

6. DELIVERY

The process required to turn the Programme into the completed project is complex and its challenges must not be underestimated. The Programme for Southill and Ballinacurra Weston, Moyross, and St. Mary's Island, together, will be one of Ireland's largest ever regeneration schemes, bringing substantial change to the Limerick area. This will have benefits that go well beyond the Programme areas, and will therefore benefit wider areas of the city, the county, and the region.

This section sets out a set of principles to be followed for the phasing of development, and a number of key questions to be asked. It focusses on key areas for change, and strategies to be adopted in stimulating the redevelopment of the area. The role of the Limerick Regeneration Agencies is outlined, together with proposed development incentives and marketing strategies. The processes in relation to the Planning and Development Acts is also described.

6.1 Phasing – a flexible approach

Although we recognise the need to deliver the project as quickly as possible, there are many factors that need to be considered. Importantly, not all of these factors (for example the wider housing market) are within the control of the Agencies. Currently it is anticipated that the project will take in the order of 10 years to complete, with ongoing rehousing, clearance and rebuilding at each phase.

The scale of the redevelopment and the need to work around existing houses before they are redeveloped means that a phased construction process will be required. The earlier phases are likely to be more certain, whilst the later phases are inevitably going to be more difficult to define at this stage. The actual phasing of the project will need to be capable of responding to changing market and funding conditions, among other factors, through the delivery phases, and therefore should seek to retain appropriate flexibility.

It is essential that the core structure is delivered at the earliest opportunity in the implementation process. This will both enable the incremental development of the land parcels in individual ownerships, and set a benchmark for the quality of the scheme. Comprehensive delivery to a consistently high standard of quality and workmanship will be essential to ensure that the area develops as a key mixed-use node in South and South Limerick. Generally it will not be necessary to relocate residents as houses will initially construction followed by rehousing and demolition.

The phasing approach is based on the following principles:

- Get started as quickly as possible with 'early win' sites available for new buildings in the next 2 years - and which can produce immediate benefit for residents. This will signal the transformation of the three areas to the residents and the wider community
- Build on sites as they become available in order to achieve a single decant, starting with sites which are already available to develop
- Ensure that each of the early phases is of sufficient size and form to be successful "stand alone" projects, not dependant on future phases
- Focus on areas that currently house relatively small numbers of residents and have the potential to deliver significant gains in housing numbers once re-developed.
- Balance the pace of development across the different parts of the estates and over the three regeneration areas.
- Mix the location of development between higher value and less valuable sites at each phase, so that both the benefits, and the risk, to the project are balanced.
- Minimise the level of disruption for residents given the amount of building work required, and ensure that all redeveloped sites adhere to good place making principles during construction.
- Ensure that new and existing houses are secure and safe from crime during construction stages e.g. by avoiding having exposed back garden walls
- Provide good access to community facilities throughout the regeneration process, and provide new facilities and public realm in tandem with new housing.
- Work around the time-lines for key infrastructure e.g. cable undergrounding
- Avoid unnecessary costs e.g. by requiring temporary facilities, and achieve economies of scale where possible.

As far as possible, suggested phasing starts with construction of new homes and facilities on sites which are already clear and available for development. As existing houses are

demolished, more sites will become available for later phases.

6.2 Limerick Regeneration Agencies

The Limerick Regeneration Agencies are charged with the task of making and implementing a comprehensive and integrated programme. The primary role of the Agencies is to secure the social, economic, environmental and physical regeneration of the areas on a sustainable basis and integrate them with economic activity in the wider hinterland. In delivering this primary aim, the Agencies will take a central role in co-ordinating and harnessing the energy of a large number of organisations, bodies and local authorities who are operating in the area, each of which have different aims and objectives and who are accountable to various local and national structures.

New replacement social rental housing will be spread across the various clusters within the entire Programme area and integrated with new affordable and private housing. It is envisaged that the initial phase of new replacement construction will commence at a number of locations which are convenient to existing services. From the outset, this new development will continually assist in improving people's perception and image of the area and will act as a catalyst for private sector development. Full replacement will be achieved on a phased basis and will require the co-operation and agreement of all owner / occupiers, investors, tenants and Limerick City Council.

To deliver the objectives of this Programme the Agencies will be involved in the following roles:

- **Co-ordinator** – Limerick Regeneration Agencies will ensure that there is a co-ordinated, co-operative, and coherent approach adopted between all State and community bodies involved in the Regeneration Process in the programme area. This will involve establishing formal structures thereby ensuring appropriate interaction in the development and implementation of the different strategies outlined in the Programme.
- **Promoter** – Limerick Regeneration Agencies will act as a promoter of the programme of these locations, as strategic areas for private sector investment.
- **Developer** – Limerick Regeneration Agencies will act as a developer with Limerick City Council and other State agencies in providing social and economic infrastructure in the programme areas.

- **Facilitator** – Limerick Regeneration Agencies will assist in facilitating private sector development through supporting owner-occupiers and developers wishing to invest in the areas.
- **Partner** – Limerick Regeneration Agencies will deliver projects through public private partnerships and joint ventures with both the public and private sectors. This refers to the key projects identified in both the Social and Physical programme.

These varying roles will assist in maximising all key opportunities and will ensure that all key objectives, as highlighted in the Programme, are delivered, thus ensuring that the overall aim of the programme is achieved.

6.3 The design process

Ensuring Design Quality

The final quality achieved in the regeneration will be very dependent on the detail of the proposals. It is a key objective of the programme to promote design excellence for the buildings and public realm of the new neighbourhoods.

Design Codes

Materials used in the development should add to the value of new housing, have a degree of consistency, be appropriate for the locality and be sufficiently robust. Following approval of the programme, the Agency should commission a Public Realm and Architecture Design Guide which will set out standards for the design of landscape elements in greater detail. This will deal with issues such as appropriate materials and detailing, quality of materials for buildings and will deal with issues such as paving, signage and street furniture for the streets and landscape.

Designing out Crime

As outlined in the Introduction, the issue of crime and anti-social behaviour when considering the design of public space will be critical to the success of the regeneration. The design of public spaces should be the subject of ongoing review during the detailed design and construction stages with participation by estate management and Gardaí, auditing designs from a crime and safety point of view.

Sustainable Development

The programme for the Regeneration has set high standards in environmental sustainability both for the overall development and the individual buildings and facilities within it (see the Environmental Framework prepared by BRE Ireland for further information www.limerickregeneration.ie)

In order to ensure that the standards set are met as the redevelopment progresses, the Regeneration Agencies will appoint an “Environmental Coordinator” to:

- ensure that all parties participating in the redevelopment are aware of the environmental standards
- carry out reviews of design proposals to assess their sustainability
- commission feasibility studies into site-wide environmental proposals, such as for a district heating system
- Carry out periodic reviews of the environmental standards to ensure they keep up with current best practice.

The proposed tenure diversity and the growing need to maintain a high standard of physical redevelopment gives rise to a need to put in place structures for the management and maintenance of the physical environment and associated funding mechanisms. Effective management in this area will be critically important for the sustainability of mixed tenure. It is imperative that these structures be identified and put in place at an early stage of the implementation process.

BREEAM & Ecohomes

BREEAM and Ecohomes Standards will be applied to all new buildings within the Regeneration Programme.

BREEAM (BRE Environmental Assessment Method) can be used to assess the environmental performance of any type of building. The new buildings in the Programme will carry out Design & Procurement and Post Construction BREEAM Assessments. Individual buildings must achieve at least a ‘Very Good’ rating using the most recent version of BREEAM as published by BRE on the BREEAM website: - www.breeam.org

Ecohomes is part of the BREEAM family of Assessment Tools that deals specifically with dwellings. As well as achieving a ‘Very Good’ rating under the current version of Ecohomes, all of the issues listed below which form part of the Ecohomes Assessment must be met for dwellings: -

Tra 2, Cycle Storage - 95% of dwellings must have provision for the adequate storage of cycles.

- 1 and 2 bedroom flat/house – storage for 1 cycle
- 3 bedroom flats/houses – storage for 2 cycles
- 4 bedrooms and above – storage for 4 cycles.

The storage provision should be safe and weather-proof.

Ene 1, CO2 Emissions - all dwellings must achieve a 15% improvement over building regulations for CO2 emissions arising from the operation of a dwelling and its services. Please note, this should be based on the building regulations which are applicable at the date of building warrant/ completion.

Hea 2, Sound Insulation - this credit aims to ensure the provision of sound insulation and reduce the likelihood of noise complaints. A commitment to carry out a programme of pre-completion testing is required.

Mat 4, Recycling Facilities - To encourage developers to provide homeowners with the opportunity and facilities to recycle household waste.

When carrying out BREEAM Assessments on Non Domestic Buildings the following credits must be achieved: -

Man 4, Building User Guide - To recognise and encourage the provision of guidance for the non technical building user so they can understand and operate the building efficiently.

Ene 2, Sub-metering of substantial energy uses - To recognise and encourage the installation of energy sub-metering that facilitates the monitoring of in-use energy consumption.

An Inclusive Design Champion will also be designated, who will consult with design teams and assess proposals from the point of view of accessibility.

6.4 Planning Process

The boundary of Limerick City with Limerick County and Clare County runs close to the Regeneration Areas. These county areas, which are governed by Limerick County Council and Clare County Council, comprise large tracts of zoned and unzoned lands close to the City Borough boundary. Much new development, both commercial and residential, has taken place in these county areas over the last 10 – 15 years which has, to some degree, impacted adversely on the city area and in particular the city centre.

The Regeneration Agencies will seek in the months ahead a variation to the Limerick City and Limerick County Development Plans to enshrine the overall principles of this Regeneration Programme into those Development Plans. At a later stage the various projects proposed will proceed under the local authority Part VIII process (i.e. those on public lands) or where rezoning is required by variation procedure to the relevant Development Plan. Where lands are being disposed of (public lands) it will require the approval of the City Council or County Council wherever such lands are located.

6.5 Next steps

As outlined previously the Agencies will act as a Co-ordinator to ensure that there is a co-ordinated, co-operative, and coherent approach adopted between all State and community bodies involved in the Regeneration Process/ The agencies will commence the establishment of the formal structures to ensure the appropriate interaction and cooperation required to fully implement the different strategies outlined in the Programme

The first phases of construction should be developed in more detail by:

- consultations with residents regarding temporary access arrangements and disruption
- undertaking further consultations with residents regarding options for each individual household. This consultation may have significant impact on housing numbers and sequences of work.
- determining and carrying out detailed feasibility studies for the first development sites and moving towards the planning process for these sites.
- linking new housing development to a timetable for the provision of services as listed in Chapter 3 Social Regeneration.
- Availability / time frame for acquisition of private sites and housing matters between Limerick City Council and the adjoining local authorities. Taking into account the adverse affect of Southill / Ballinacurra Weston, Moyross and St. Mary's Park have had on the Limerick area and its economy, and the benefits which would accrue from their regeneration, it is imperative that there be a shared policy on these matters.
- To assist in securing the early regeneration of the Programme areas, it is proposed that no further lands in Limerick and Clare County areas close to the Limerick city boundary would be rezoned in the short to medium term for either commercial or residential development unless it is clearly complementary to the ultimate planning objectives of this programme. Furthermore it is considered essential that an agreed Housing Strategy between the three Authorities be put in place.

6.6 Managing change

As the Programme will be developed over a period of several years, it should be capable of changing to take into account new conditions. A process of ongoing periodic review will be set up to assess the impact of new developments and propose any changes or updates which may be necessary to the programme over time.

While it may be sometime yet before 'blocks get laid' it is vital that the momentum and process already begun would continue. It is vital also that a very strong emphasis be continued on Social Regeneration including the development of supports for the community to enable them to have real involvement in all aspects of the process right through to implementation.

It is also important that there is ongoing engagement with the wider community in Limerick and in particular the communities that are adjacent to the Regeneration Areas.

This document represents a comprehensive programme that is still 'work in progress' albeit at an advanced stage. Some further changes maybe necessary prior to finalisation and while it represents a clear roadmap towards a radical transformation/regeneration of Moyross, Southill/Ballinacurra Weston and St. Mary's Park it will continue to evolve and be flexible and changeable to take account of an ever changing environment, locally, regionally and nationally.

'The Regeneration of Limerick is of vital importance to the City itself, to the Limerick-Shannon Gateway and to the Overall Mid-West Region. It is a step towards change that will help create a strong heart for the region, making it more appealing to tourists, residents and business alike.'

**Dr. Maria Hinfelaar,
President,
Limerick Institute of Technology,
IBEC Regional President**