



Meeting of the Metropolitan District of Limerick

to be held on Tuesday, 19th April, 2022

Question submitted by Councillor C. Sheehan

I will ask at the next Meeting of the Metropolitan District of Limerick for an update on the procurement process for the removal of graffiti and that the railway bridge over the Park Canal linking Lower Park and Rhebogue be included in the tender.

Reply:

Limerick City and County Council Cleansing department has a team and contractor currently in place to address any graffiti items throughout the Limerick metropolitan area. A tender has been raised to appoint a graffiti removal specialist to address graffiti call-outs within a specific time period and it is envisaged that the winning contractor will be appointed in the coming weeks. Unfortunately, the railway bridge over the Park Canal linking Lower Park and Rhebogue cannot be added to this tender as this structure is under the ownership and maintenance of Irish Rail.

Hugh McGrath, S.E.,
Roads, Traffic & Cleansing
Transportation and Mobility Directorate
13th April, 2022



Meeting of the Metropolitan District of Limerick

to be held on Tuesday, 19th April, 2022

Question submitted by Councillor C. Sheehan

I will ask at the next Meeting of the Metropolitan District of Limerick for an update on the detailed design, tendering and commencement of the Part 8 Active Travel Scheme on the Mill Road in Corbally.

Reply:

Limerick Active Travel anticipates the appointment of a Consultant for Detailed Design in Q2 2022. It is intended to carry out a tendering process in Q3/4 and it is hoped that construction would commence in Q4 2022.

Sean McGlynn
A/Senior Engineer
Active Travel
Transportation and Mobility Directorate
12th April, 2022



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council



Seirbhís Dóiteáin agus Rialú Tógála.
Comhairle Cathrach agus Contae Luimnigh,
Teach Lios an Fháilteigh,
Bothar Thuar an Daill,
Luimneach

Fire Service and Building Control
Limerick City and County Council,
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MEETING OF LIMERICK METROPOLITAN DISTRICT OF LIMERICK TO BE HELD ON TUESDAY 19TH APRIL 2022

Question submitted by Councillor C. Sheehan

I will ask at the next Meeting of the Metropolitan District of Limerick for a breakdown of the amount collected in the years 2019, 2020 and 2021 from Fire Brigade callout charges in Limerick.

Reply

Limerick City & County Council Fire Authority collected the following amounts:-

2019	-	€969,071.88
2020	-	€749,199.90
2021	-	€899,709.25

Signed: _____

Date: _____

13/4/2022

Kieran Lehane
Director of Service
National & Regional Shared Services Centre



Comhairle Cathrach
& Contae **Luimnigh**

**Limerick City
& County Council**

Stiúrthóireacht Forbartha Eacnamaíochta,
Comhairle Cathrach & Contae Luimnigh,
Cé na gCeannaithe,
Luimneach.

Economic Development,
Limerick City and County Council,
Merchant's Quay,
Limerick.

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REPLY TO QUESTION

Limerick City and County Council Metropolitan District of Limerick Meeting to be held on Tuesday 19th April 2022

Question submitted by Councillor C. Slattery

I will ask at the next Meeting of the Metropolitan District of Limerick why was the only green area that was zoned open space at Hillcroft Close, St. Patricks Road, zoned to residential in the Development Plan. Two local schools made submissions to the Development Plan but nothing was mentioned regarding the green space at Hillcroft in their submissions. So why then was it decided that this space that provides recreational and an outdoor area for a cul de sac be zoned residential.

Response:

Limerick City and County Council in the preparation of the Draft Limerick Development Plan 2022 – 2028 reviewed and examined all lands through the City and Environs and carried out extensive consultation to inform the preparation of the Draft Zoning Map for the area. In order to comply with national and regional planning policy in terms of achieving compact growth, numerous sites were rezoned to deliver residential development and meet the target identified for Limerick. The Draft Limerick Development Plan 2022 – 2028 was made by the Elected Members of Limerick City and County Council, which included this site, at a series of Council Meetings in June 2021.

Karen Burke
Senior Planner Executive
13th April 2022



Meeting of the Metropolitan District of Limerick

to be held on Tuesday, 19th April, 2022

Notice of Motion submitted by Councillor C. Slattery

I will ask at the next Meeting of the Metropolitan District of Limerick at what stage is the design plan for the Roundabout at Rosmor that is to provide a turning point for the bus

Reply:

Active travel is working with consultants and the NTA to progress Rosmor Roundabout and would anticipate drawings to be concluded in Q2 2022.

Brian Kennedy
Director of Service
Transportation and Mobility Directorate
13th April, 2022



Meeting of the Metropolitan District of Limerick

to be held on Tuesday, 19th April, 2022

Question submitted by Councillor C. Slattery

I will ask at the next Meeting of the Metropolitan District of Limerick that, following my Notice of Motion in 2021, which was unanimously supported about providing a bus service for Flanker Court, did the Council write to the NTA and Bus Éireann regarding this matter? If so what was the response and if not, can they do so as soon as possible.

Reply:

We previously made contact with Bus Éireann and the NTA in relation to this matter and are still awaiting a response. We will issue a further reminder to them on this matter.

Brian Kennedy
Director of Service
Transportation and Mobility Directorate
13th April, 2022

Limerick Twenty Thirty
Strategic Development DAC
The GPO Building
Gardens International
Henry Street
Limerick
Ireland.
V94 01W7
T: (061) 517 430
E: info@limerick2030.ie

13th April 2022

Re: **Metropolitan District of Limerick**
Meeting to be held on Tuesday, 19th April, 2022

Question submitted by Councillor J. Leddin

I will ask at the next Meeting of the Metropolitan District of Limerick what is the timeframe for completion of site clearance at Opera Site, what buildings have planning permission to enable construction and what is the timeframe for completion.

Response:

The Opera demolition and enabling works are approximately 90% complete, the remaining elements are focused on the difficult technical elements surrounding the Georgian Buildings on Rutland street. The demolition and enabling works will be August, as there was a four-month delay with forced site closures nationally due to Covid-19 in early 2021.

To maintain momentum of the construction programme, the tenders for the sitewide basement works, and for the construction of One Opera Square are well advanced and due to commence in August 2022. One Opera Square is a Grade A office which will have capacity to accommodate up to 1,000 workers. The design is to a world class standard, incorporating the environmental accreditation LEED Platinum, and wellness accreditation, WELL Platinum. Letting Agents Cushman & Wakefield have been appointed as letting agents to market the property both nationally and internationally in advance and during construction. (Attached is an electronic brochure of One Opera Square).

Regards,



David Conway
CEO
Limerick Twenty Thirty



LIMERICK
TWENTY
THIRTY^{DAC}

ONE

OPERA SQUARE





ONE

OPERA SQUARE



LIMERICK TWENTY THIRTY^{DAC}

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 or One Opera Square specifically, 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



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

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.



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





UNIQUE OFFICE SPACE

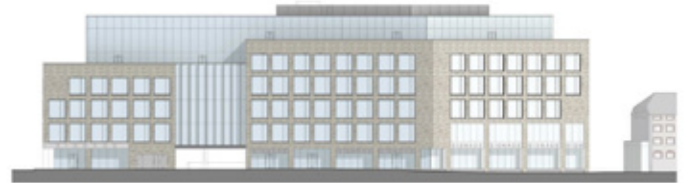
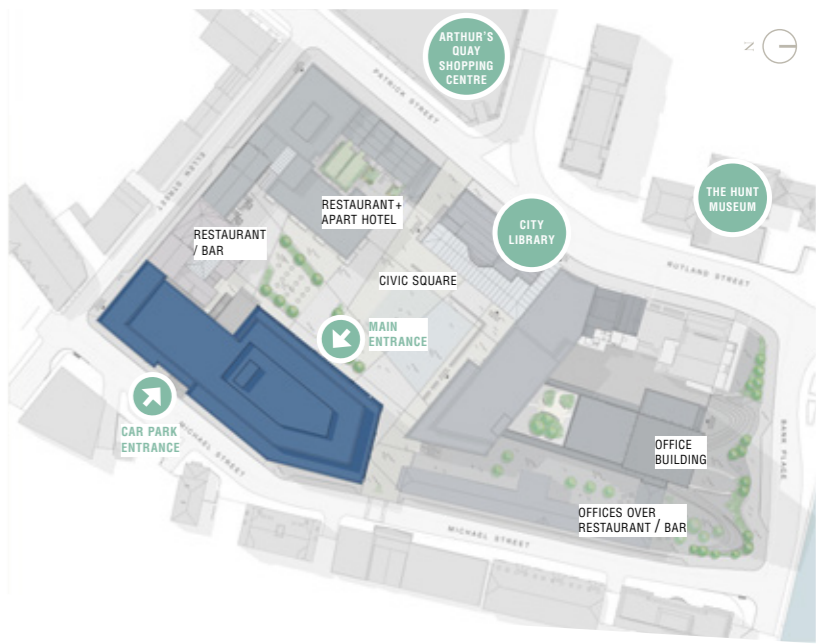
Grade A Office Accommodation

One Opera Square will be a Nearly Zero Energy Building (nZEB) office over five flexible-use floors located at the corner of Michael Street and Ellen Street, just off Limerick city centre.

It provides 12,111m2 of Grade A office space, excluding basement and non-office space at ground level.

The office building is designed to allow flexibility of use and has the largest floor plate of the wider Opera Square scheme.

In addition to its nZEB status, the office building core and shell will be LEED registered and target LEED Gold certification. LEED is a voluntary rating system developed in the US to certify sustainable buildings and neighbourhoods.



Proposed South East Elevation to Michael Street



Proposed North West Elevation to Public Plaza





nZEB



TYPICAL OFFICE FLOOR PLAN



THE BUILDING

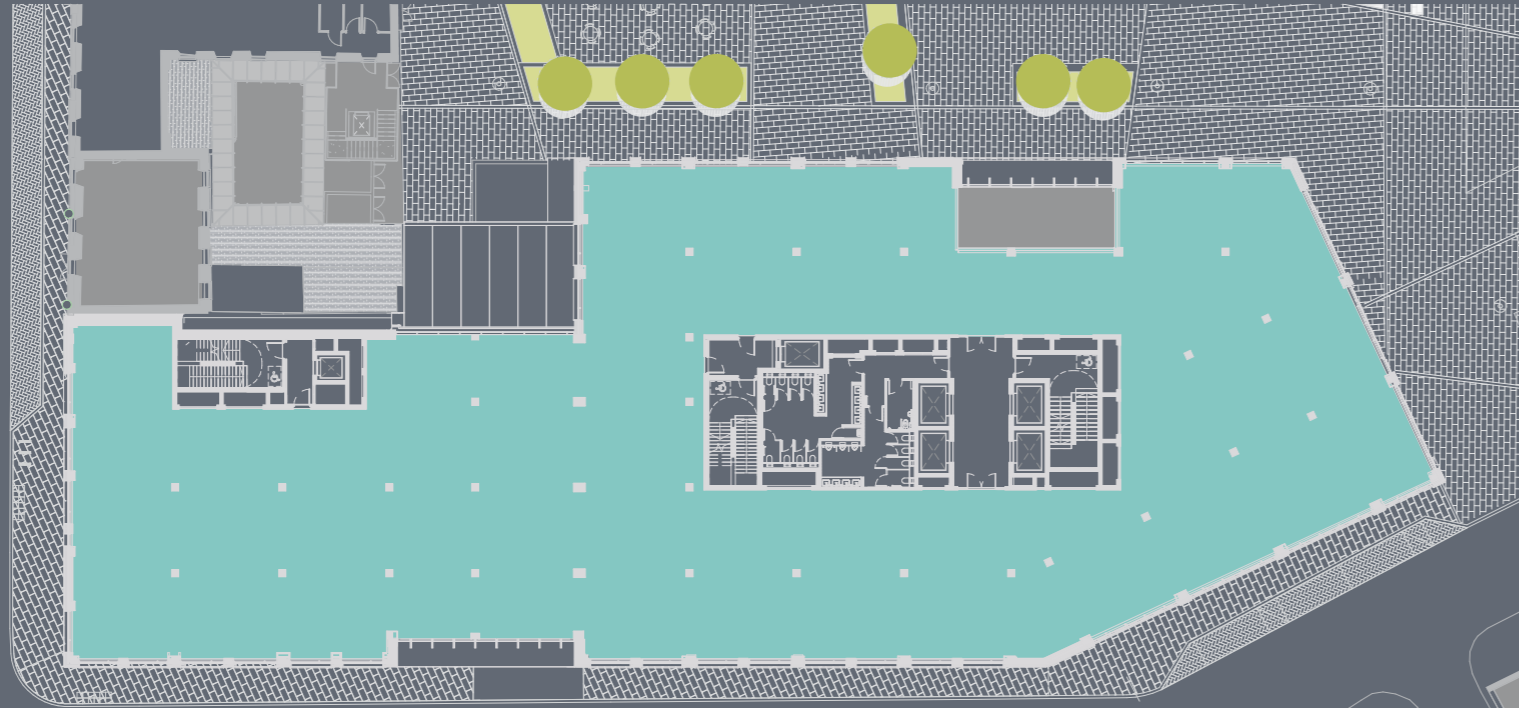
One Opera Square offers 13,076m² (140,743ft²) of Grade A office workspace over 5 highly flexible floors. The office building core and shell is LEED registered and targeting LEED Gold certification, WELL Core certification and is undergoing Certification for WiredScore.

The building has been designed to have a very high energy performance as a Nearly Zero Energy Building (nZEB).

SCHEDULE OF ACCOMODATION

GROUND FLOOR	632m ²	6,807ft ²
FIRST FLOOR	2,530m ²	27,234ft ²
SECOND FLOOR	2,580m ²	27,774ft ²
THIRD FLOOR	2,599m ²	27,975 ft ²
FOURTH FLOOR	2,329m ²	25,068ft ²
FIFTH FLOOR	1,836m ²	19,760ft ²
BASEMENT	2,652m ²	28,546 ft ²
TOTAL	15,159m²	163,165ft²

Gross Internal Floor Areas inclusive of standard facilities and shared circulation areas.



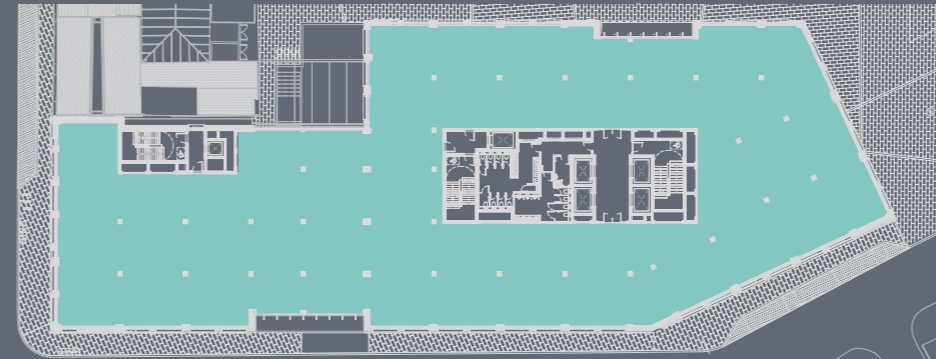
FIRST FLOOR

OFFICE SPACE	2,146m ²	23,104ft ²
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IPMS3 based on single occupancy. Floor area includes walls and columns. Exclusive of outdoor courtyards and terraces. Not to scale. For identification purposes only.

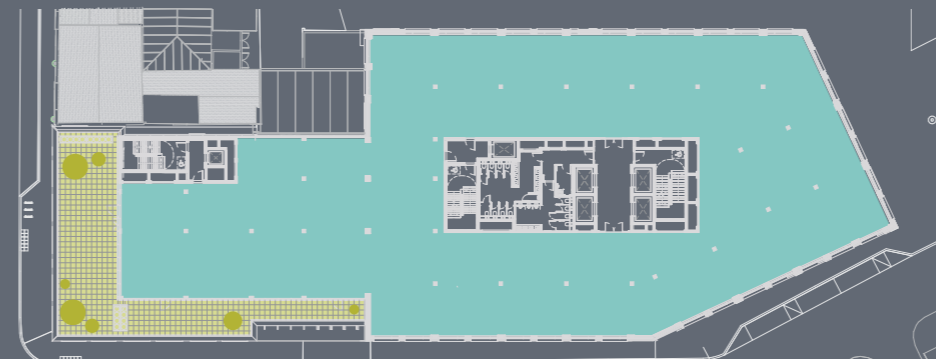
SECOND FLOOR

OFFICE SPACE	2,193m ²	23,607ft ²
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FOURTH FLOOR

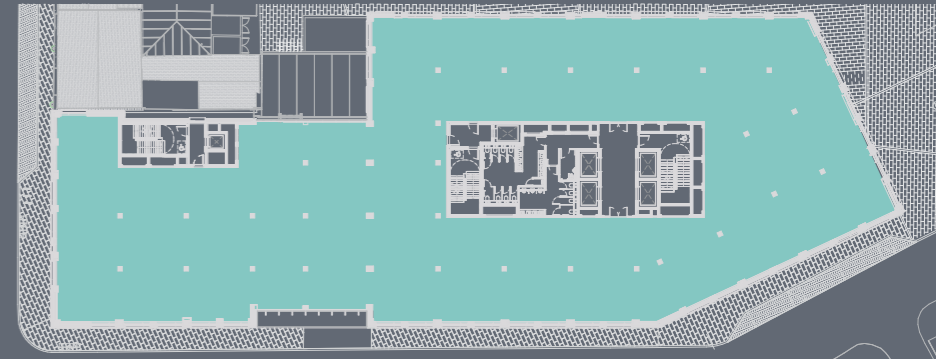
OFFICE SPACE	1,942m ²	20,903ft ²
TERRACE	268m ²	2,885ft ²



IPMS3 based on single occupancy. Floor area includes walls and columns. Exclusive of outdoor courtyards and terraces. Not to scale. For identification purposes only.

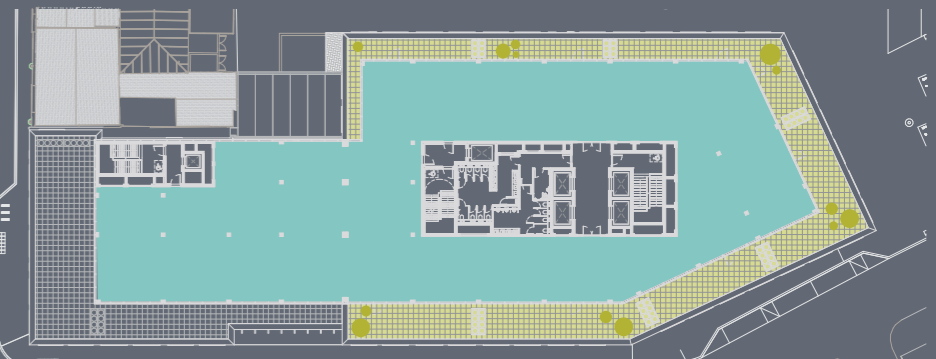
THIRD FLOOR

OFFICE SPACE	2,210m ²	23,785ft ²
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FIFTH FLOOR

OFFICE SPACE	1,443m ²	15,532ft ²
TERRACE	486m ²	5,231ft ²





nZEB



THE BUILDING

One Opera Square offers 13,076m² (140,743ft²) of Grade A office workspace over 5 highly flexible floors. The office building core and shell is LEED registered and targeting LEED Gold certification, WELL Core certification and is undergoing Certification for WiredScore.

The building has been designed to have a very high energy performance as a Nearly Zero Energy Building (nZEB).

SCHEDULE OF ACCOMODATION

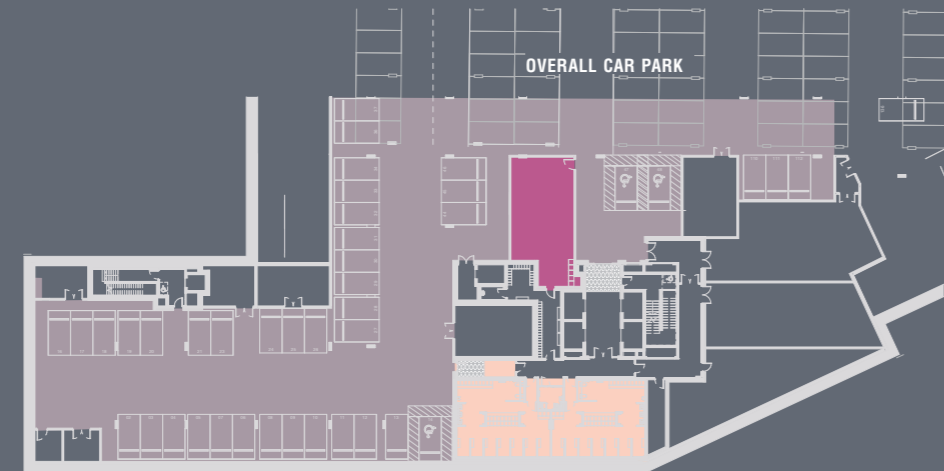
GROUND FLOOR	632m ²	6,807ft ²
FIRST FLOOR	2,530m ²	27,234ft ²
SECOND FLOOR	2,580m ²	27,774ft ²
THIRD FLOOR	2,599m ²	27,975 ft ²
FOURTH FLOOR	2,329m ²	25,068ft ²
FIFTH FLOOR	1,836m ²	19,760ft ²
BASEMENT	2,652m ²	28,546 ft ²
TOTAL	15,159m²	163,165ft²

Gross Internal Floor Areas inclusive of standard facilities and shared circulation areas.



GROUND FLOOR

OFFICE RECEPTION	218m ²	2,347ft ²
RETAIL 1	261m ²	2,809ft ²
RETAIL 2	663m ²	7,136ft ²
RESTAURANT	394m ²	4,241ft ²



BASEMENT

PARKING	1,239m ²	13,336ft ²
STAFF CHANGING	230m ²	2476ft ²
BICYCLE STORE	94m ²	1012ft ²

Includes car parking as part of an overall basement car park for the development, along with plant storage and waste storage areas.

Secure bicycle parking with drying room, male and female showers and changing rooms for occupants are areas provided.

SINGLE TENANT - TECHNOLOGY POST COVID



AREA (NET INTENAL LETTABLE)	2,178m ²
DESK COUNT	114
RATIO AGILE WORKING	10 people / 6 desks: 8.2 m ²
TOTAL CAPACITY	190 people

Landlord Area	-
Workstations	144 42x1400mm desk 72x1600mm desk
Large Conference Room	2 1x14 seats 1x18 seats
Medium Meeting Room	2 10 seats
Small Meeting Room	3 4/6 seats
Team Room	1 6 seats
Huddle Rooms	2 3 seats

Phone Rooms	7 1/2 seats
Collab Area/Breakout	7
Booths	18 16x4 people 2x2 people
Client Lounge/Arrival	1
Kitchen/Dining	1
Tea/Coffee Station	1
Wellness Suite	1
Training/Games/Wellness	1
Support Space (BOH)	-

SINGLE TENANT - CORPORATE



AREA (NET INTENAL LETTABLE)	2,240m ²
DESK COUNT	268
RATIO	1 person: 8.2 m ²

Landlord Area	-
Workstations	266 1400mm desk
Private Office	2 2000mm desk
Large Conference Room	1 14 seats
Medium Conference Room	3 10 seats
Small Meeting Room	3 4/6 seats
Team Room	3 6 seats

Phone Rooms	3	2 seats
Collaboration Area	5	
Reception/Arrival	1	
Kitchen/Dining	1	72 seats
Micro-Kitchen	1	9 seats
Support Space (BOH)	-	

SINGLE TENANT - TECHNOLOGY

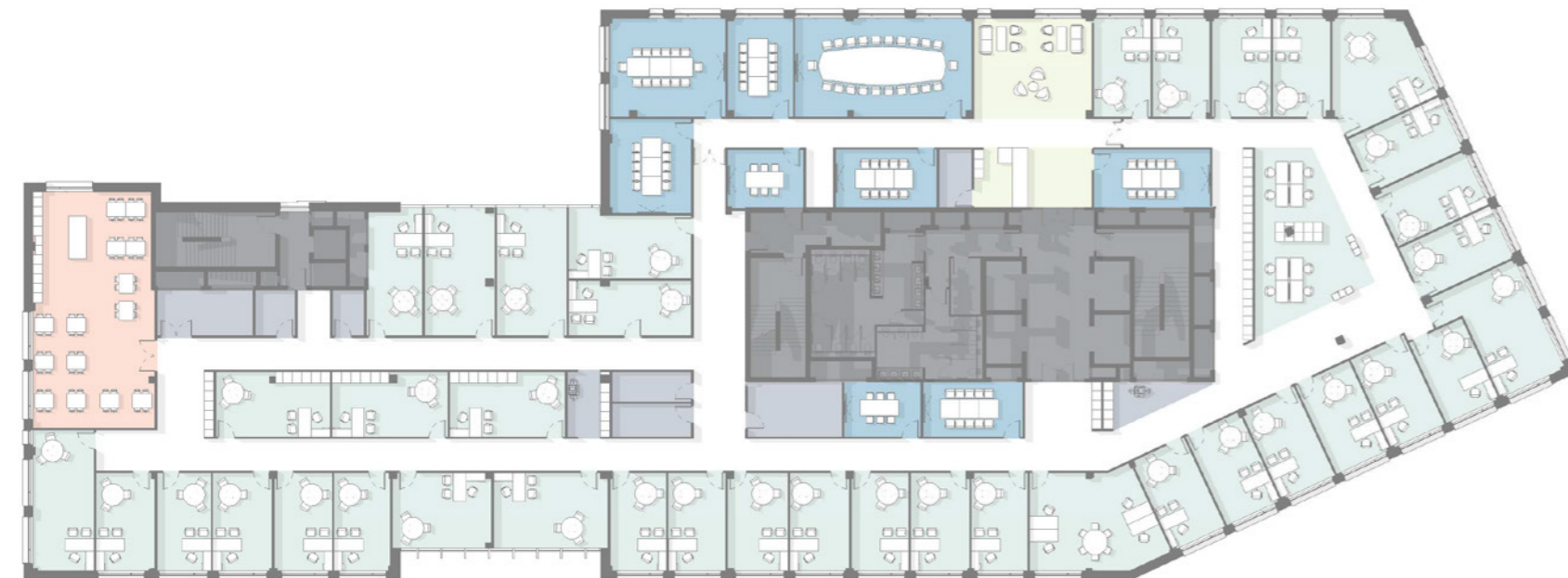


AREA (NET INTENAL LETTABLE)	2,240m ²
DESK COUNT	154
RATIO	1 person: 14.3m ²

Landlord Area	-
Workstations	154 1600mm desk
Private Office	-
Large Conference Room	1 14 seats
Medium Conference Room	3 10 seats
Small Meeting Room	2 4/6 seats
Stand Up	2 4/6 seats
Team Room	4 6 seats

Phone Rooms	4	2 seats
Collaboration Area	5	
Library	1	
Reception/Arrival	1	
Kitchen/Dining	1	40 seats
Tea/Coffee Station	1	20 seats
Games Area	1	
Support Space (BOH)	-	

SINGLE TENANT - LEGAL / FINANCE



AREA (NET INTENAL LETTABLE)	2,240m ²
DESK COUNT	50
RATIO	1 person: 44m ²

Landlord Area	-	Medium Conf./Meeting Room	4	10 seats	
Workstations	8	1400mm desk	Small Meeting Room	2	6 seats
Private Office	38	2000mm desk	Reception/Arrival	1	
Shared Office	1	4 occupants	Kitchen/Dining	1	56 seats
Board Room	1	22 seats	Support Space (BOH)	-	
Large Conference Room	1	14 seats			

SPLIT TENANTS - LEGAL / FINANCE & TECHNOLOGY



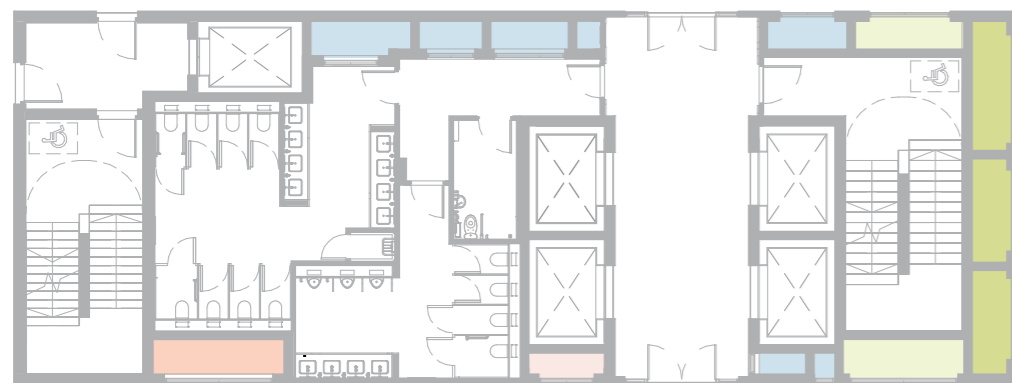
LEGAL / FINANCE	
AREA (NET INTENAL LETTABLE)	1,202m ²
DESK COUNT	40
RATIO	1 person: 29.6m ²

CORPORATE	
AREA (NET INTENAL LETTABLE)	1,005m ²
DESK COUNT	123
RATIO	1 person: 8m ²

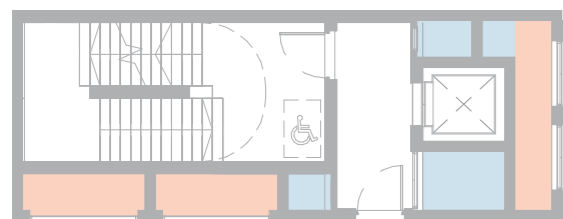
	LEGAL/FINANCE		CORPORATE	
Landlord Area	-		-	
Workstations	8	1400mm desk	120	1400mm desk
Private Office	32	2000mm desk	3	2000mm desk
Large Conference Room	1	16 seats	1	14 seats
Medium Conference Room	3	10 seats	1	10 seats
Small Meeting Room	1	4 seats	-	

	LEGAL/FINANCE		CORPORATE	
Phone Rooms	2	2 seats	4	1-2 seats
Collaboration Area	2		2	
Reception/Arrival	1		1	
Kitchen/Dining	1	28 seats	1	36 seats
Support Space (BOH)	-		-	

CORE RISERS



PRIMARY CORE



SECONDARY CORE

Landlord
Tenant A
Tenant A Future
Tenant B
Tenant B Future

SUMMARY SPECIFICATION

GRADE A OFFICE SPACE
3.5 METRE FLOOR TO CEILING - RECEPTION AREA
3.0 METRE FLOOR TO CEILING - OFFICE ACCOMMODATION
7.5M X 6M STRUCTURAL GRID GENERALLY
1.5M SQUARE PLANNING MODULE GENERALLY
RAISED ACCESS FLOOR ZONE - 200MM - OFFICES
RAISED ACCESS FLOOR ZONE - 150MM - RETAIL & RESTAURANT
CEILING ZONE - 725MM GENERALLY
100 SECURE BICYCLE SPACES
100 LOCKERS
16 SHOWERS
DRYING ROOM
DEDICATED GOODS LIFT

BUILDING ACCREDITATIONS

WiredScore



WiredScore
PLATINUM

One Opera Square is designed to achieve a WiredScore Platinum rating, the highest rating achievable.

A Wirescore accredited design ensures that the building includes digital infrastructure that not only satisfies the technological requirements of the tenants today but also is future proofed to ensure that it can accommodate evolving technologies. This recognizes that technology is integral to modern and thriving businesses and organisations.

LEED



LEED (Leadership in Energy and Environmental Design) certification is a globally recognized standard for sustainable design and building performance.

LEED-certified buildings on average use 25 percent less energy and cut aggregate operational costs by 19 percent compared to non-certified buildings, according to a survey carried out on 22 representative green buildings from the US General Services Administration's (GSA) national portfolio.

The building design will achieve a Gold Standard LEED Certification.

WELL



The WELL Building Standard is a vehicle for buildings and organizations to deliver more thoughtful and intentional spaces that enhance human health and well-being. WELL includes a set of strategies—backed by the latest scientific research—that aim to enhance human health through design interventions, operational protocols and policies and a commitment to fostering a culture of health and wellness.

nZEB



Nearly Zero Energy Building Standard applies to all new buildings owned and occupied by Public Sector bodies. The definition for Nearly Zero Energy Buildings in the Energy performance in Buildings Directive (EPBD) is “a very high energy performance, as determined in accordance with Annex 1, the nearly zero or very low amount of energy required should be covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby”.

LIMERICK TWENTY THIRTY DAC PROJECT PORTFOLIO

LIMERICK
TWENTY
THIRTY DAC

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

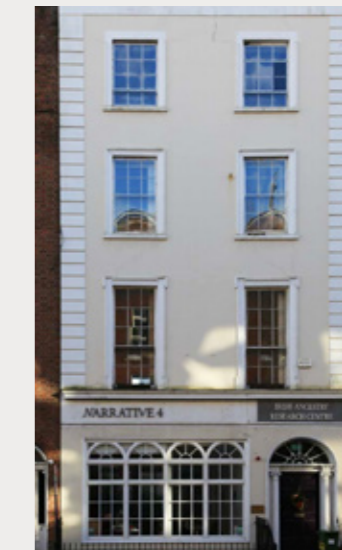
Project Summary

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.



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. This pilot programme aims to demonstrate how additional residential stock can be delivered in the city centre by adapting Limerick's historic Georgian core into modern, architecturally exciting living spaces.

Under the Urban Regeneration Fund set up by Government, €9 million is to be spent on transforming three properties, on O'Connell Street and Thomas Street, into imaginative, predominantly living spaces.

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



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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Limerick Twenty Thirty,
Strategic Development DAC,
The Mercantile, Gardens International,
Henry Street, Limerick.
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For enquiries regarding One Opera Square,
please contact the Limerick Twenty Thirty team on:
opera@limerick2030.ie

Limerick Twenty Thirty
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13th April 2022

Re: **Metropolitan District of Limerick**
Meeting to be held on Tuesday, 19th April, 2022

Question submitted by Councillor J. Leddin

I will ask at the next Meeting of the Metropolitan District of Limerick what are the next steps in the process to complete master plan for the Limerick 2030 Cleeves site and what is the timeframe for completing this master plan.

Response:

There has been a lot of excellent work done in the preparation of the delivery of the Cleeves Riverside Quarter Site. Councillors will be aware that the site received €34.5m in funding under the latest Urban Regeneration Development Fund (URDF) application last year as part of the World-Class Waterfront. To obtain this funding a very detailed Preliminary Business Case for the site was completed and issued to the Department in February 2022, a major piece of work which is required under the Public Spending Code. It involves a very detailed analysis and option appraisals of the site, a financial appraisal, economic assessment, sensitivity analysis and multi criteria analysis, risks and different design options. This plan will assist in the delivery options of the site.

Internationally renowned architects, Fielden Clegg Bradley and Bucholtz McEvoy were appointed as the design team for the scheme. The LTT Executive are currently in market discussions with potential investors / developers on funding and delivery options for the site and a funding delivery plan will be completed shortly. This 10-acre site will require substantial market investment along with the URDF funding for its delivery as a key strategic site for Limerick, which will cater for residential, commercial, community and cultural zones, in addition to a large new public realm space.

The public consultation stage, and completion of the masterplan will be undertaken in Q3 and Q4 of this year, with a submission of planning targeted for 2023.

Regards,



David Conway
CEO
Limerick Twenty Thirty

**MEETING OF THE METROPOLITAN DISTRICT OF LIMERICK TO BE HELD ON TUESDAY, 19
APRIL 2022.**

Question submitted by Councillor S. Hartigan

I will ask at the next Meeting of the Metropolitan District of Limerick for a report on energy efficiency among the Council's housing stock, including breakdown by BER rating and 2022-2023 plans for energy retrofitting

REPLY:

All housing units delivered as part of the energy retrofit scheme in the last two years required the properties to achieve a minimum B2 energy rating to ensure grant funding was secured. This was achieved in all cases with some instances where the B2 rating was exceeded due to certain house layouts.

Nearly 40% of the housing stock in Limerick City & County Council is over 40 years old with 15% of the stock over 60 years old. Energy ratings for the older houses, where available, are very low due to their poor thermal state. Replacement of windows and doors, which makes up a significant part of thermal loss, remains a priority for Housing Maintenance with significant numbers upgraded annually as part of maintenance programmes.

Properties with low energy ratings have been targeted as part of the energy upgrade works to date, a good example being Raheen Square in Limerick City where BER rating of F & G were recorded before the energy works progressed.

Similar properties will be targeted for the 2022 programme, with consideration also given to the geographical spread of the properties with house grouping also a determining factor in house selection.



Caroline Curley

Director of Services,

Housing Development Directorate

**MEETING OF THE METROPOLITAN DISTRICT OF LIMERICK TO BE HELD ON TUESDAY, 19
APRIL 2022.**

Question submitted by Councillor S. Hartigan

I will ask at the next Meeting of the Metropolitan District of Limerick for a report on how procurement works for energy retrofitting works undertaken by the Council and whether there are any plans to take advantage of economies of scale as the Local Authority retrofitting programme expands.

REPLY:

As part of the energy upgrade works programmes, Local Authorities are required to engage with an 'obligated party' as identified in the Sustainable Energy Authority of Ireland (SEAI) website. An obligated party is a supplier or distributor selling more than 600 GWh of energy per year to its customers. Limerick City & County Council have engaged the services of an obligated party following a competitive tendering process.

In essence the obligated party acts as a consultant, providing quantity surveying and specialist design services to identify the works required in order to achieve the B2 energy rating for each property, in line with available Department funding. Procurement of all contractors and consultants is completed in compliance with national procurement guidelines. This includes for all appointments in relation to Health & Safety.

In relation to economies of scale, the model of the scheme, as currently sized and operated by Limerick City and County Council is at a scale that is both economic and manageable on an annual basis. While the scheme is not funded on a multi-annual basis, it has to date returned significant economies of scale and is expected to continue to do so.

Caroline Curley

Caroline Curley

Director of Services,

Housing Development Directorate



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Áiseanna Réadmhaoine agus Pobail
Comhairle Cathrach agus Contae Luimnigh
3ú hUirlár Teach Barrow
Sráid Mhichíl
Luimneach
V94 RF63

Property and Community Facilities
Limerick City and County Council
3rd Floor Barrow House
Michael Street
Limerick
V94 RF63

t: 061 556 000

**MEETING OF THE METROPOLITAN DISTRICT OF LIMERICK TO BE HELD ON TUESDAY, 19TH
APRIL, 2022.**

Question submitted by Councillor D. McSweeney

I will ask at the next Meeting of the Metropolitan District of Limerick for an update on the derelict housing estate at Ballyanrahan East, Patrickswell, Co. Limerick.

REPLY:

The units at Ballyanrahan East, Patrickswell, were vested in Limerick City and County Council following compulsory acquisition through the Derelict Sites Act, 1990. The Council is now the registered owner of folio 73661F Co. Limerick. This folio was partly created from folio LK 63948F. There is still a lis pendens registered against this folio. The mortgage on the property was created in 2008 and the proceedings only commenced in 2017. The existence of the lis pendens must be brought to the attention of any purchaser.

In the opinion of our legal advisor, the property should not be put on the market until after the lis pendens has been removed or in the alternative the Council, obtain a detailed explanation from the solicitors for Everyday Finance DAC that satisfies it that the lis pendens does not interfere with the ability of the Council to put the property on the market.

P.P.

Jayne Leahy
Head of Property & Community Facilities

14 April 2022



Meeting of the Metropolitan District of Limerick

to be held on Tuesday, 19th April, 2022

Question submitted by Councillor E. O'Donovan

I will ask at the next Meeting of the Metropolitan District of Limerick that a pedestrian crossing may be considered for Barrington Street/Pery Square junction to allow students to safely cross to St. Michael's National School.

Reply:

The location of St Michael's national school at Pery Square is accessible, without the necessity for crossing, by pedestrians from the existing Pelican crossing on Upper Mallow Street and from Barrington Street. There is also a layby at Perry Square for school buses to park at the same side of school entrance, which also reduces the need of crossing. Limerick City and County Council have no current plans to install a pedestrian crossing in this location but can consider an upgrade to the existing school line marking signage in the area.

Hugh McGrath, S.E.,
Roads, Traffic & Cleansing
Transportation and Mobility Directorate
13th April, 2022

Meeting of the Metropolitan District of Limerick

to be held on Tuesday, 19th April, 2022

Question submitted by Councillor E. O'Donovan

I will ask at the next Meeting of the Metropolitan District of Limerick does the Active Travel Team intend to reinstall secure bike lockers in city centre car parks that were previously installed by Limerick Smarter Travel in 2016.

Reply:

Off-street bike parking is provided in city centre car parks by agreement with landlords of the car parks. In some locations the landlords did not wish to continue the arrangement and the bike parking and bike lockers were removed.

Currently, there is off street bike parking facilities available in Q Park Car Park, Henry Street (off Mount Kenneth Place) and also in Cruises Street Car Park (off Denmark Street).

There are many on street bike parking facilities across the city. Limerick Active Travel is currently undertaking a review of bike parking facilities across the metropolitan area to assess current infrastructure and to determine the need for further parking.

Sean McGlynn
A/Senior Engineer
Active Travel
Transportation and Mobility Directorate
12th April, 2022

Meeting of the Metropolitan District of Limerick to be held on Tuesday 19th April 2022

Question submitted by Councillor S. Novak Uí Chonchúir

I will ask at the next Meeting of the Metropolitan District of Limerick has the Council conducted any analysis of district heating potential, where you use residual heat generated from industry to heat homes and businesses, for Limerick City and other urban areas.

Reply

Limerick Council has conducted studies for district heating associated with heat recovery from industrial sources at Irish Cement and at Raheen Industrial Estate. The studies were not extended to detailed energy analysis or engineering design.

Combined Heat and Power and District Heating was considered using biomass as the primary fuel in Limerick docks/city and Askeaton leisure centre/nursing home. These proposals included energy analysis, but not engineering design.

The +CityxChange H2020 EU project examined the feasibility of a district heating loop within a city block, using gas Combined Heat and Power and heat pumps. The proposal has an energy analysis, but not engineering design.

Detailed business models were not prepared for any of the proposals.

It is the intention of the Council to examine the potential for district heating as part of the forthcoming Climate Action Plan.

Nuala Gallagher

Director of Services

Planning, Environment & Place-Making

14th April 2022



Meeting of the Metropolitan District of Limerick

to be held on Tuesday, 19th April, 2022

Question submitted by Councillor S. Novak Uí Chonchúir

I will ask at the next Meeting of the Metropolitan District of Limerick for an update on the LIT/TUS to city centre active travel project.

Reply:

Limerick Active Travel has been liaising with the NTA on updated preliminary design drawings. We are now progressing environmental assessments, landscape plans and preparation of draft planning reports.

Limerick Active Travel anticipates having the required documents for this stage of the process back with the NTA in June, with a view to commencing the Part 8 process once we have received approval from the NTA to move to the next stage.

Sean McGlynn
A/Senior Engineer
Active Travel
Transportation and Mobility Directorate
12th April, 2022

Meeting of the Metropolitan District of Limerick

to be held on Tuesday, 19th April, 2022

Question submitted by Councillor S. Novak Uí Chonchúir

I will ask at the next Meeting of the Metropolitan District of Limerick can the Council outline plans to improve the area around Mathew Bridge, Bridge Street and Rutland Street for pedestrians.

Reply:

Pedestrian movements at Matthew bridge, including both Bridge Street and Rutland Street approaches, form a core part of the city centre Three Bridges Walk and as such are attracting increasing numbers of pedestrians. It is accepted that improved footpaths should be incorporated at the bridge crossing to meet this increasing demand. Currently the Council is looking at various options at the bridge, including the widening of existing footpaths with loss of some vehicular traffic capacity. Alternatively, the possibility of having a parallel footbridge/cycleway as a standalone structure/ deck enhancement to existing bridge is being considered. This study is still at options selection stage, but will advance to a definitive proposal for pedestrian improvements.

The Council is also working on a separate traffic management plan for the city, which will look at vehicular and active travel needs in the vicinity of Matthew Bridge, Bridge Street and Rutland Street. This study, in combination with the finalisation of LSMATS, which identifies this area as a strategic Active Travel corridor, will also inform the future pedestrian improvement needs in this area.

Once improvement proposals are finalised, it is expected that construction works will form part of the programme of works fully funded by the NTA and to be delivered over the coming years.

Brian Kennedy
Director of Service
Transportation and Mobility Directorate
12th April, 2022