

LIMERICK
TWENTY
THIRTY^{DAC}

TRANSFORMING LIMERICK



An aerial photograph of Limerick, Ireland, showing the city built on a peninsula and along the banks of the River Liffey. The image is overlaid with a grid of small blue plus signs. The text 'WELCOME TO LIMERICK' is centered in white capital letters.

WELCOME TO LIMERICK

Welcome to Limerick, one of Ireland's fastest growing cities. A city that is at the centre of a region that offers exceptional quality of life, with a vibrant cultural and social heartbeat as well as a revitalised employment/innovation ecosystem.

Driven by a dynamic framework, 'Limerick 2030 – an Economic and Spatial Plan', Limerick is currently enjoying an economic renaissance, with record investment and employment in the city through indigenous and foreign direct investment.

The vibrant economy is underpinned by a population base of 450,927 people living within 60 minutes of Limerick, with almost 50% under 35 years. This – together with a 70,000 third level student population base living within 90 minutes of Limerick – ensures a highly educated workforce.

Limerick scores highly on accessibility, with an international airport – Shannon Airport – with direct services to the US, UK and mainland Europe just 20 minutes away; an excellent rail and motor way network and two busy commercial ports, in the city and further out the estuary at Foynes.

Limerick offers an excellent quality of life, with house prices 30% lower than the national average. It also offers an outstanding mix of high quality primary and second level schools.

Furthermore, the largest city on the longest river in either Ireland or the UK, it is also the gateway to the Wild Atlantic Way, one of the fastest growing tourism driving routes in the world today, and just 90 minutes from world famous destinations such as the Cliffs of Moher, Ring of Kerry and the Rock of Cashel.



There's something very proud and positive about the journey that Limerick is on. Turn the clock back a decade and it was a city, not too unlike many others, without a clear future or sense of direction.

Thanks, however, to a real spirit of partnership and perseverance, it now has a clear vision of what lies ahead – a city on the move, taking what are still early but significant and confident strides on that journey to a

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Just over two years ago when we set out our initial 'projects brochure', we had just embarked on our first major build project, Gardens International – then it stood part developed and dilapidated, a motif for the financial crash that devastated our national and local economy.

Today, the award winning, Gardens International stands as an icon for what Limerick Twenty Thirty DAC represents in the ongoing revitalisation of our city and region – a development company with transformational impact.

With four full years, a huge body of planning work and an established reputation for state-of-the-art building work behind us since we were established in 2016, Limerick Twenty Thirty is now moving onto a new phase and elevated level

much more positive future. Limerick Twenty Thirty DAC's role is to be a key architect of that future. As Chairman, together with our board and executive, we have a clear vision for the role it will play in this.

That vision is to be recognised not just nationally but internationally for delivering the most innovative region, reinventing Limerick as an exciting and modern place to live, learn, work and grow up in.

It's high on ambition but the Limerick of today has lots of ambition and Limerick Twenty Thirty has a plan to match that ambition and for realising that vision.

It's around enabling economic development and investment in Limerick by building out our key, strategic

projects – Opera Site, Cleeves Riverside Quarter, Mungret Park, Thomas and O'Connell Street Georgian properties and more – and using them as vehicles to drive the ongoing transformation of our city, county and region.

As we've already shown with Gardens International, we will develop to top international standards, with innovation, with a focus on sustainability, so that we attract investment and grow jobs in Limerick and, ultimately, continue that exciting journey with Limerick Twenty Thirty at the wheel.

Conn Murray
Chairman
Limerick Twenty Thirty
Strategic Development DAC

of activity that will change the economic, social and visual landscape of the city and county way beyond what we've already proudly achieved.

Getting to this juncture has required huge input from our team and many stakeholders, not least in terms of planning. The Opera Site has been the stand-out project in that regard, with work now underway after the most detailed planning submission and process ever undertaken in the city.

As this 555,000 sq ft development emerges into the Limerick skyline, the Cleeves Riverside Quarter across on the Shannon's north-side, Mungret Park in the city's suburbs and two city centre Georgian rebuilds will follow the same route. The collective will be game-changing for Limerick.



In the meantime, we will also look to other projects, including potential partnerships, as we keep the momentum rolling. The output from all of this will enhance the dynamic and deliver huge and positive change for our city, county and region.

David Conway
CEO
Limerick Twenty Thirty
Strategic Development DAC



OPERA SITE

Capacity: 550,000 sq. ft.

Jobs: 3,000

Project Value: €275 million including site cost & planning.

Stage: An Bord Pleanála granted planning permission for the development in February 2020, and works commenced onsite in Q4 2020.

Project Summary

The 3.7 acre Opera Site project will be a landmark commercial development in a regional and national context and one that will reflect Limerick's status as a leading destination for inward investment.

GARDENS INTERNATIONAL

Capacity: 112,000 sq. ft.

Jobs: 500+

Project Value: €20 million

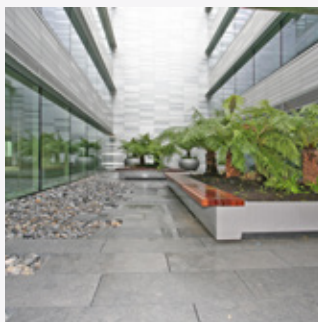
Stage: Completed, tenants in place

Project Summary

The 0.6 acre Gardens International Office site is a striking example of the new standard of office space that Limerick Twenty Thirty is bringing to market.

A wonderful model of 'old meets new', this project mixes the captivating architecture of the early 19th century Roches Hanging Garden and Mercantile Building, the former General Post Office developed there a century later and a new build structure into an entirely complementary architectural success. Emerging as one of the most talked-feats of office architecture in the state today, the 112,000 sq. ft of Grade A office accommodation completed in Q4 2018 after a twelve month build programme.

Designed by Carr Cotter & Naessens Architects, it is Limerick's first city centre LEED Gold certified office scheme, meeting the exacting demands of large-scale, knowledge-based enterprises looking to locate in Europe.



Awards won by Gardens International:

1. Winner of the New Build Workplace category at the Royal Institute of the Architects of Ireland (RIAI) annual awards 2019.
2. Winner of Design Project of the Year at the KPMG Irish Independent Property Industry Excellence Awards 2019.
3. Winner of Architectural Project of the Year at the Irish Building & Design Awards 2019, also shortlisted for Commercial/Office Building Project of the Year.
4. Winner of an AAI Award from the Architectural Association of Ireland 2020.
5. Highly commended as a Regional Finalist in the National/International Civic Trust Awards 2020, Garden's was one of only two Irish finalists.



The 1.62 hectare site will be developed at an estimate construction cost of €275m and is financed, thanks in the main to €170m funding from the European Investment Bank and the Council of Europe Development Bank. John Sisk & Sons commenced demolition and enabling works in November 2020, and Coady Architects & Woods Baggott are appointed to deliver detailed designs for the campus-wide basement and One Opera Square office building.

A transformational project for Limerick, the fully developed site will be capable of employing

up to 3,000 people across a 555,000 sq. ft. employment campus. The project will be developed over a five year period to LEED Gold standard. As an employment hub, it will also transform into a bustling destination complete with restaurants, bars and open entertainment spaces. The design will also be entirely complementary to and protect important Georgian architecture on the site.

The Opera Site will be a key driver for increased economic activity in the City Centre with potential to deliver significant employment opportunities and act as a catalyst for other major city centre investment.



TROY STUDIOS

Capacity: 340,000 sq. ft.,
Jobs: 700+
Stage: Project completed

Project Summary

A statement of the ambition of the emerging Limerick, Troy Studios is the first fully let and operational facility in the Limerick Twenty Thirty portfolio.

Located in the former Dell Factory on the outskirts of Limerick city, this 340,000 sq. ft. film hub includes 70,000 sq. ft. of sound stages with a 50ft. working height. Troy Studios' decision to locate in Limerick



CLEEVES RIVERSIDE QUARTER

Capacity: 10 acres Mixed use
Jobs: Up to 4,000
Project Value: €300 million
Stage: Masterplan

Project Summary

Cleeves Riverside Quarter is a strategic brownfield site in Limerick City centre. Located adjacent to the Condell Road, which is a main access route to the city, and the river Shannon, this potential gateway site extends to approximately ten acres overall and has a number of distinct character areas. These include the Cleeves factory site, the Shipyard site and the Salesian's site.

The site has been in use since the mid-nineteenth century and a number of the original buildings remain. These include the 150ft brick chimney stack and the 4 storey cut limestone Flaxmill building both of which are considered landmark features for the site.

Cleeves Riverside Quarter has the potential to provide a mixed use scheme of residential, commercial, educational and cultural accommodation alongside a new riverside public realm for locals and visitors to enjoy.

The Project Team of Designers, Planners and Project Managers were appointed in September 2020 with a Master Plan for Cleeves Riverside Quarter due for completion in Q2 2021.



can be linked to Limerick's hugely successful National City of Culture programme in 2014 when the true potential of this former industrial building was unveiled as it was transformed into the 'Culture Factory', hosting a number of critically acclaimed shows/events during the year long programme.

The Directors of Troy visited Limerick to explore site options that year on the invitation of Innovate Limerick – a company established by Limerick City and County Council to help drive innovation and act as the delivery mechanism for the projects for Limerick – and the rest is very positive history.

MUNGRET PARK

Capacity: 60 acre/850 units
Stage: Planning Application
Completion: Phase 1 253 units complete by 2025

Project Summary

Limerick Twenty Thirty has taken the first step towards one of the largest residential projects outside the capital by delivering a framework plan and preparing a planning application for residential development on the lands adjacent to Mungret College.

Located less than ten minutes from the city centre, the site, which will have the capacity for up to 850 residential units, will significantly boost Limerick’s residential market, supplementing other private and public developments elsewhere in the city.

The 60 acre site is located on the grounds of the former Mungret College and associated buildings. The initial 253 unit first phase of the development is in the planning process. The project will be part of a wider, multi-serviced campus complete with already developed schools, a public park, play-ground area and existing residential all adjacent to it.

Mungret is a priority area within the Limerick Metropolitan district and is a zoned urban extension of Limerick city under the Southern Environs Local Area Plan.



LIVING GEORGIAN HOUSING PROJECT

Limerick Twenty Thirty is Project Managing the Living Georgian Housing Project in collaboration with Limerick City and County Council’s Urban Innovation Department, which aims to demonstrate how new residential living can be implemented in Limerick’s historic Georgian core.

Under the Urban Regeneration Fund set up by Government, €9million is to be spent on transforming properties at 58, O’Connell Street and 33/34, Thomas Street into imaginative, predominantly living spaces covering various residential tenures.

These city centre sites will be transformed from largely disused spaces into exemplars of best practice in adaptive reuse of historic buildings. The project will focus on marrying the special architectural heritage



of the properties with modern living needs and will also devise new investment models to demonstrate and deliver affordable living in the city centre.

58, O’Connell Street is a four-storey over-basement Georgian terraced townhouse and rear garden lot. From the 1930s-1990s, the building accommodated the Limerick City Library in the core building and a new three-storey extension to the rear.



33, Thomas Street is a four story Georgian terraced townhouse adjacent to a two-storey contemporary building. 34, Thomas Street was formerly the site of a Fire Station. Both properties are currently fully vacant and in a state of poor repair.

TRANSFORMING LINERICK

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Limerick Twenty Thirty was established as a special purpose vehicle of Limerick City and County Council. It is tasked to plan and develop key strategic sites in Limerick City and County that will act as anchors for enterprise and investment development across Limerick and the Midwest Region.

Limerick Twenty Thirty DAC Vision:

To be recognised internationally as an exemplar for delivering the most innovative region, reinventing Limerick as a vibrant modern and dynamic place to live, learn, work and grow up in.

Limerick Twenty Thirty DAC Mission:

Limerick Twenty Thirty reimagines & enables economic development & investment to proactively position the region for the future and improve the quality of life for all its citizens.

We self-develop and partner with other developers, as well as local and national agencies to transform strategic sites.

Limerick Twenty Thirty DAC Vision and Mission will be delivered by the following company values:

Ambition, Innovation, Dynamism, Credibility and Transformations.

Contact Us

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Businesses that choose to invest in Limerick succeed.

We have a track record in attracting and retaining leading global companies. Those who locate here continue to expand their Limerick footprint, reflecting our globally competitive talent-driven value proposition.

For enquiries regarding the key strategic sites, please contact the Limerick Twenty Thirty team on:

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