



Proposed LRD on lands at former Greenpark Racecourse, Limerick City

Design Report

Issued for LRD Planning Application To Limerick City & County Council
February 2025



01 - Introduction

1. Introduction
2. Masterplan Site Context
 - Site Location Context
 - Site Location
 - Masterplan Context
 - Masterplan Phasing
3. Site Context
 - Historical Context
4. Design Development
 - LRD Amedments
5. Schedules
6. Computer Generated Imagery



PREPARED BY

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Client
VOYAGE PROPERTY LTD.
Ashbourne Business Park, Dock Road Limerick



The development is designed to be compliant with Planning and Local Government March 2018 Planning Guidelines and takes cognisance of the Limerick City Development Plan 2022-2028.

This Development also takes guidance from the following documentation

- Limerick Development Plan 2022-2028
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities
- Best practice guidelines Quality Housing for Sustainable Communities (2007)
- Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities
- Design Manual for Urban Roads and Streets or 'DMURS' (2019);

- Urban Development and Building Heights Guidelines for Planning Authorities December 2018
- Childcare Facilities – Guidelines for Planning Authorities (2001);
- Smarter Travel - A New Transport Policy for Ireland (2009-2020);
- National Planning Framework – Project Ireland 2040
- Regional and Spatial Economic Strategy - The National Planning Framework ('the NPF')
- Amendments Subject to this LRD application are designed to be compliant with Planning and Local Government March 2018 Planning Guidelines and takes cognisance of the Limerick City Development Plan 2022-2028 (Variation No. 1).

Vision
The quality of new housing can play a significant role in promoting happiness, improving health and wellbeing, as well as contributing to sustainable development by achieving appropriate residential density in a high-quality mixed-tenure development. The ambition is to build well designed energy efficient homes that are easy to maintain with a focus on natural light, good air quality and efficient use of space in a secure environment that embodies best practice urban design principles.



02 - Masterplan Site Context

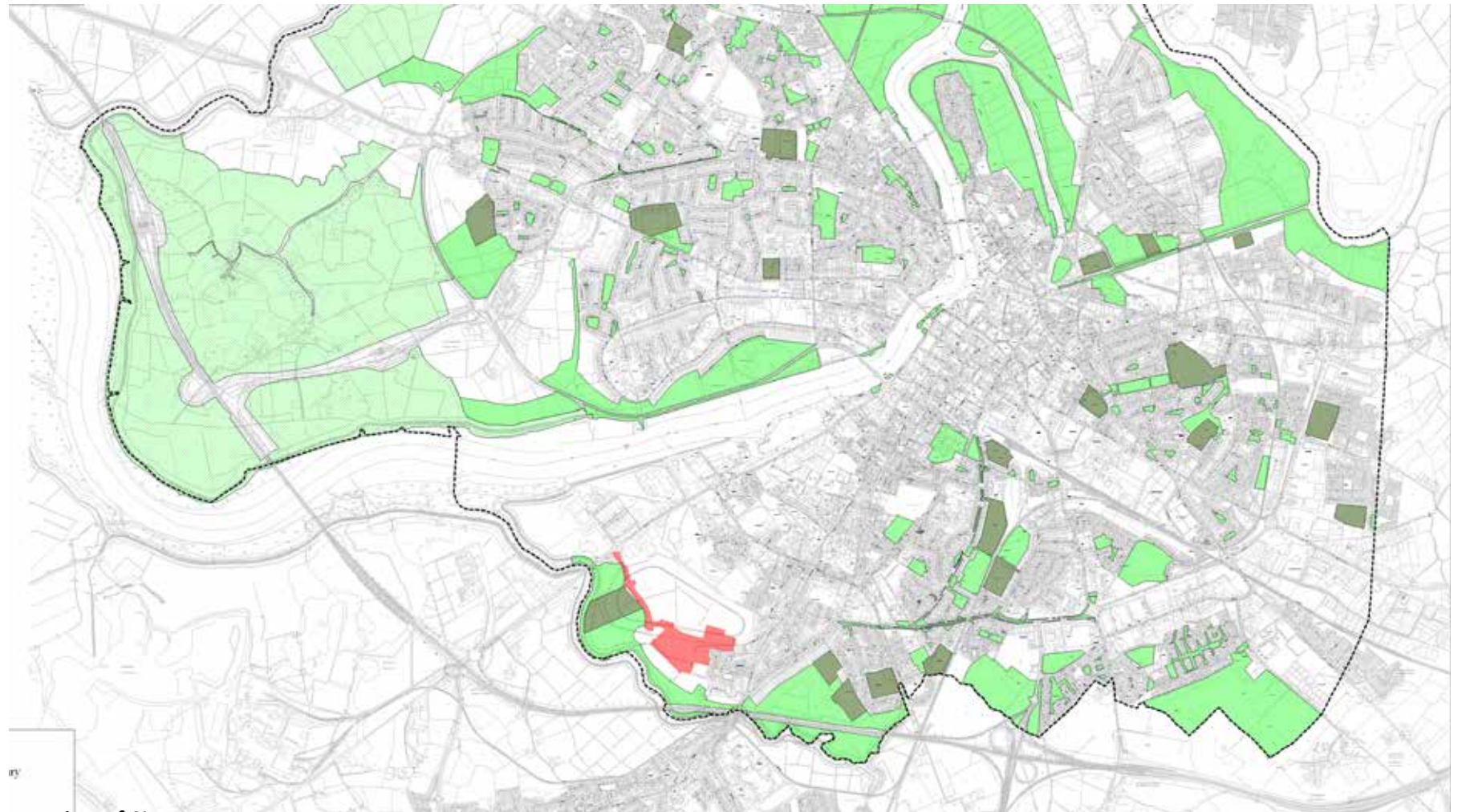
Site Location context

The Greenpark (former racecourse) lands comprise a 47 ha strategically important urban landholding located to the south-west of Limerick City Centre. The lands are currently subject to a number of different land use zoning objectives in the Limerick Development Plan 2022-2028 (Variation No.1) including residential, mixed use, neighbourhood centres, public open space and sports grounds.

In 2020 a Masterplan (referred to as the Greenpark Masterplan 2020) was prepared by Tom Phillips + Associates, Town Planning Consultants. This study, in association with the landowner and a multi-disciplinary team, goes significantly beyond just an architectural vision and provides a range of site wide assessments including planning; hydrology and hydrogeology; drainage; traffic and transportation; biodiversity; landscape; design and assessing flood risk. The purpose of this Masterplan was to create a vision for the lands and will serve as a robust basis for future planning applications, it was submitted as part of the Strategic Housing Development (SHD) which was granted for their subject site (ABPP Reg. Ref. No. 311588-21).

The Masterplan is an evolving document and requires some flexibility to respond to both changing planning parameters and market conditions. The current Greenpark Masterplan proposed a mixed use development vision for the lands consisting of an office campus (39,500 sq m); 920 no. residential units (including houses, duplexes and apartments); neighbourhood centre; nursing home (123 no. bedrooms); two crèche/ childcare facilities and open space provision with related car parking, ancillary services and roads infrastructure including indicative access arrangements and internal roads and pedestrian/cycle links through the site.

This LRD Development forms seeks to amend the permitted SHD it is noted that the design takes cognisance of the wider Masterplan design principles.



Location of Site



Aerial Photo of site

Site Location

Residential Design

Our starting point in the creation of a new residential community at the former racecourse lands is a detailed consideration and analysis of the lands. This has included a contextual review of the lands; its natural topography; its orientation; boundary conditions and current and potential future connectivity. The design concept sees a natural extension of the existing residential housing west of the South Circular Road, Castlewell, Boreen a Tobair, Log na gCapall and Greenpark Avenue to the East, with a new sequence of coherent streetscapes and character areas.

Vision and Principles of the Masterplan

The vision for the Masterplan seeks to rejuvenate and regenerate this large undeveloped site and significant urban land bank, which is located within close proximity to Limerick City Centre. The Masterplan proposes a legible mixed use development centred on a series of connected streets, pocket parks and public open space, comprising a range of uses to promote Live-Work-Play development with many of the facilities required by a new community provided within easy walking distance.

Overall Design & Masterplan

The overall Masterplan comprises a multi-phased residential development and office campus, neighbourhood centre, two crèche facilities, nursing home and public open spaces adjacent to the Bord na gCon greyhound stadium along the Ballinaclogh River. The proposed neighbourhood centre is strategically located to serve the needs of the local community and residents.

Overall Key Design Principles

The fundamental objectives of the Masterplan are based on a clear hierarchy of streets, squares and space in between buildings; the layering of scale from residential to commercial, and for cyclists and pedestrians to have priority. Openness, permeability, legibility and a strong sense of place are the driving Principles behind the Masterplan.



Masterplan

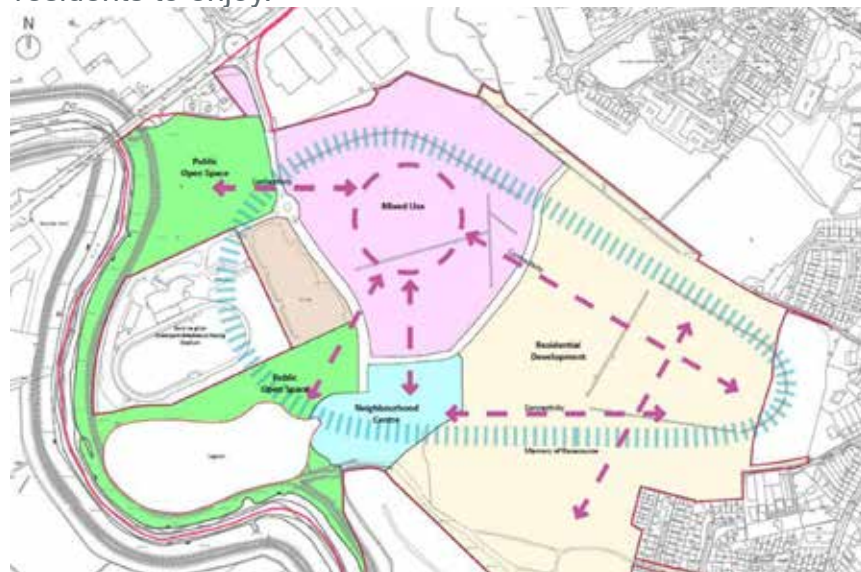
Key design principles for the Masterplan:

- To preserve the memory of Limerick racecourse;
- To maximise connectivity and permeability with adjoining and future developments;
- To promote a healthy working and living lifestyle close to public open space with a high degree of biodiversity and sustainability;
- The need to provide well-defined and open spaces/amenity spaces of varying sizes for the enjoyment of the local community;

02 - Masterplan Site Context

Masterplan Context

The first phase of the development Granted permission includes a strategic housing development (SHD) application for 371 dwelling units (of 920 units total), creche and other associated ancillary uses in line with the masterplan. The later phased office campus will be developed to the IDA standards and specifications, ranging from 3-5 storeys in height. The buildings and office floorplates are designed with greater flexibility and adaptability to local or multinational demands. The riverwalk amenity and open space will be a great addition to the city and provide an organic and biodiverse place for locals and residents to enjoy.



Residential Development

The total residential development will consist of 920 no. dwelling units made up of housing, duplex own door apartments and apartments delivering an overall density of 50 units per hectare. The first phase of the residential Masterplan contained within this Strategic Housing Application accounts for 371 units delivering a nett density of 47 units per hectare.

The residential community is designed to provide residential dwellings to assist both local and national housing delivery and to provide a robust residential mix to meet all demographic and housings needs with the provision housing, apartments and duplexes across a range of sizes.

Office Development

The proposed office campus would deliver 39,500sqm of office accommodation in a series of blocks ranging from 3-5 storeys and includes a café and bio-diverse green open space at the heart of the campus. The office buildings are proposed to be built on a phased basis and to be flexible and adaptable to design changes as required.

Nursing Home

The 123 bedroom nursing home shall be accessed from Log Na gCapall and shall form a harmonious relationship with the adjoining apartment building and pocket park to the north. The nursing home is designed to HIQA standards and will be laid out to avail of the orientation and provide a secure and sunny courtyard space for residents to the rear.

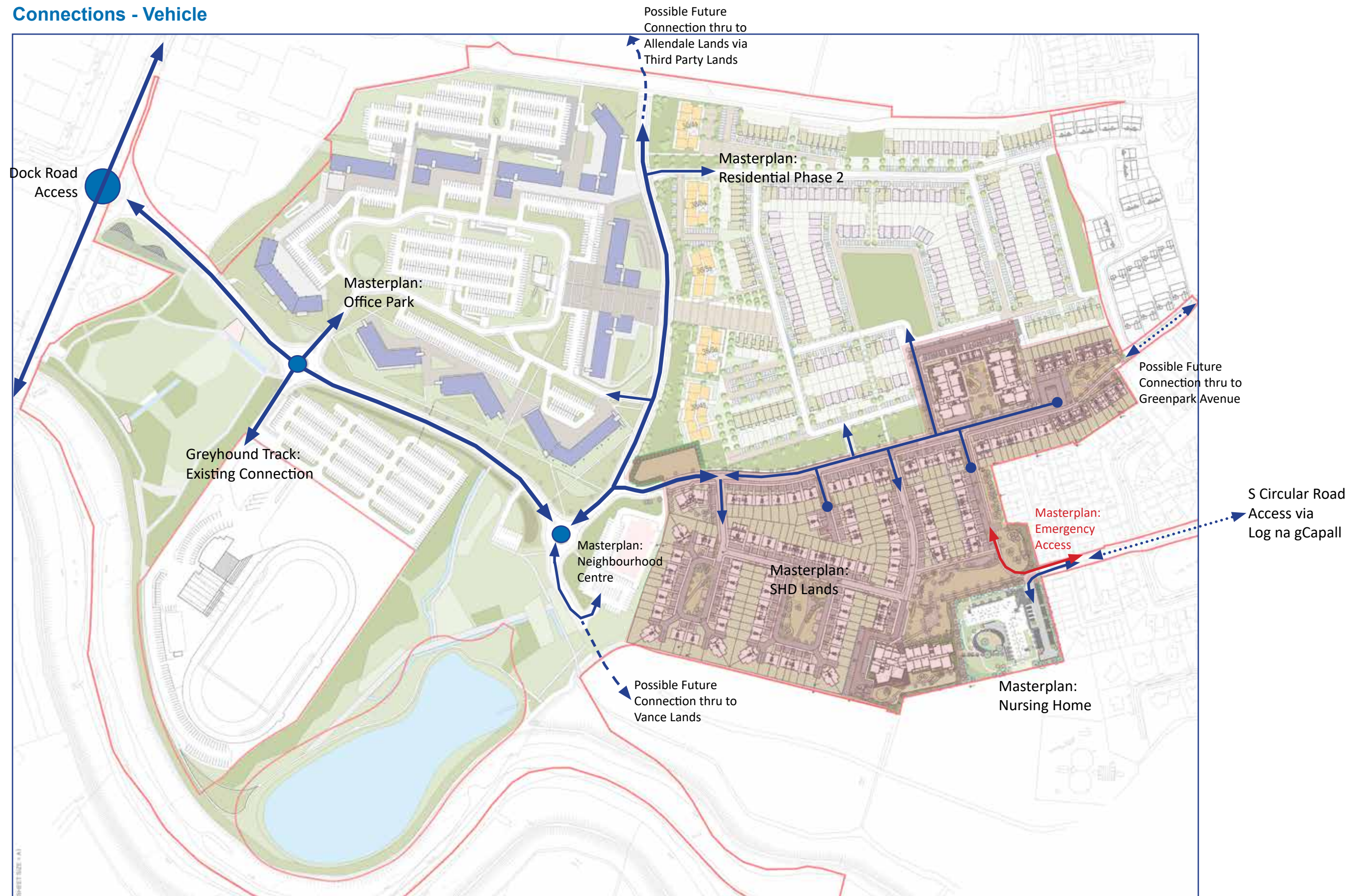


This part of the Masterplan has been Granted permission for assessment and determination under ref. no. 21/1222. The nursing home is laid out in two wings per floor allowing for horizontal segregation in line with best practice. The building is adequately set-back from boundaries with landscaped curtilage car parking along the perimeter.

Neighbourhood Centre

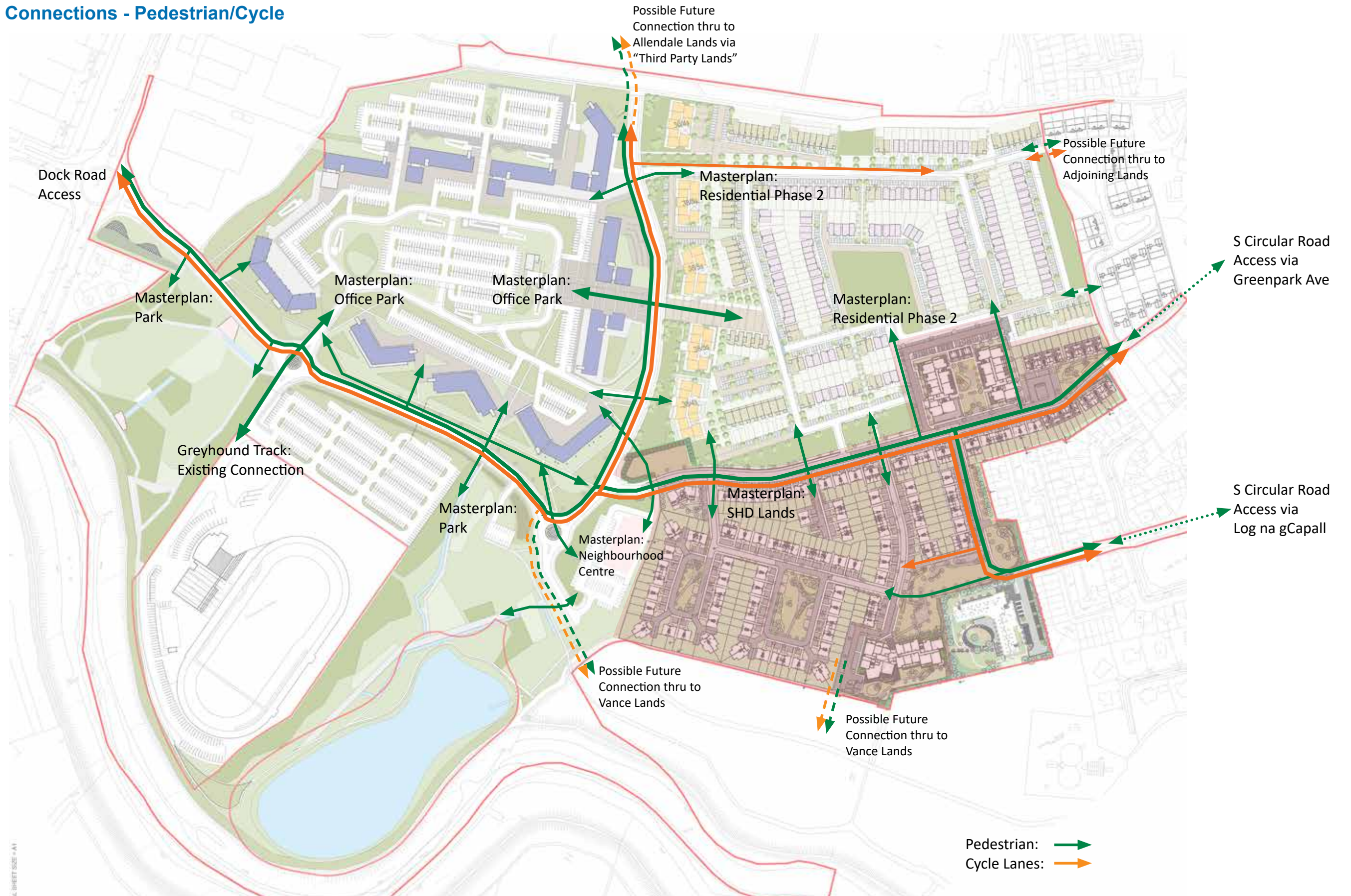
The proposed Neighbourhood Centre is centrally located within the overall Masterplan to serve as the hub and focal point for the local community and residents. This is also strategically located for people looking to access the public open space and amenity areas along the river. A childcare facility is also centrally located adjacent to the Neighbourhood centre near the entrance to the residential development. The creche is included within the red line of the SHD application but the neighbourhood centre lies outside of the red line.

Connections - Vehicle



02 - Masterplan Site Context

Connections - Pedestrian/Cycle



02 - Masterplan Site Context

Masterplan Phasing

The first part of the site to be delivered will be the road and infrastructure to form the connection between the Dock road and the site.

The total residential development will consist of 920 no. Dwelling units of which 371 units are to be delivered as part of the residential phase 2a.

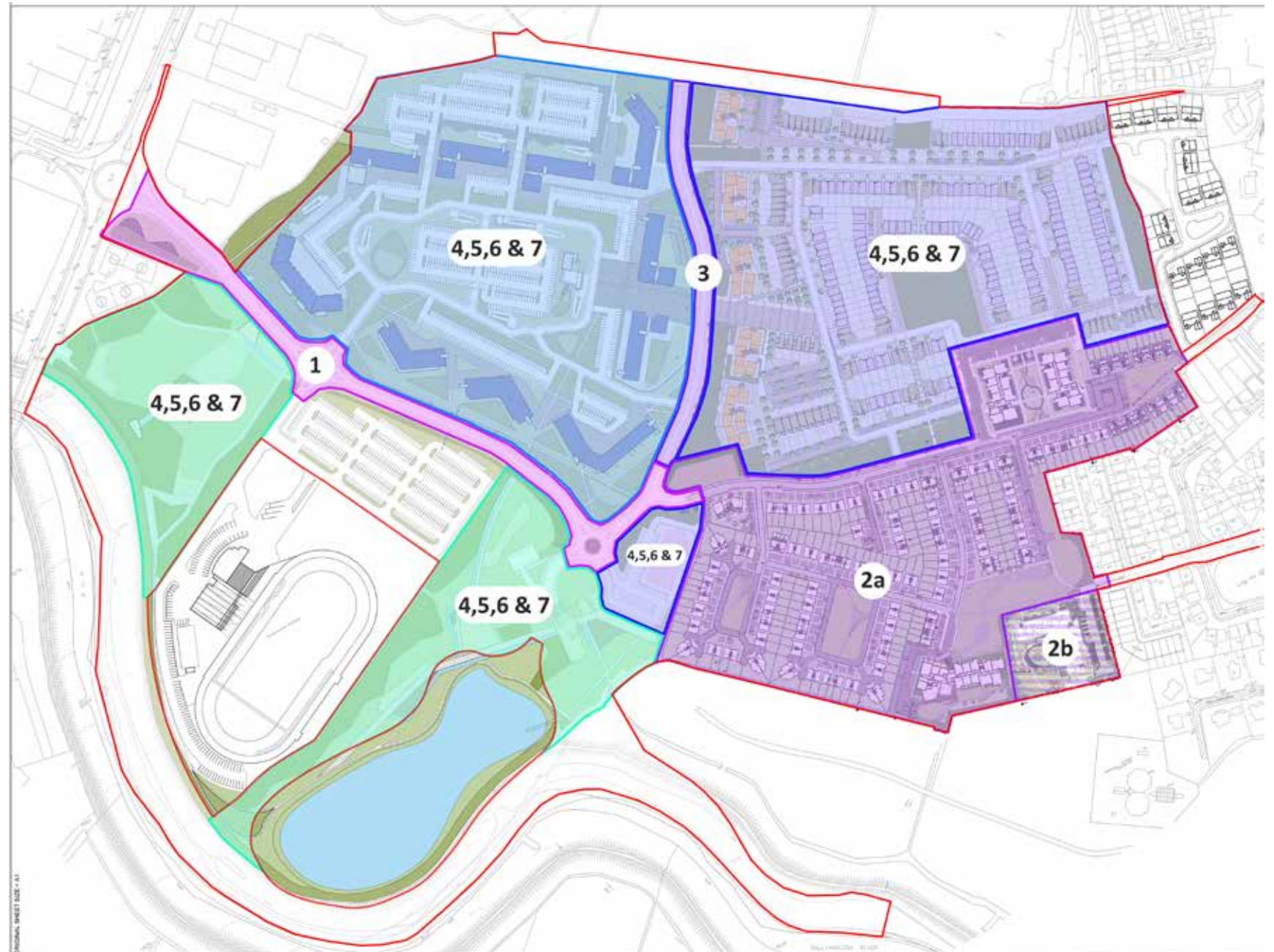
The Nursing Home (2b) was Granted by LCCC and determination under ref. no. 21/1222 and ABP-314752-22. This will form a concurrent phase with the delivery of the residential elements.

The rest of the Masterplan will be delivered in multiple phases with the office development developed in blocks, the neighbourhood centre delivered once the residential development is complete

The second phase of the residential masterplan will be developed in tandem with the office campus.



Visualisation of Office Campus

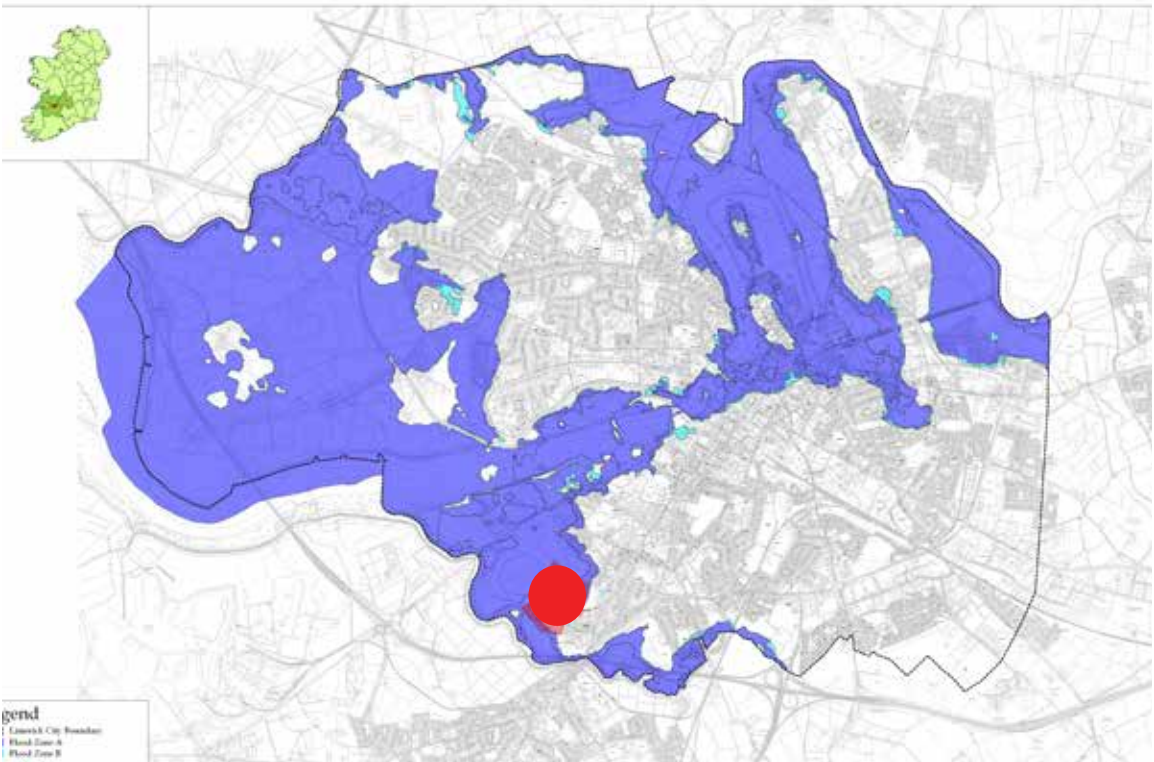


Visualisation of Phase 2 Residential Development

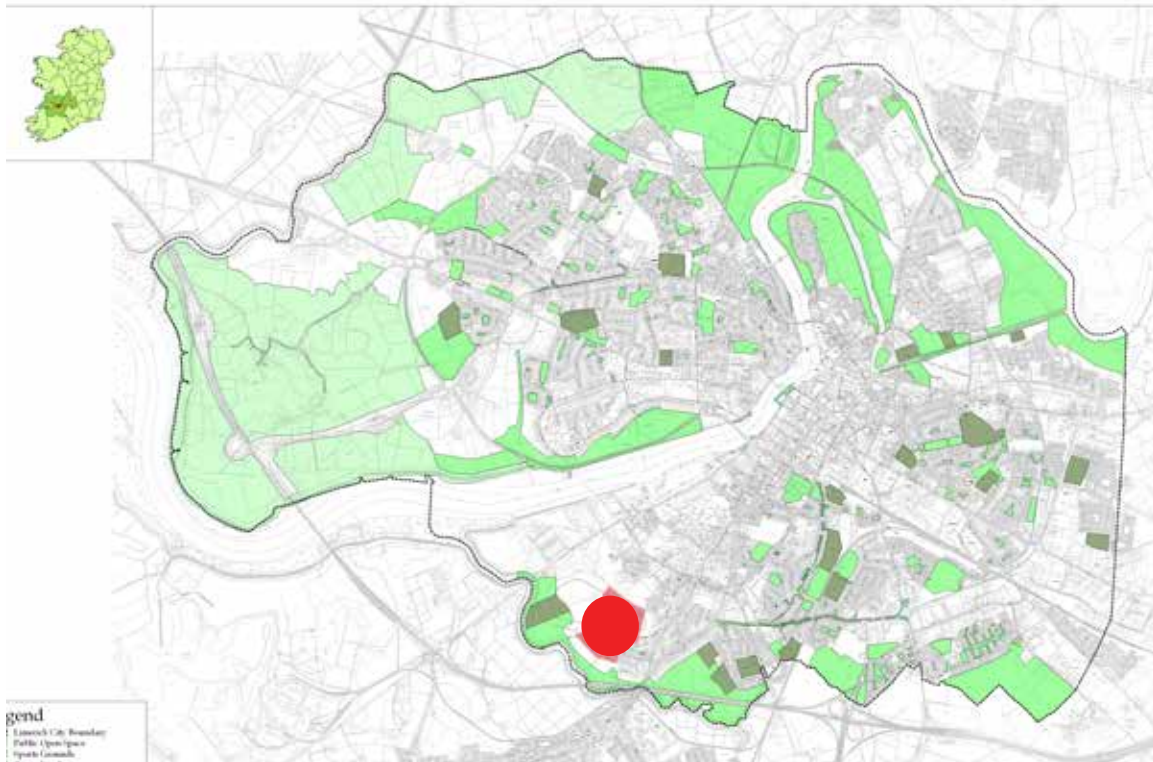


Visualisation of Nursing Home application

Site Context



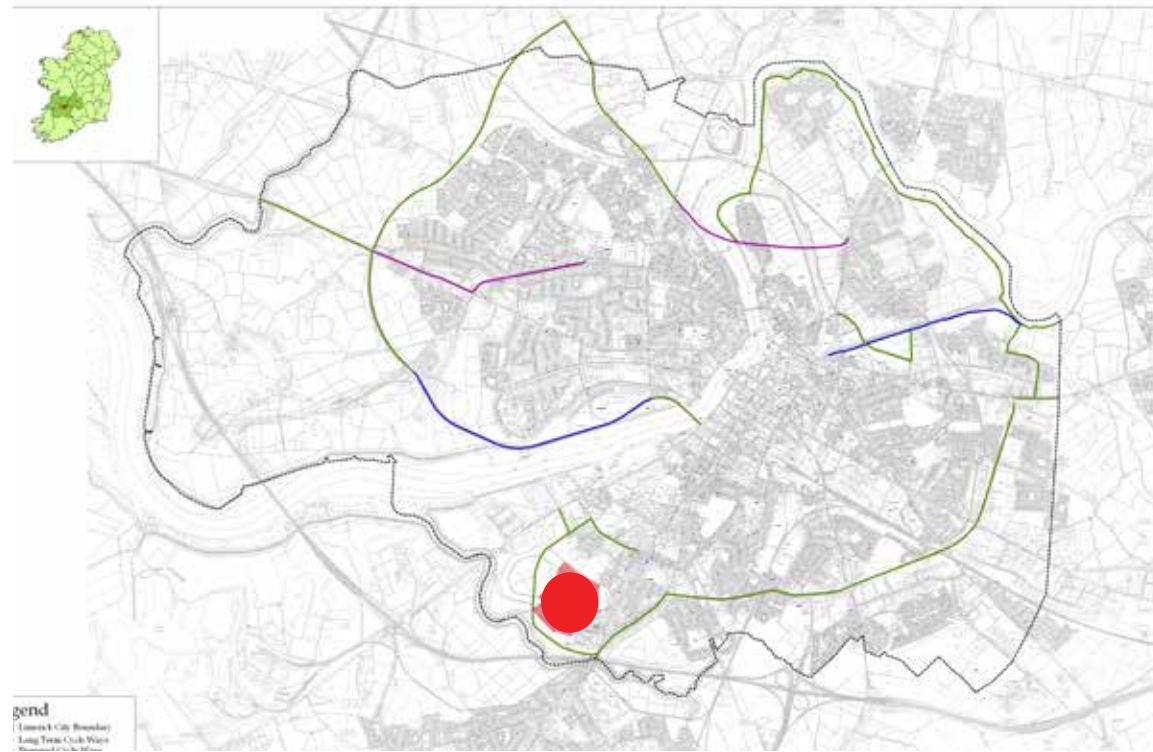
Flood Map of Limerick City



Green spaces Map of Limerick City



Adjoining Retail areas



Cycle and Greenway routes



03 - Site Context

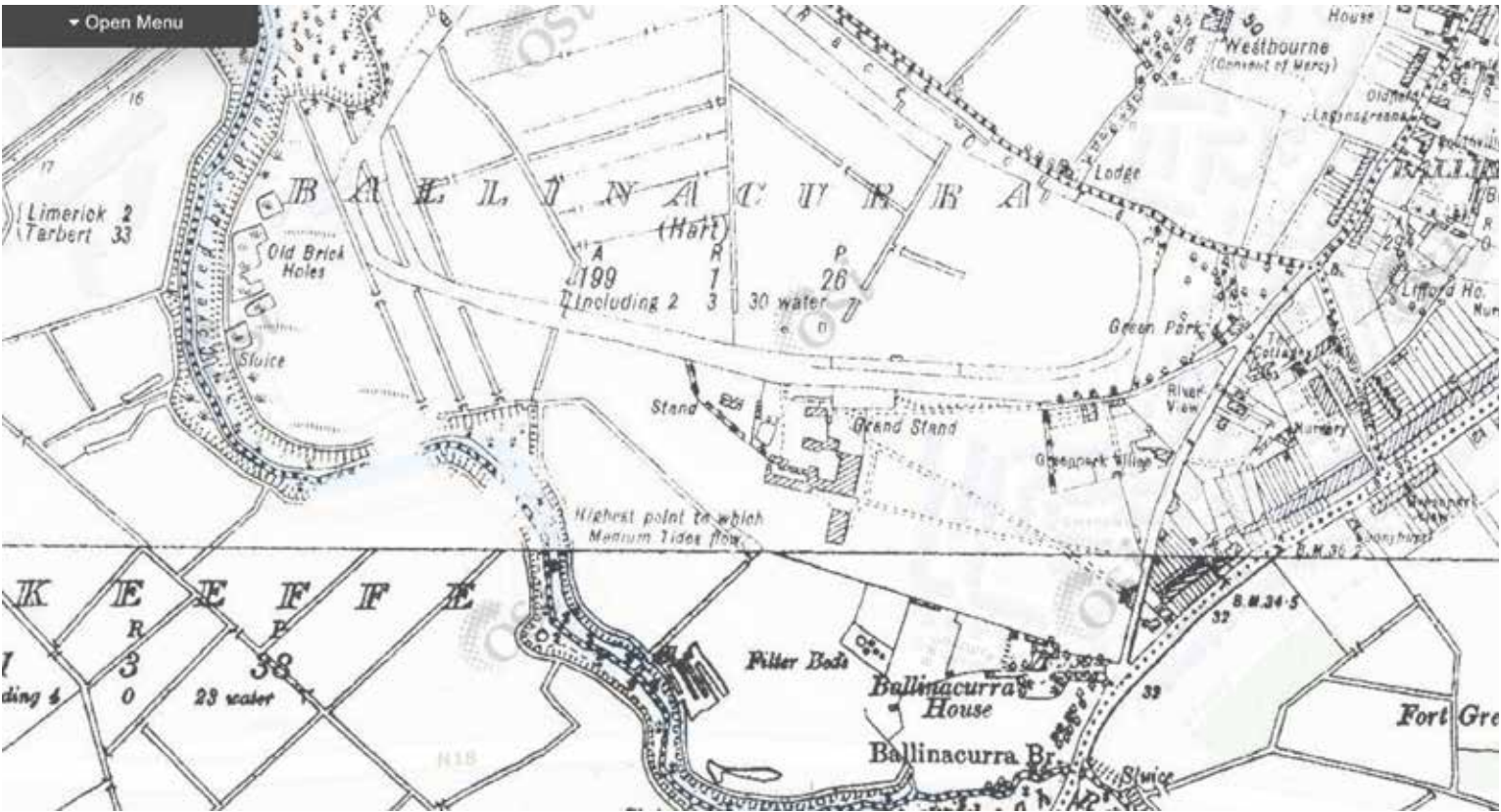
Historical context



Aerial View of site 2000



Limerick Race Day 1970



6 Inch Cassini Map 1829-1846



Aerial view 1995

Historical context



The Greenpark site has cultural and historical importance. The site at Greenpark had successfully staged horse racing for one hundred and thirty years until its closure in 1999. The closure of the race track was in part due to a strategic decision by HRI.

- 1963 US President John F. Kennedy visited Greenpark Racecourse and addressed an audience of 6,000 people.
- 1979 John Treacy won the World Cross Country Championships at Limerick Racecourse
- 1979 Pope John Paul 2 celebrates mass at Limerick Racecourse with over 400,000 people in attendance.
- 1999 Limerick Racecourse closes at Greenpark in the city centre.



04 - Development Design

Large Scale Residential Development (LRD) comprising of amendments to previously granted Strategic Housing Development (SHD) Reg. Ref. No. 311588-21 at Greenpark Racecourse, Limerick City.

The proposal is designed to continue to enhance the original design concepts for this area with a strong emphasis on the relationship between the Apartment Blocks, Ancillary spaces and public realm. The works relate solely to apartment Blocks A and B and their associated ancillary & external areas located between and immediately adjacent to the blocks. These blocks are located within the north-east portion of the subject site, as shown in Figure 1 opposite.

The proposed amendment are designed to be compliant with Limerick City & County Council - Limerick Development Plan 2022 – 2028. (Variation No. 1)

The Bin store and bike store has been reconfigured to accommodate the introduction of an ESB Substation & Switch Room in accordance with ESB details & specifications. The design approach is cognisant of the permitted layout. With the Substation and Switch Room centrally located flanked by 2 bin store with pergola style roof structure over and timber slated walls to the exterior.

The redundant plantrooms at ground floor within block A & B are proposed to house secure long stay bicycle parking with external entrances, located adjacent to the entrance lobbies of block A & B. To accompany the addition of 2 No. 2-bedroom Apartments, a net gain of 4 No. cycle parking spaces are to be provided within the development.

It is proposed to convert the 2 No. permitted Ancillary Residential Amenity Spaces of the Ground Floor of Block A to 2 No. 2-Bedroom Universally Designed Apartments. These new units will measure c. 80.89sqm and c. 99.96sqm respectively and are both be dual aspect. To facilitate the proposed use, internal changes are required, including amendments to the corridor, and provision of all necessary internal walls within the 2 no. units. The reconfiguration of common areas with the addition of a 6.1sqm Cleaners Store.

Alterations to the facades to conform with the function of the proposed new usage and relate to the uniform of the building, lends itself to reconfigure the building envelope above by the removal of the canopy

& curtain wall elements in lieu of brickwork with punched style windows and doors consistent with the façade above and facilitating the dual aspect for the residential use. This approach provides a durable and robust solution in this relatively exposed location while maintaining the visual contrast with the upper floors palette.

Space standards were adopted in accordance with the Design Standards for New Apartments 2022 and relevant sections of Limerick City & County Council - Limerick Development Plan 2022 – 2028. (Variation No. 1)

Public open space has been increased due to the proposed removal of permitted amenity terrace to the south and south-east of Block A. It is proposed to be reduced to provide separate private open space for the 2 no. new residential units and introduction and reconfigured soft landscaping between this area.

There are strong linkage throughout the development and between different usages for pedestrians and cyclists. A review of the visitor bicycle parking has been carried out and redispersed around the public realm.

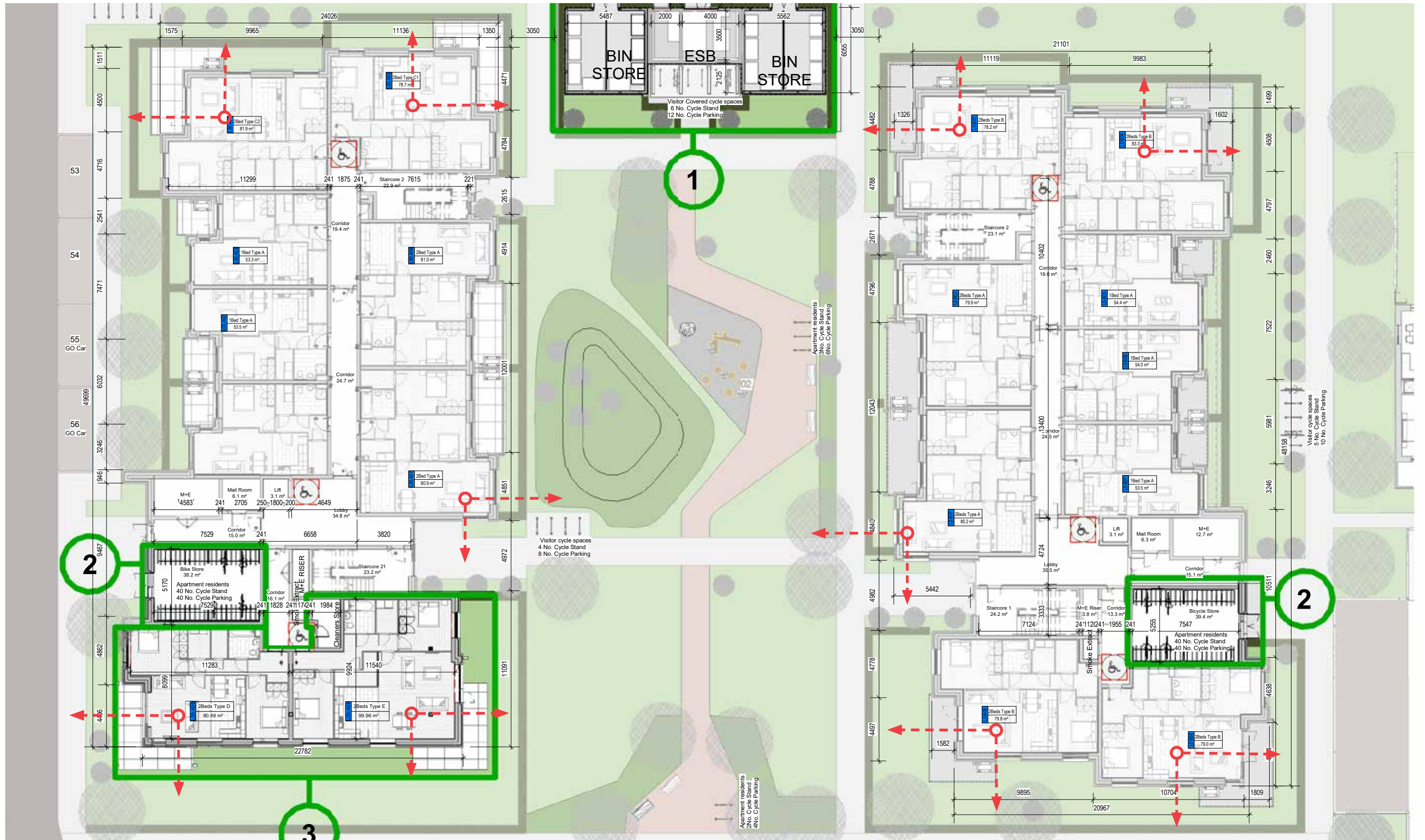
The Staircore surround at roof level providing access to the private amenity roof space has been reassessed and under careful consideration put forward the option of amending the original proposal of black brick to blockwork with render to reduce the overbearing visual appearance.



Overall Masterplan

04 - Development Design

Apartment Building A & B: Dual Aspect

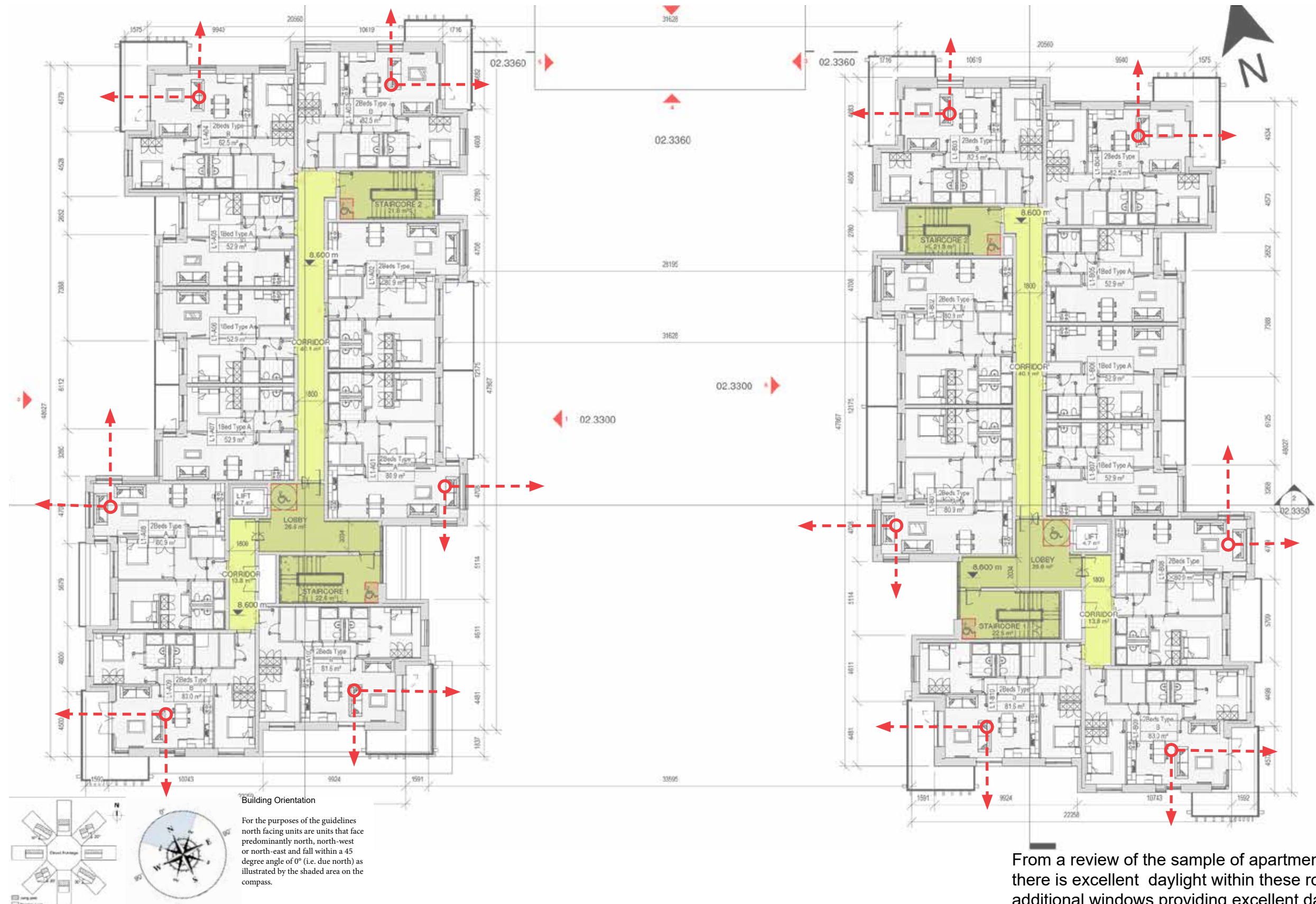


(A) Dual aspect 5 in 9 = 55%

(B) Dual aspect 5 in 9 = 55%

04 - Development Design

Apartment Building A & B: Dual Aspect Typical Floor



Dual aspect 6 in 10 = 60% for typical floor

05 - Schedule

Unit Schedule

GREENPARK LRD, LIMERICK										
SCHEDULE of ACCOMMODATION and AREAS										Feb 2025

House type	semi-D 4 bed	semi-D 3 bed	end-of-terrace 3 bed	mid-terrace 2 bed	1bed duplex (A)	2bed duplex (B)	2bed duplex (C)	3bed duplex (D)	Apartment 1 bed	Apartment 2 bed	total
Quantity	10	76	34	37	23	23	14	14	46	94	371

	Site Area (m2)	Site Area (Ha)			
Site Red Line Boundary Area	105,105	10.5			
			Units/HA	Public Open space	Openspace %
SHD Development Area	78,955	7.9	47	11,511	14.6%

UNIT NUMBERS	No. Units	No. of floors	
2 bed	37	2	
3 bed	110	2	
4 bed	10	2	
Duplex	23	3	1bed duplex (A)
Duplex	23	3	2bed duplex (B)
Duplex	14	3	2bed duplex (C)
Duplex	14	3	3bed duplex (D)
Apartments A	47	5	
Apartments B	39	4	
Apartments C	52	4	
Creche	1	2	

TOTAL: Houses	157
TOTAL: Duplex	74
TOTAL: Apartments	140
TOTAL UNITS	371

UNIT AREAS	semi-D 4 bed	semi-D 3 bed	end-of-terrace 3 bed	mid-terrace 2 bed	1bed duplex (A)	2bed duplex (B)	2bed duplex (C)	3bed duplex (D)	Apartments A, B & C	Creche	total
m2/unit	138	104.5	104.5	90	53.5	94.1	73.6	117.6			
m2 TOTAL	1380	7942	3553	3330	1231	2164	1030	1646	13905	550	36732



VIEW BETWEEN APARTMENT BLOCK A & B



AERIAL VIEW OF GREENPARK DEVELOPMENT