

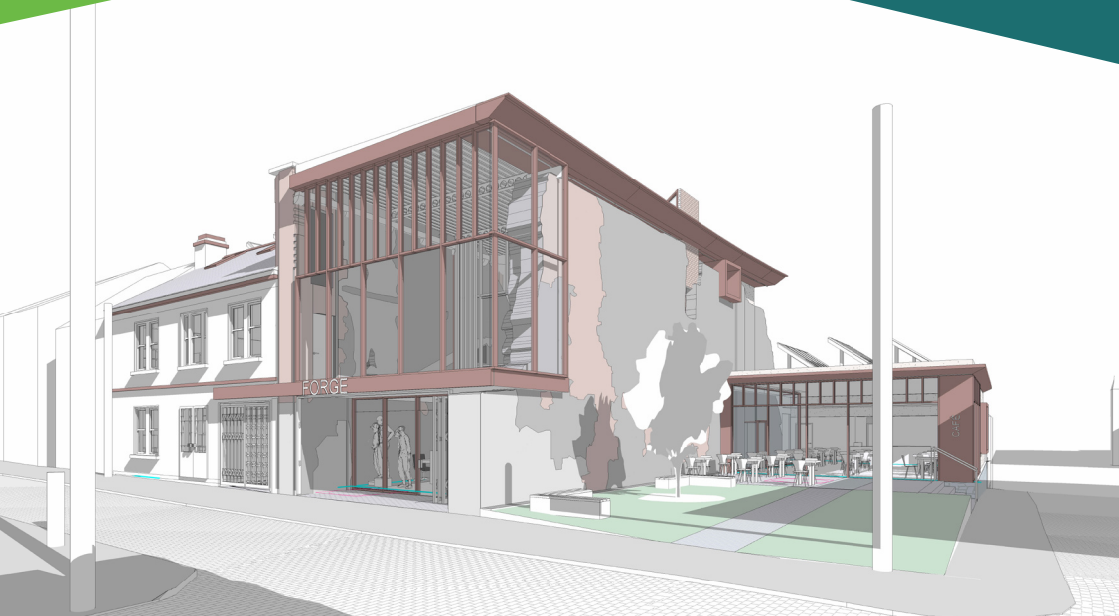
# THRIVE

## Fireplace Site

### 35-39 Nicholas Street

A new Design & Innovation Hub for Limerick City

September 2025 - July 2026



The Fireplace Site redevelopment is co-funded by the Government of Ireland and the European Union through the ERDF Southern, Eastern and Midland Region Programme 2021-2027.



Rialtas na hÉireann  
Government of Ireland



Arna chomhchistiú ag  
an Aontas Eorpach  
Co-funded by the  
European Union



Tionól Réigiúnach  
an Deiscirt  
Southern Regional  
Assembly



Comhairle Cathrach  
& Contae Lúthmáigh  
Limerick City  
& County Council



## PROJECT FOUNDATIONS

September 2025

### Funding Secured

The project secured **€6.56 million** through **THRIVE (Town Centre First Heritage Revival Scheme)**, enabling the transformation of the Fireplace Site into a Design and Innovation Hub for **The Forge Design Factory**.

## DESIGN & PROJECT DEVELOPMENT

November 2025

### Design Team Procurement

An EU-wide tender competition was launched to appoint an **Architect-Led Multidisciplinary Design Team** to progress the redevelopment of the Fireplace Site.

### European Union Initiative

Project team members attended a national capacity-building event exploring **best practice in heritage-led regeneration**, adaptive reuse and New European Bauhaus principles.



photo credit: European Urban Initiative

December 2025

## Design Team Appointed

Following completion of the procurement process, **dhb Architects** were appointed as the Architect-Led Multidisciplinary Design Team, allowing detailed design development to commence.



## INVESTIGATION & ENGAGEMENT

February 2026

## Working with Heritage Partners

The project team engaged with the **National Monuments Service** to present site conditions, archaeological considerations and proposed enabling works. Representatives from THRIVE-funded projects across Ireland also visited the Fireplace Site as part of a national knowledge-sharing programme.





## March 2026

### Site Surveys and Investigations

A programme of **structural and site surveys** was undertaken to better understand site conditions and inform future works.

### National Photographic Record

The site was documented by the **Department of Housing, Local Government and Heritage** as part of the national THRIVE photographic archive, capturing conditions before construction commenced.

### Project Website Launch

Dedicated project webpages were launched in both English and Irish, providing ongoing updates to stakeholders and the wider public.



photo credit: Photographic Archive, National Monuments Service, Government of Ireland.

## APPROVALS & RECOGNITION

### April-May 2026

#### Ministerial Consent Application Submitted

A formal application was submitted to the **National Monuments Service** for enabling works associated with the **protected medieval structures on site**.

#### Enabling Works Tender Published

A tender competition was launched to appoint a contractor for the enabling works phase of the project.

#### Ecological Surveys Completed

Specialist surveys were undertaken to support **environmental compliance and biodiversity protection** requirements.

#### Ministerial Consent Granted

Ministerial Consent was **granted on 27 May 2026**, representing a significant milestone and enabling the project to move towards physical works on site.

#### National and European Recognition

The project featured in a national Europe Day campaign showcasing EU-funded regeneration projects and was selected as one of six Irish **case studies for URBACT's "Unlocking Compact Cities"** research programme.





## MOVING TO CONSTRUCTION

June 2026

### Enabling Contractor Appointed

**Henry Connolly Builder Ltd.** was formally appointed to deliver enabling works at the Fireplace Site.



July 2026

### Project Video Released

A project overview video was launched across Limerick City and County Council's social and digital channels, highlighting **the vision and future potential of the project.**

### Community Information Campaign

A **Neighbourhood Notice** was distributed to local residents and businesses, providing advance notice of works and helping to keep the community informed as the project progresses.

### Enabling Works Commence

The first phase of physical works commenced on site. Running from 20 July to 6 October 2026, the enabling works will prepare the site for the main construction phase expected in 2027.

## WHAT'S NEXT?

**October 2026**

Completion of Enabling Works

**December 2026**

Detailed Design Progression

**May 2027**

Main Construction Phase

**May 2028**

Opening of the Design and Innovation Hub

## STAY CONNECTED

[www.limerick.ie/kings-island-walled-town](http://www.limerick.ie/kings-island-walled-town)

Timeline milestones are indicative and may be refined as the project progresses