punches Close, Hayden Villas, Weston Terrace, Rosbrien Terrace/Road, Ryans Cottages or Donnellan's Buildings or the ESB site.**

