

Martin Bourke
Office of Public Works (OPW)
Jonathan Swift Street
Trim
Co. Meath

Date: 10th June 2019

Re: 10 year permission for opera site re-development including a mixed use scheme of primarily offices, supported by a range of retail and non-retail services, cafes/restaurants, licenced premises, apart-hotel, civic/cultural uses (including a city library in the existing town hall), residential, refurbishment of existing protected buildings and open space.
Site bounded by Michael Street, Ellen Street, Rutland Street, Patrick Street and Bank Place, Limerick.

Dear Sir,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Board has approved it or approved it with conditions.

If you have any queries in relation to the matter please do not hesitate to contact the undersigned officer of the Board.

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Kieran Somers
Executive Officer
Direct Line: 01-8737107



OPW

Oifig na nOibreacha Poiblí
The Office of Public Works



Ceann Oifig
Sráid Jonathan Swift
Baile Átha Troim
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AN BORD PLEANÁLA	
LDG-	_____
ABP-	_____
29 MAY 2019	
Fee: €	_____ Type: _____
Time:	<u>9.50</u> By: <u>Hanel</u>

An Bord Pleanála
64 Marlborough Street,
Dublin 2.

28th May 2019

Re: Submission in support of development of high specification, near zero, office facilities – Opera Limerick

Dear Sir/Madam,

The Office of Public Works wishes to make a submission to An Bord Pleanála in support of the development of high specification, office facilities that are part of the Opera Site Development, Limerick City Planning Application Ref. PL91.304028.

The Office of Public Works (OPW) owns and manages a portfolio of some 2,500 State properties comprising heritage buildings, office buildings, public offices, Garda Stations, commercial warehouses, cultural buildings and laboratories. This extensive portfolio, with an asset value of some €3.2 billion, is one of the largest property portfolios in the country. These properties are used for the purposes of accommodating civil/public servants, with their associated functioning areas, throughout Ireland. Of critical importance to OPW is the need to ensure a solid pipeline of fit-for-purpose office accommodation to meet emerging demands. Such a supply is typically planned over a 5-8 year horizon and requires the careful balancing of both owned and built stock.

Over the past 4 years, the OPW has been working in close partnership with Limerick City Council and Limerick 2030 to service a particular accommodation need in Limerick city. As one of the largest employers in Limerick, the Office of the Revenue Commissioners is a major and important client of the OPW. This client is currently accommodated in a State owned building – Sarsfield House – that is nearing end of life and thus requires urgent replacement. Extensive discussions with Limerick 2030 has resulted in the Opera site being identified as the optimum location for our client. The proposed development solution will provide State owned, accommodation for approx. 900 permanent civil service jobs in Limerick city centre. While all commercial arrangements are not finalised, it is likely

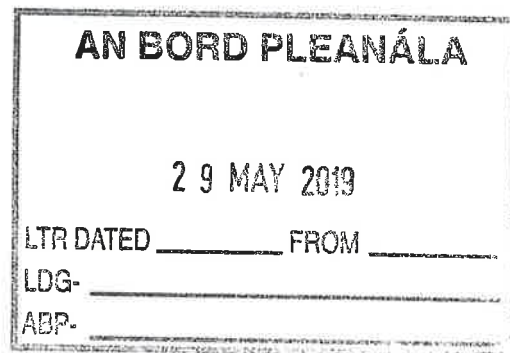
accommodation at the Opera site as being particularly opportune. In the absence of such an emerging development, OPW would be required to consider out-of-city options with a possible suboptimum result.

Yours faithfully,



Martin Bourke.

Head of Planning and Estate Management



Note: The Commissioners of Public Works are exempt from fees per guideline.

