



Comhairle Cathrach  
& Contae Luimnigh

Limerick City  
& County Council

5<sup>th</sup> June, 2025.

**To: The Cathaoirleach and each Member of the Metropolitan District of Limerick.**

**Proposed Disposal of Land at Opera Square to The Office of Public Works (OPW).**



## **14 Storey over Basement OPW Landmark Building for circa 1,000 staff**

The Opera Square Project is a mixed use development on a 3.7 acre city centre site. The project is well underway and when completed will be capable of accomodating over 3,000 people in employment across a 450,000 sq foot campus. The project has received substantial support from Government through the Urban Regeneration Development Fund (URDF), the Irish Strategic Investment Fund (ISIF) and the Office of Public Works (OPW). The centre piece of the site will be the 14 Storey over Basement OPW Landmark Building that will accommodate up to 1,000 staff.

Approval of funding for The Office of Public Works (OPW), to construct a new landmark office building in Limerick for the Revenue Commissioners was approved by Government in December, 2014 and a Working Group was established to advance this decision. A second Memo from the Government dated December 2022 confirmed the 2014 decision. A third Memo was approved by the Government on the 29<sup>th</sup> April, 2025 where the Government committed that the OPW will acquire long term ownership of this 14 Storey building and furthermore the Government committed exchequer funding to cover the cost of the OPW acquiring and fitting out the building for use by the Revenue Commissioners.

In accordance with Section 183 of the Local Government Act 2001 (as amended), and Section 211 of the Planning and Development, Act, 2000 (as amended) the approval of Council was given at a Full Council Meeting held in November, 2021 for the disposal of the entire site known as the Opera Site, including the Granary to Limerick Twenty Thirty Strategic Development DAC.

The full property disposal permitted under this Section 183 did not proceed with just over 50% of the site transferring to Limerick Twenty Thirty Strategic Development DAC. The site of the proposed new Library, the OPW Building, 4 Opera Square and the Granary have remained with the Council in the intervening period.

The Office of Public Works (OPW) working closely with Limerick Twenty Thirty Strategic Development DAC has been progressing the development of a new 14 Storey office building on the Opera Site for the Revenue Commissioners. At the time the members previously approved the Section 183, it was intended that Limerick Twenty Thirty Strategic Development DAC **would deal directly with the Office of Public Works** in relation to the new building, however as the negotiations have developed there has been a change in direction and it is now proposed that the land/site on which The Office of Public Works building is to be constructed will now be disposed of directly to the Office of Public Works by Limerick City & County Council.

The updated proposal is in relation to the Office of Public Works building is that:

- Limerick City & County Council will dispose the site (Footprint) of the 14 Storey office Block Site, to the Office of Public Works as outlined in red in the attached map.
- In addition to the land sale, The Office of Public Works will pay Limerick City & County Council for the development costs of the site to-date including the cost of Demolition, Planning, Design and Basement Construction (costs on date of legal transfer).
- The Office of Public Works will engage in a development agreement with Limerick Twenty Thirty Strategic Development DAC to construct the 14 storey office building on the site.

Therefore, to give effect to the above request the members are now asked to approve the following:

1. Limerick City & County Council to dispose of part of the Opera Square site to The Office of Public Works for the 14 Storey building. The outline of the site is shown in red on the attached map. The disposal price of the site to the OPW will be €1,167,835.08 plus the development costs accrued at date of legal transfer. The area of the site is 1,346m<sup>2</sup>.
2. Approval is also sought in so far as it relates to this land disposal at Opera Square to the Office of Public Works to rescind the previous Section 183 at Council Meeting held in November, 2021 in so far as it relates to the lands we are now seeking consent for as set out above.

As part of the memo approved by Government, it is intended that Sarsfield House and the site on which it is constructed will transfer from the Office of Public Works to Limerick City & County Council at a future date. While this forms part of the overall agreement and it will be set out in the Heads of Terms, it will be a transaction that will take place when the Office of Public Works vacates Sarsfield House following completion and occupation of the new building by the Revenue Commissioners, (likely to be in 2029).

Therefore in accordance with Section 183 of the Local Government Act 2001 (as amended), and Section 211 of the planning and Development Act, 2000 (as amended) the approval of the elected members of Limerick City & County Council is sought for the disposal of the lands outlined in red in the Opera Site to the Office of Public Works.



Jayne Leahy  
Head of Property Management  
Rural, Culture, Community & Tourism Development Directorate  
Limerick City & County Council

## Appendix

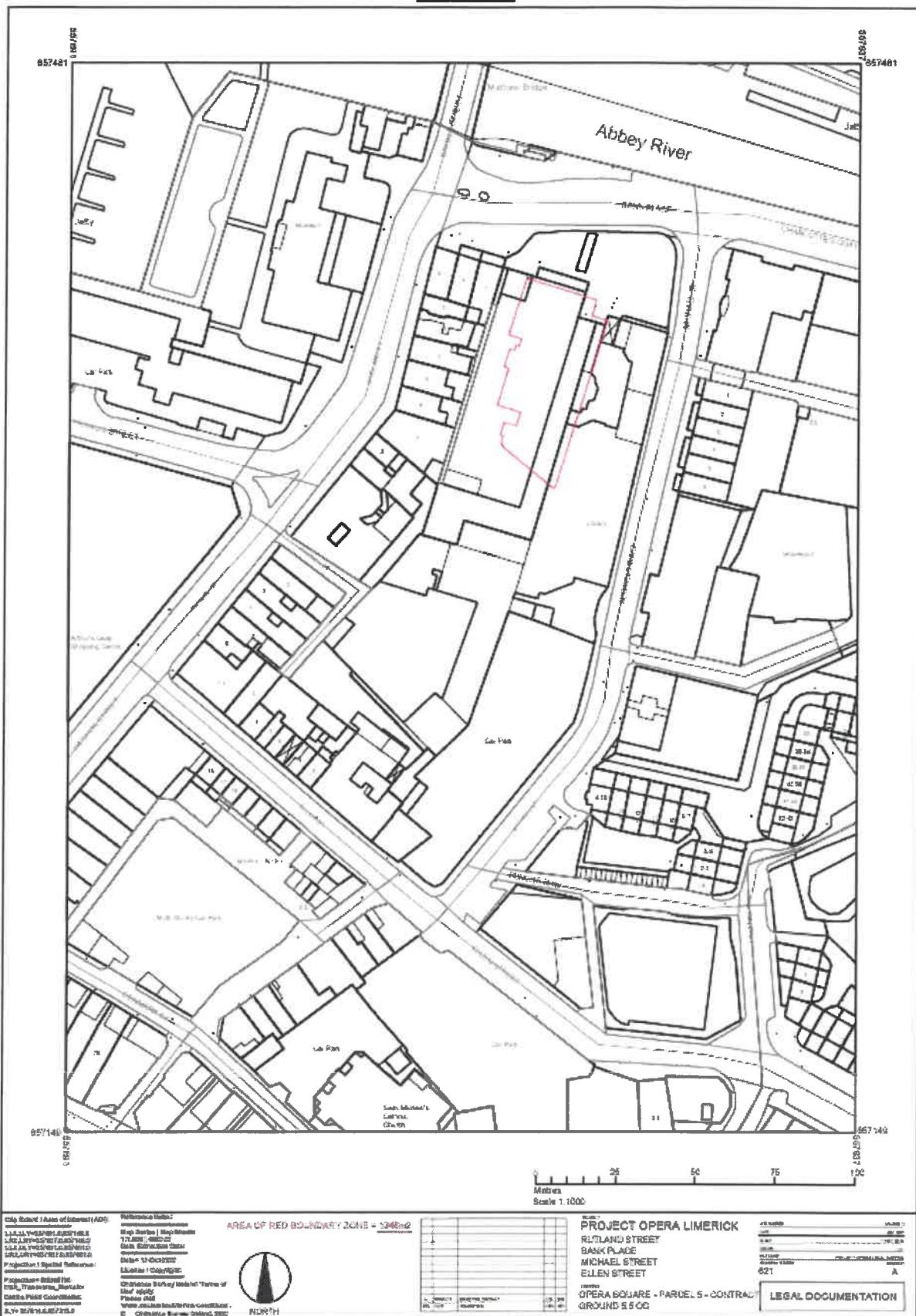




Fig 1. Image of the proposed 14 Storey Office Block.