

LIMERICK COLBERT RE-IMAGINING THE POTENTIAL FOR STATE LANDS

The Land Development Agency (LDA) has been working with partners to progress proposals for a major urban rejuvenation project in Limerick City. 'The Colbert Quarter' project reimagines and sets out a framework for the transformation of the areas around Colbert Station over time, delivering potentially 2,800 homes with commercial, cultural, public spaces alongside sustainable transport options, writes Dearbhla Lawson, LDA's Head of Strategic Planning.

The LDA is mandated to progress the optimal use of state-owned land for the provision of housing for the public good, and to support implementation of the National Planning Framework's aims for compact urban growth.

The Agency works in partnership with local authorities and state bodies to co-ordinate and activate relevant state lands for more optimal uses.

The LDA is currently progressing plans for sites nationwide to deliver in the region of 6,000 homes with a significant additional pipeline being progressed in line with the LDA's remit and Government's 'Housing for All' strategy.

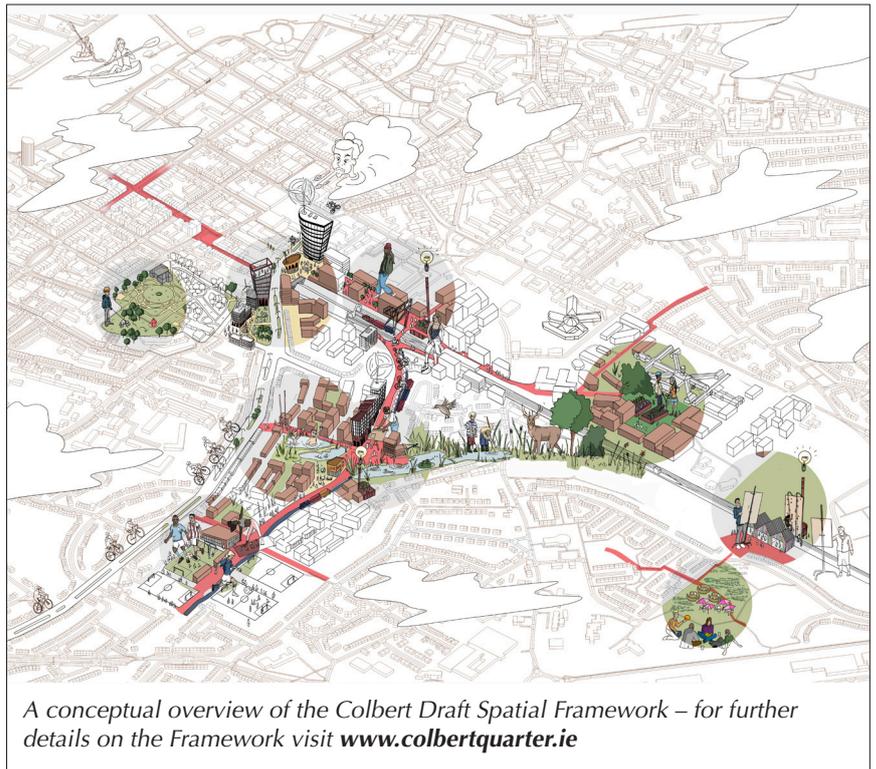
The Government has identified a key role for the LDA to progress strategic state assets, with site transfer commitments made that will see the LDA take ownership of State land with potential for delivering 10-15,000 additional homes, the LDA for State land capable of delivering 10,000 to 15,000 additional homes.

This represents the largest-ever transfer of State land for housing including strategic areas in Inchicore, Dublin 8 (CIE, ESB and OPW), Cork Docklands (ESB and Bord na Mona), and Limerick's Colbert Station (CIE and HSE).

The LDA is seeking to optimise the potential for such strategic areas to support the evolution of our cities, enhance their vitality and liveability into the future, and provide well connected sustainable and low carbon development integrated with transport infrastructure and sustainable travel at its core.

URBAN CITY REJUVENATION

In Limerick, the LDA has been working with partners to develop



a major urban rejuvenation project. 'The Colbert Quarter' project reimagines the transformation of the areas around Colbert Station over time, delivering potentially 2,800 homes with commercial, cultural, public spaces alongside sustainable transport options.

The Draft Spatial Framework for the Colbert Quarter was developed by the LDA in partnership with Limerick City and County Council, CIE and HSE. The Framework represents a blueprint for the transformation of this significant area over a 20-year period. The area comprises 69ha's of almost entirely state-owned land, with potential to truly transform underutilised

LDA's Strategy is guided by five key pillars

- **Affordable:** Increasing supply of affordable housing for those who do not qualify for social housing but cannot afford the private market.
- **Stable Supply:** Ensuring a long-term pipeline of delivery from state-owned assets to provide a counter-cyclical mechanism to deliver new homes.
- **State Land:** Using state land more efficiently to avoid the burden of land costs and operate at scale to deliver new homes at lower cost.
- **Community:** Offering security of tenure and high-quality amenities so that residents become an integrated part of the local community.
- **Sustainability:** Ensuring a best-in-class approach to sustainable construction and maximising public transport access and design.



The eight districts within Colbert Quarter – Limerick's new Urban City Quarter.

vibrant mix of homes, landmark buildings, employment space and new parks and play areas. This is all proposed within a highly connected series of parklands and enhanced public realm.

Exciting features include a proposed new raised pedestrian walkway, cycleway and public realm space: 'The Limerick Link'. This provides an opportunity to safely connect schools to new recreational areas south of the station and neighbourhoods together and into the city.



A conceptual image of the Colbert Station District.

brownfield areas into a vibrant, liveable, mixed use urban quarter which will be driven by affordable housing.

It provides for transport orientated development and seeks to achieve a



John Coleman, CEO of the Land Development Agency, pictured with Darragh O'Brien TD, Minister for Housing, Local Government and Heritage, at the launch of the Draft Spatial Framework consultation for the Colbert Quarter.

While the Framework is shaping the area's rejuvenation over time, the LDA is also seeking to unlock the potential for housing at an early stage. An area with such potential is part of HSE lands to the rear of St Joseph's (identified for transfer under 'Housing for All').

Subject to public consultation and ongoing engagement, these lands are ideally positioned to deliver for mixed tenure housing in the coming years.

Following on from the consultation, the Framework will be finalised and is expected to be published in spring 2022, and used to inform detailed proposals, guide and support the delivery of a new sustainable and mixed-use vibrant quarter for Limerick.

For additional information on LDA's developments visit <https://lda.ie>