



OPERA SQUARE

LIMERICK

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Just over two years ago our first major build project, Gardens International, was a motif for the financial crash, standing as a half-built skeletal scar on our city centre. Today, the completed, fully-let and multi award-winning Gardens International is a representation of what Limerick Twenty Thirty is about – delivering transformative developments for our city and region that meet the highest standards in sustainability.

Limerick Twenty Thirty is about raising the bar, for our city, for our people, for our environment.

With Gardens International firmly under our belt and significant master planning and formal planning underway/achieved on other sites, Limerick Twenty Thirty is now moving onto a new, elevated level of activity that will change the economic, social and visual landscape of Limerick city.

The Opera Square project is the centrepiece in that move. It is Gardens International on a much grander scale as we take a four acre block, a problem site from the financial collapse of the noughties and turn it into the singularly most transformational commercial property project undertaken for Limerick city centre and outside of the capital.

As this 555,000 sq ft development emerges into the Limerick skyline, over the next five years, key performance indicators of our city will also soar. Our economic, social and sustainability profile will rise to new levels, as will the city's status nationally and internationally.

Work has commenced on Opera Square; and work will soon be underway at our 10acre Cleeves Riverside Quarter project, also in the city centre but just across the River Shannon on its northern bank. Less than a ten-minute commute away, our major residential project - the 850-unit Mungret Park that will supplement city centre regeneration of Georgian Limerick and other disused accommodation - will be delivering on the parallel housing needs of a growing city. In the meantime, we will also look to other projects, including partnerships to unlock the true potential of this largely untapped urban resource.

The collective will be game-changing for Limerick, fulfilling our vision of a modern, vibrant, young city; a sustainable city, a city of cultural diversity yet mutuality as to how we live and lead for the future.

For enquiries regarding our key strategic sites please contact the Limerick Twenty Thirty team on: info@limerick2030.ie or opera@limerick2030.ie

David Conway
CEO
Limerick Twenty Thirty
Strategic Development DAC



Limerick Twenty Thirty Strategic Development DAC (LTT) was established by Limerick City and County Council (LCCC). LTT is a 100% uniquely owned special purpose vehicle of LCCC. Established in September

2016 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.



At Limerick Twenty Thirty we are passionate about delivering projects which embody the companies Vision, Mission and Values.

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 and enables economic development and investment to proactively position the region for the future and improve the quality of life for all of 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 Values are

- Ambition
- Innovation
- Dynamism
- Credibility
- Transformative



WHY LIMERICK?

Geographical Significance & Accessibility

Limerick is the mid-west capital and Ireland's third largest city. A vibrant riverside city, Limerick is situated on the majestic river Shannon. Limerick has a natural hinterland of half a million people living within an hour's drive of the city centre.

Limerick's excellent road and rail network reflects the region's accessibility.

Dublin is just a two hour drive by motorway and Cork and Galway are just a 90 minute drive from Limerick. Limerick is equally well served by public transportation connections at just 20mins from the nearest International Airport. Limerick is located just 25

kilometres from Shannon International Airport. Shannon Airport offers daily global air access to the US, UK and mainland Europe and served 1.75m passengers in 2017.

Over 40% of US FDI companies are located within Shannon Airport's catchment, reflecting its importance as a key FDI enabler.

Shannon Estuary - Largest Deep-water Port. Shannon Foynes Port Company (SFPC) is Ireland's largest deep-water port, handling the largest quantity of cargo in the country after Dublin.

Limerick Twenty Thirty Transforming Limerick

Limerick Twenty Thirty is a dynamic property development company who are developing key strategic sites in our jurisdiction. These sites will act as anchors for enterprise and investment development across Limerick and the Mid-West Region.

We are an enabler and driver of positive change that will advance Limerick's case as a vibrant, modern, and dynamic place to live, learn and grow up in.



Enterprise and Innovation

Limerick is a long established and proven location for international business, it is also Ireland's most future-focussed city, committed to innovation, economic growth and sustainability.

Multinational companies employ over 24,000 staff in the Mid West of Ireland, with a particular emphasis on the Life Sciences, Engineering, Financial Services and Technology sectors. The region's FDI base is concentrated at the National Technology Park adjoining the University of Limerick Campus, at the Raheen Business Park and at locations adjoining Shannon International Airport. Limerick's proximity to the airport and Foynes Port makes it an ideal location to benefit from the post

Brexit EU. Furthermore, a commitment to invest in technology and research and development will ensure that Limerick becomes a National and European exemplar city.

Located on the western periphery of Europe, it is one of the most competitive English-speaking city regions in which to do business in the post-Brexit EU.

A gateway city to Europe, it is also a gateway city to the Wild Atlantic Way - one of the world's most captivating tourism trails.

Talented Workforce

Limerick has 3 Third Level Institutions producing 6,000 graduates each year. Limerick has a student population of 24,000 with international students from more than 100 countries. The University of Limerick (UL) has become one of Ireland's most respected centres of learning since becoming a university in 1989. Two other highly regarded third level academic institutions are also located in the city: Limerick Institute of technology (LIT) and Mary Immaculate College (MIC). Students of STEM subjects account for 1/3 of graduates from UL and LIT.

Limerick is continuously changing yet quietly constant and will captivate your senses as you uncover its buzzing social scene, fantastic festivals and its abundance of eclectic shops.

Standard of Living

People living in Limerick enjoy an excellent quality of life combined with low cost living. Limerick has the highest level of disposable income per capita outside of the greater Dublin region. Limerick can therefore offer much greater affordability when compared with other gateway cities.

Limerick housing offers a wide variety of quality property types at prices 26% lower than the national average and has been named the 4th most affordable place to buy a home in an International Housing Affordability Survey of 297 cities across nine countries.



Shopping in Limerick



The bustling food scene of Limerick



LIT Gaelic Grounds, Home to Limerick GAA

History and Heritage

Limerick has a truly authentic culture and identity. It combines its rich past with all the attributes of a modern cosmopolitan city – vibrancy, innovation, diversity, and resilience.

It is recognised far and wide as a sporting mecca, home to the All Ireland Hurling Champions and Munster Rugby, teams that embody the best qualities of its city and its people. It is also boasts the world class Sports Campus at the University of Limerick and The Limerick Racecourse. If history and heritage capture your interest, Limerick's Georgian Quarter, built in

the late 18th and early 19th century, defines the city centre to this day. The Hunt Museum consistently attracts praise for its superb collections of art and antiquities housed in one of Limerick's finest Georgian houses. Limerick's medieval past is visible with King Johns Castle, Bunratty Castle and Craggaunowen Heritage Parks amongst the city's many other attractions. It has a buzzing social scene with award winning restaurants and bars, music and arts festivals and an abundance of eclectic shops.



Thomond Park, The Home of Munster Rugby

**A vibrant, cosmopolitan, modern city,
Limerick overflows with sporting, cultural,
recreational and educational opportunities**



The Hunt Museum, Former Custom House



Adventures on the River Shannon



Live music in King John's Castle



Festivals in Limerick



WELCOME TO OPERA SQUARE

Project Summary

The 3.7acre Opera Square project will be a landmark commercial development in a regional and national context and one that will reflect Limerick's status as a leading city in sustainability and innovation.

The 1.62hectare project is fully funded, thanks in the main to €170m funding from the European Investment Bank and the Council of Europe Development Bank loans. Project Managers have been appointed and the project is underway, with enabling and demolition works this year, ahead of construction commencing in 2022.

A transformational project for Limerick, the fully developed site will be capable of employing up to 3,000 people across a 450,000 sq ft campus accommodation. Sustainability will be at the heart of Opera Square's design and build, with the project developed to international best practice 'Leadership in Energy and Environmental Design (LEED) Gold' and 'nZEB' standards.

A day-time employment hub, it will transform into a bustling night-time destination complete with restaurants, bars and open entertainment spaces. The design will also be entirely complementary to and protect existing important Georgian architecture.

Opera Square will not just be a modern cutting-edge development for leading national and international companies and organisations, it will be transformational for Limerick city, deliver significant employment opportunities and act as a catalyst for other major city centre investment to follow.











LIMERICK TWENTY THIRTY DAC PROJECT PORTFOLIO

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In addition to Opera Square, Limerick Twenty Thirty's current project portfolio includes Cleeves Riverside Quarter, Mungret Park and Living Georgian Housing Project.

LTT have historically shown their credibility and innovation in successfully delivering world class grade A office space in Gardens International and have shown their ambition for an emerging Limerick with Troy Studios Film Studios.



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 much loved and historic brownfield site on the northern banks of the River Shannon in Limerick City centre. This potential gateway site extends to approximately ten acres overall and has a number of distinct character areas, including the historic Cleeves factory - the site of the famous two-week Limerick Soviet staged by labour unions; the Shipyard site and the Salesian's site.

The site has been in use since the mid-nineteenth century and a number of the stunning original buildings

remain and will be respectfully treated and preserved in the redesign of the site. These buildings include the 150ft brick chimney stack and the 4 storey cut-limestone Flaxmill building, both of which are considered landmark Limerick features.

Cleeves Riverside Quarter will embrace the modern 15-minute city concept with its potential for 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 Q1 2022.



Mungret Park

Capacity: 60 acre/850 units
Stage: Planning Achieved for 252 Units
Completion: Phase 1,253 units complete by 2025

Project Summary

Playing its part in ensuring Limerick has a residential supply to meet anticipated growth in demand, 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.





Troy Studios

Capacity: 340,000 sq. ft.

Jobs: 700+ jobs

Stage: Completed and operational

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 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 in its transformation into a 'Culture Factory' which hosted a number of critically acclaimed shows/events during the year-long programme.



Gardens International

Capacity: 112,000 sq. ft.

Jobs: 500+

Project Value: €20 million

Stage: Completed, tenants in place

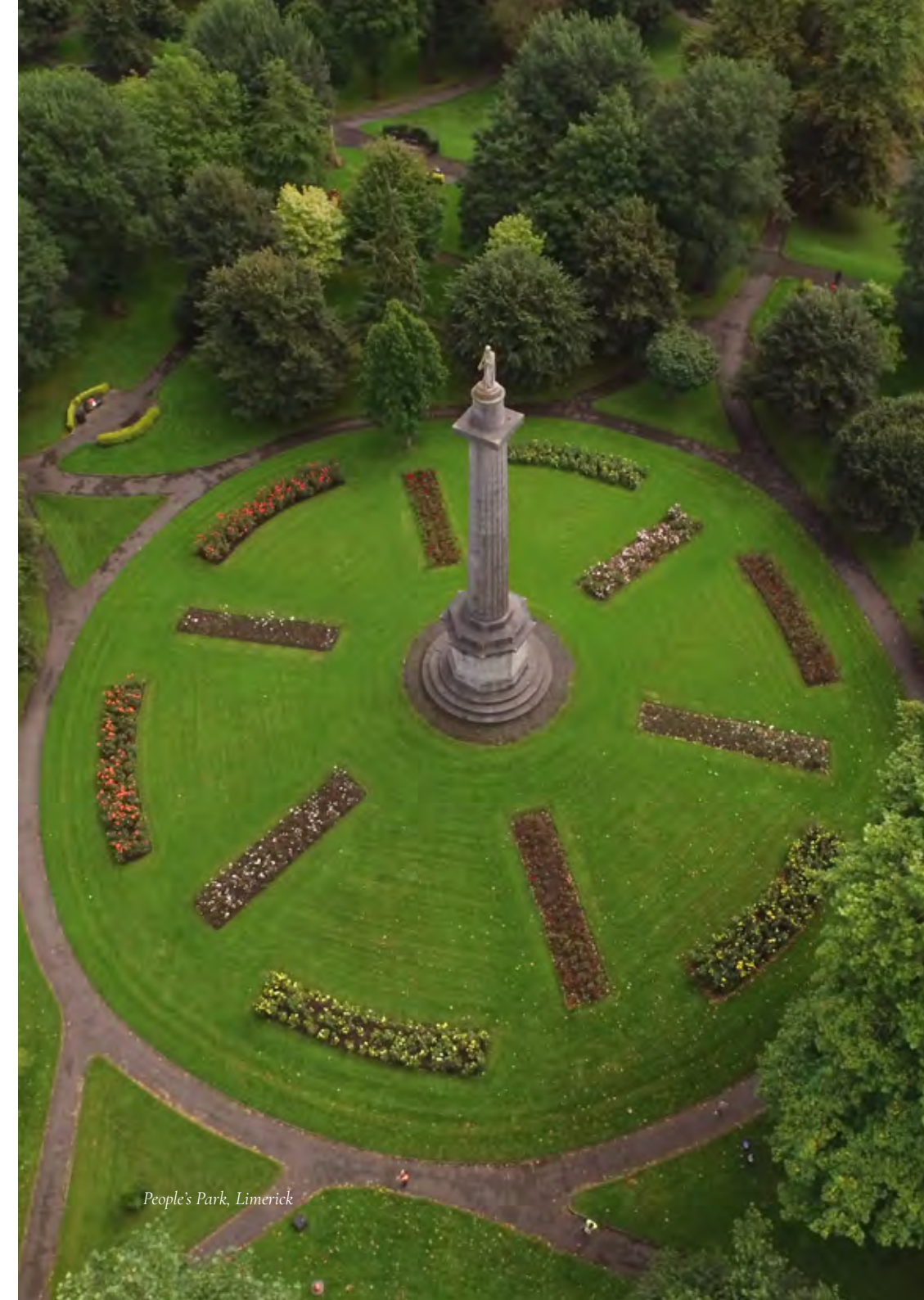
Project Summary

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. One of the most talked-about feats of office architecture in the state today, the 112,000 sq. ft Grade A office accommodation was completed in Q4 2018 after a twelve month build programme.

Limerick's first city centre LEED Gold certified office scheme, it claimed a host of awards across prestigious national architectural awards programmes.



People's Park, Limerick



Fireworks at Riverfest



The Treaty Stone



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L I M E R I C K

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