



LIMERICK
T W E N T Y
T H I R T Y ^{DAC}

NATIONAL BUILDING CONTROL
CONFERENCE 2026
23RD SEPTEMBER 2026

LIMERICK
T W E N T Y
T H I R T Y ^{DAC}



Comhairle Cathrach
& Contae Luimnigh
Limerick City
& County Council

ATLANTIC EDGE
LIMERICK
EUROPEAN EMBRACE

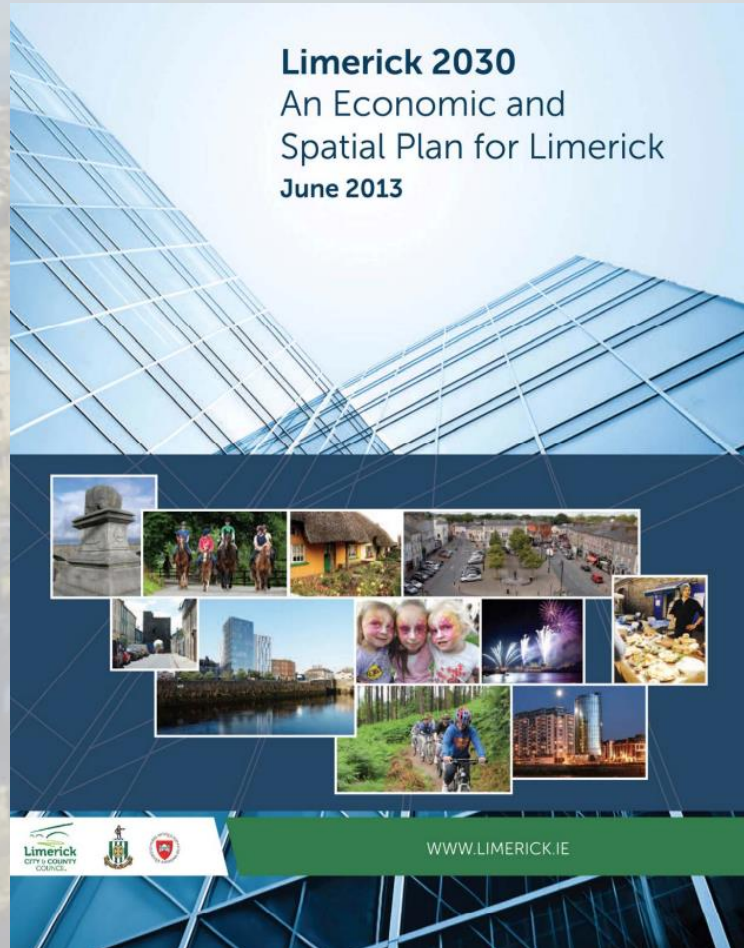


Rialtas
na hÉireann
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040

LIMERICK TWENTY THIRTY DAC - HOW IT BEGAN

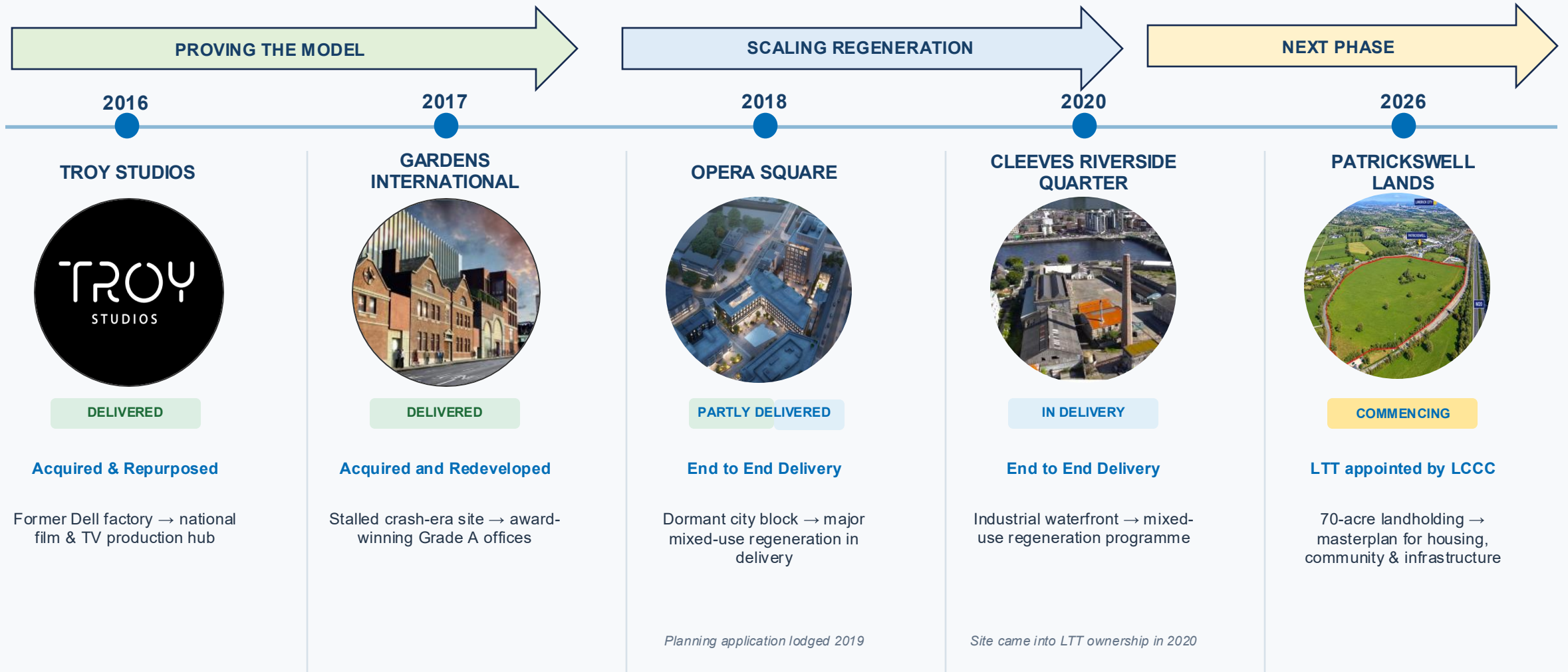
LIMERICK
TWENTY
THIRTY^{DAC}



- *Limerick Twenty Thirty DAC is a special purpose vehicle established by Limerick City and County Council to plan and develop strategic sites in Limerick City and County*



LIMERICK TWENTY THIRTY PORTFOLIO

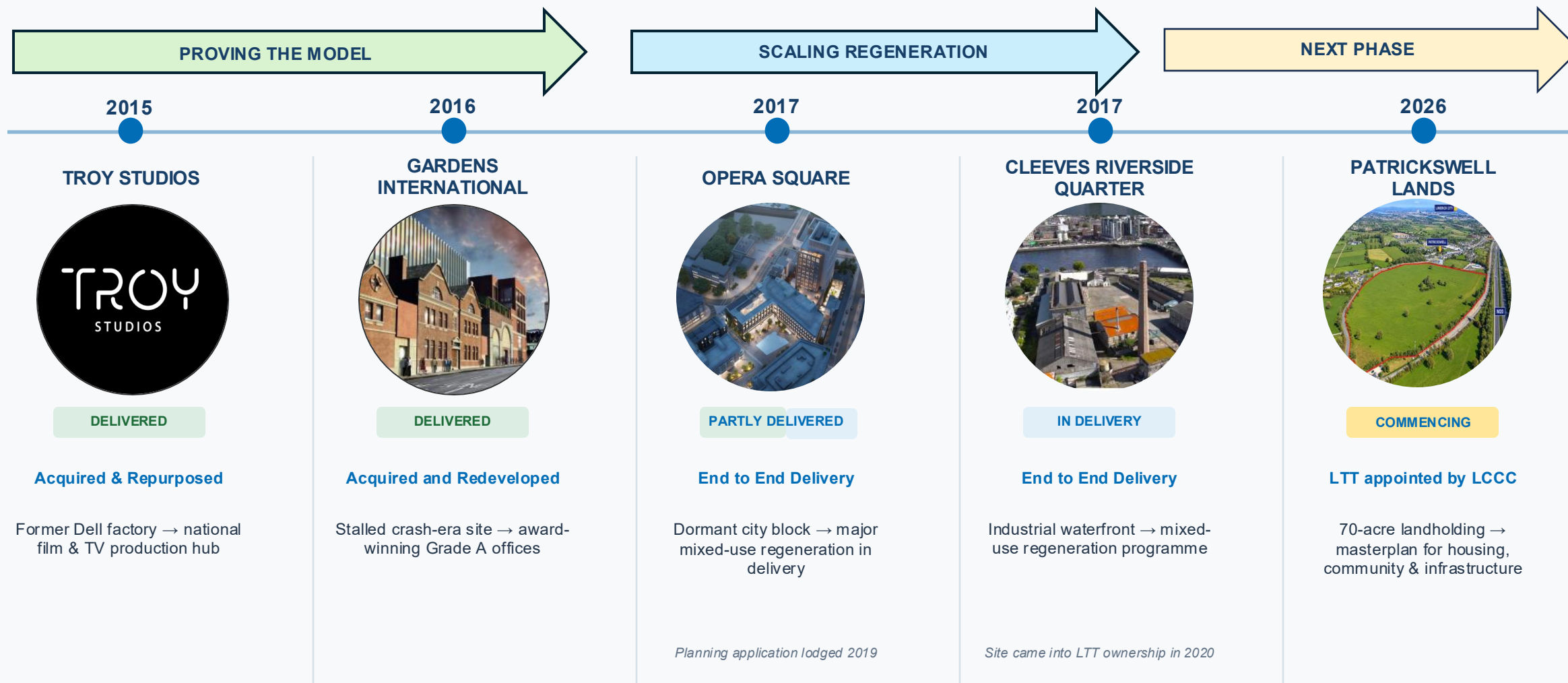


A decade of LTT involvement: prove the model → scale into regeneration → next generation.



- Former Dell Factory acquired in 2015.
- Converted into 350,000 sq. ft. film hub
- Largest International Film Studio in Ireland
- Council acquisition / renovation loan repaid in full with interest following sale in 2022.

LIMERICK TWENTY THIRTY PORTFOLIO



A decade of LTT involvement: prove the model → scale into regeneration → next generation.



GARDENS INTERNATIONAL (BEFORE)

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GARDENS INTERNATIONAL (AFTER)

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FEATURES

100,000 sq. ft. office

LEED Gold Office Space

EU Taxonomy aligned

AWARDS

RIAI

Riai New Build Workplace 2019

KPMG

Design Project of the Year

Property Industry Excellence 2019

**BDA
2019**

Architectural Project of the Year

Building & Design Awards 2019

WHOOPTM

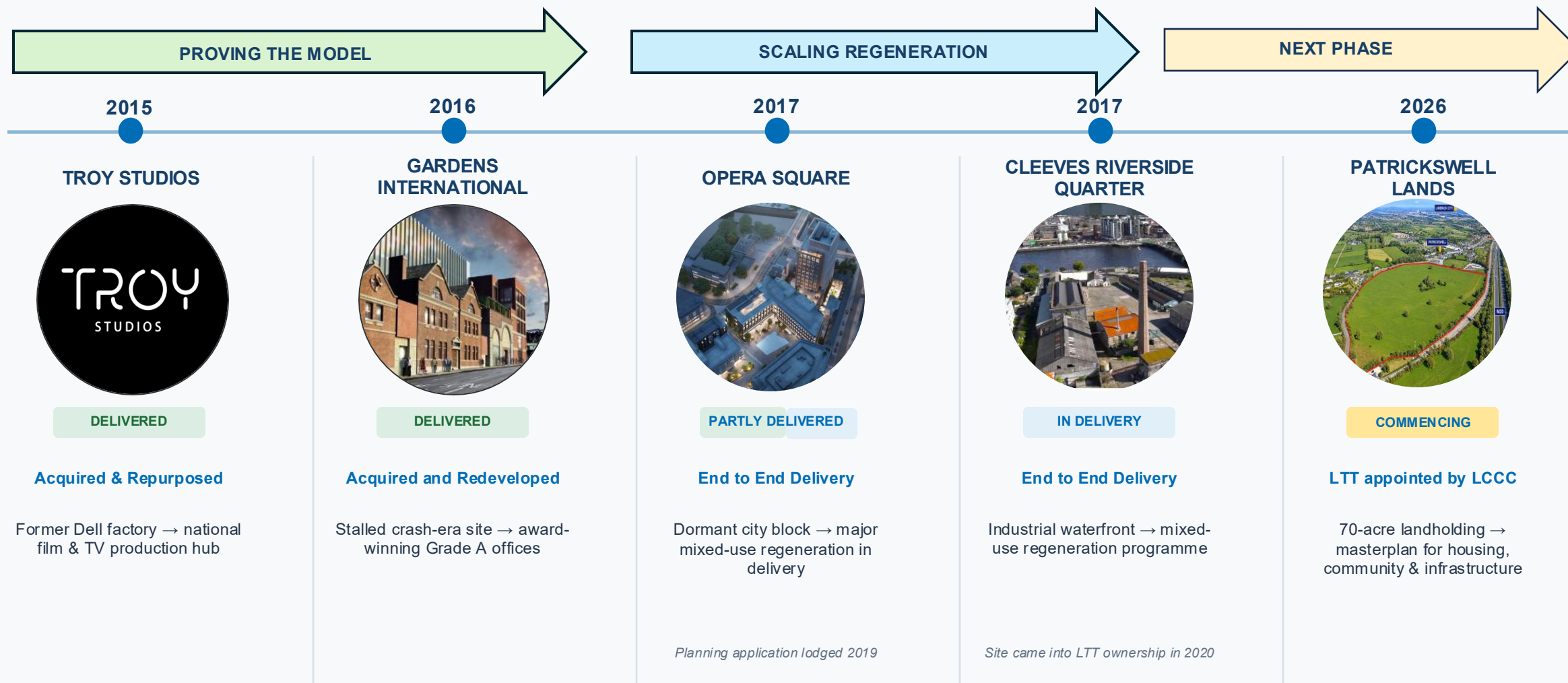
NAC
Nordic Aviation Capital

North*

TRANSACT

reddyarchitecture+urbanism

LIMERICK TWENTY THIRTY PORTFOLIO



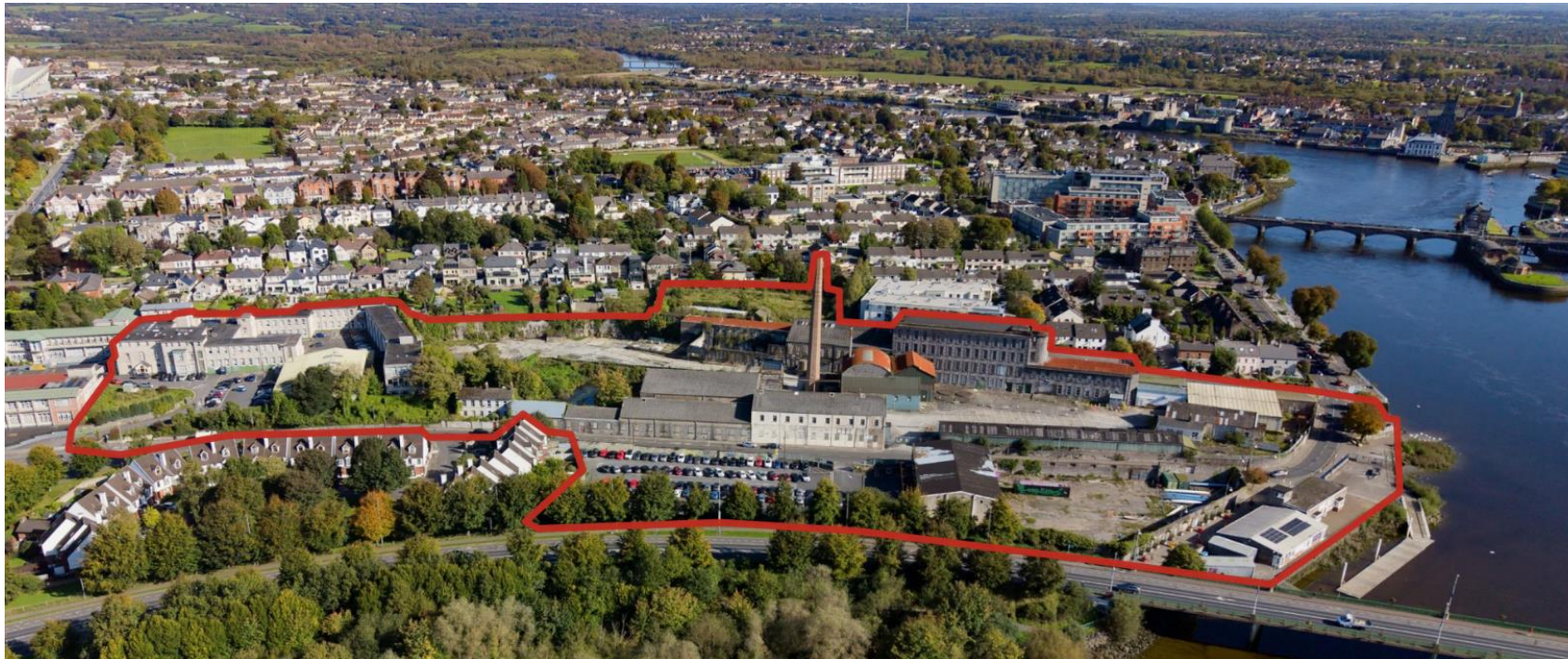
A decade of LTT involvement: prove the model → scale into regeneration → next generation.



Cleeves Riverside Quarter

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- 10-acre brownfield site
- Predominantly Residential incl. Student Accommodation
- University Campus: 2,000 students
- Commercial / Mixed Use (Shipyard Site) (250,000sq. Ft.)
- Riverside Public Realm
- Status: Masterplan Complete, 1st Phase Planning App. Submitted
- Indicative project value: €450m+



UNIVERSALLY ACCESSIBLE



CIVIC/ WATERFRONT ACTIVATION



GREEN/ BLUE LEISURE



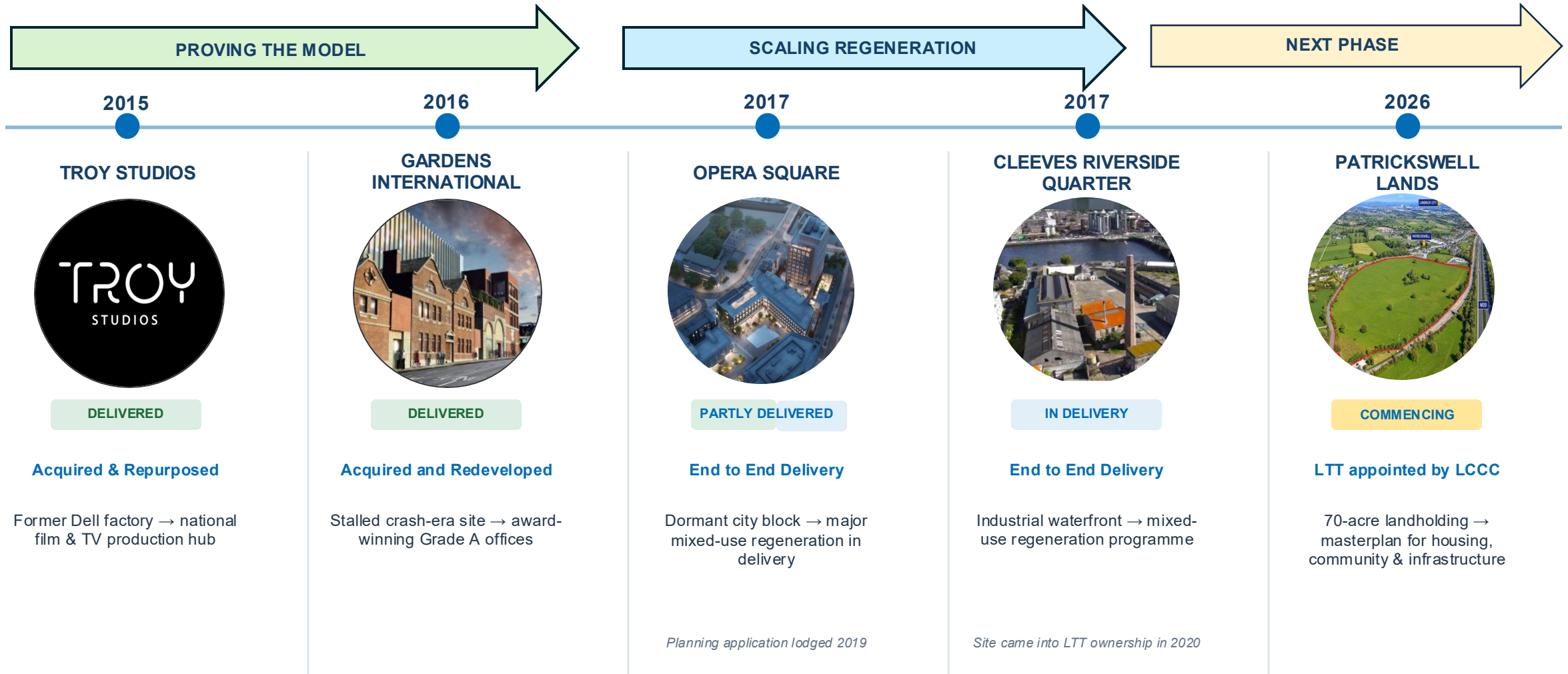
RESIDENTIAL AMENITY



PHASE II - TUS CRQ CAMPUS



LIMERICK TWENTY THIRTY PORTFOLIO



A decade of LTT involvement: prove the model → scale into regeneration → next generation.



Development objectives

SITE ACQUIRED BY LCCC FROM NAMA • 2012

1

EMPLOYMENT & ENTERPRISE

Create a business and employment hub

2

GOVERNMENT PRESENCE

Relocate the Revenue Commissioners to the Landmark Building

3

RESTORE 16 No. EXISTING BUILDINGS

Restore and reactivate the site's heritage buildings

4

CIVIC PUBLIC REALM

Create a new public space at the heart of the development

5

NEW CITY LIBRARY

Deliver "A Living Room for Limerick"



Opera Square — strategic city-centre regeneration site



The Milk Market

ONE OPERA SQ.

Pedestrian Entryway

The Granary Building

4 Opera Square

HQ Office Building

The Hunt Museum

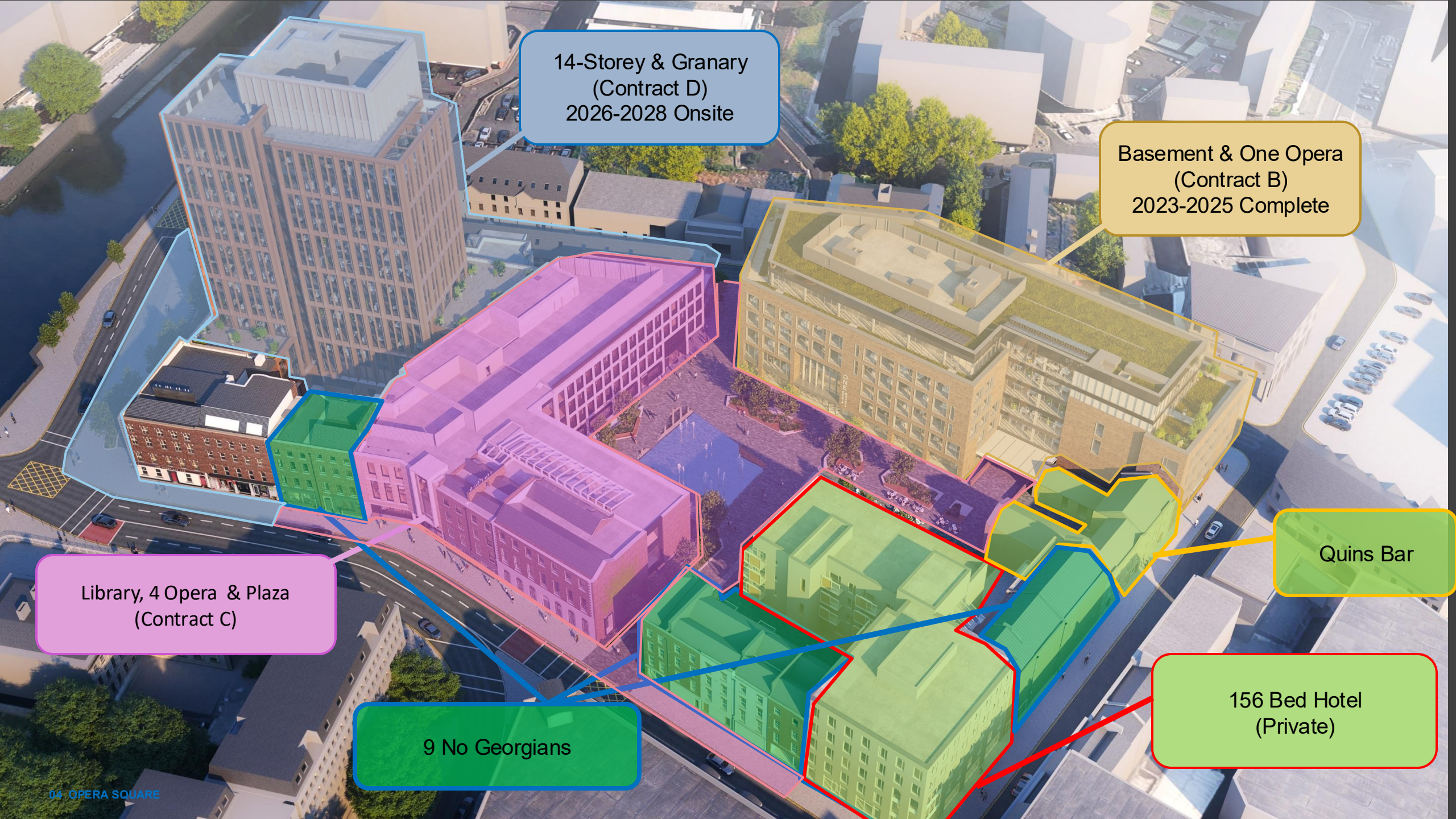
Restored Central Library

Pedestrian Entryway

Dynamic Multi Use Civic Square

Bar and restaurant within restored building

Ground floor F&B
Apart Hotel overhead



14-Storey & Granary
(Contract D)
2026-2028 Onsite

Basement & One Opera
(Contract B)
2023-2025 Complete

Library, 4 Opera & Plaza
(Contract C)

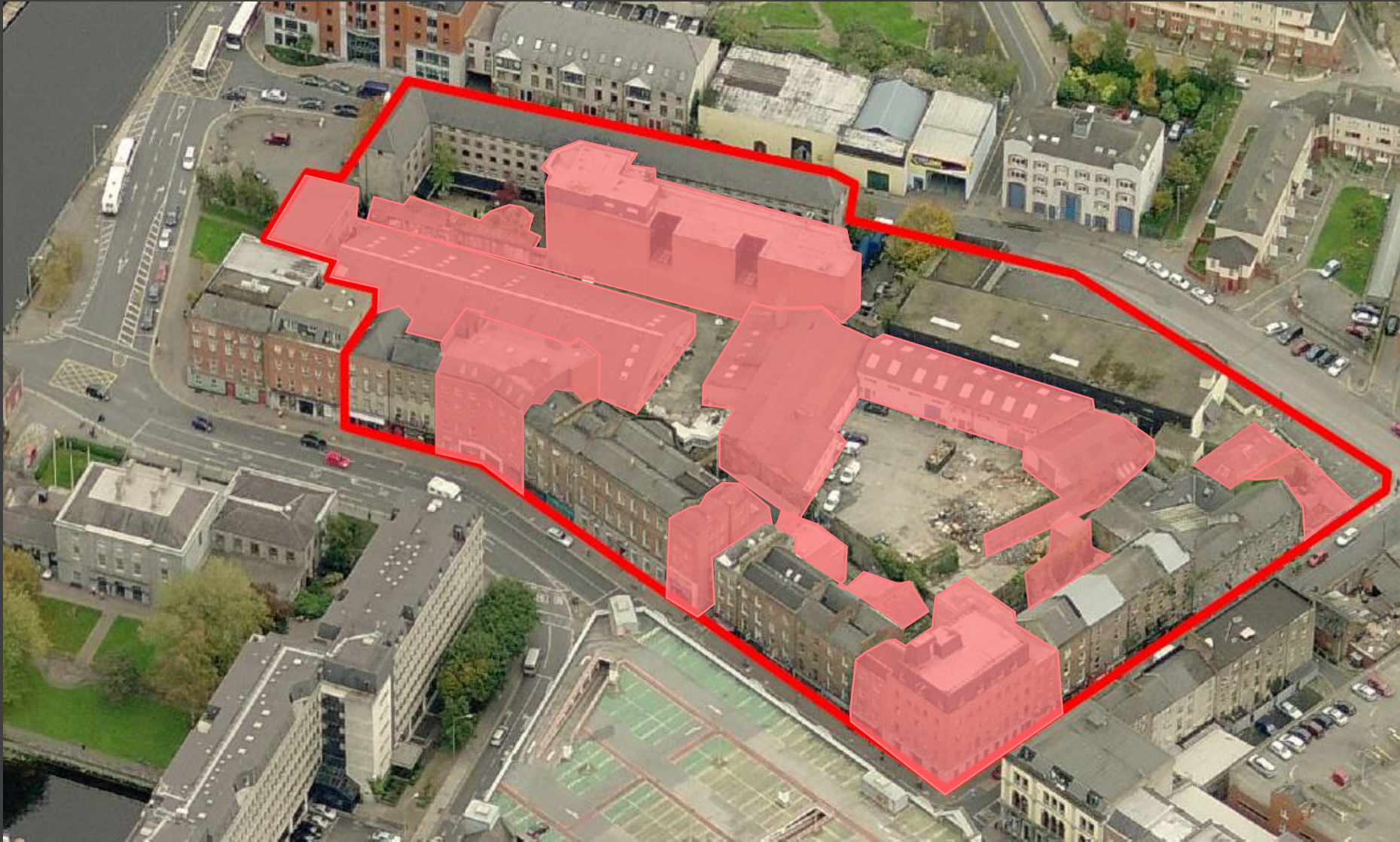
Quins Bar

156 Bed Hotel
(Private)

9 No Georgians



Contract A – Enabling & Demo (2020 – 2022)



**Buildings demolished
to make way for
development**

*** Retained 16/18
Historic Buildings on
site**



CONSTRUCTION PROGRESS



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Dec 2020 - Site at commencement



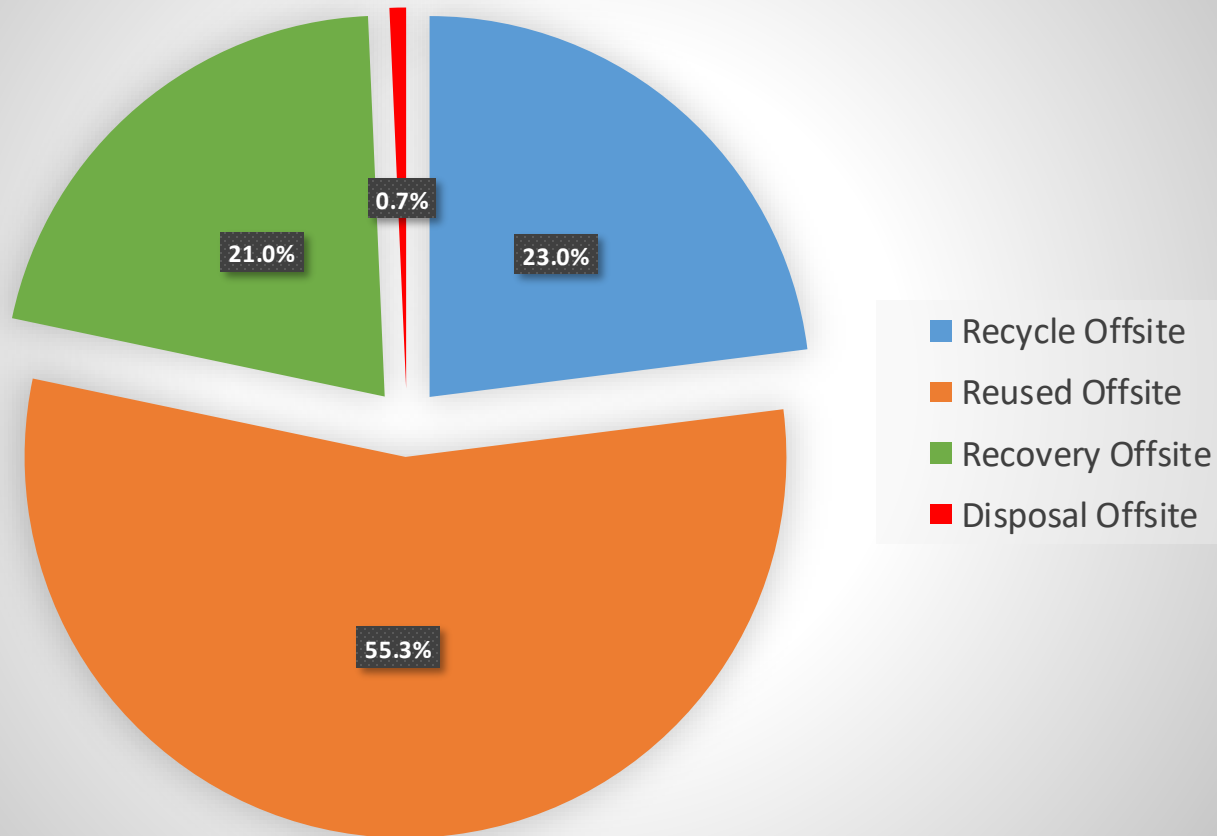
Dec 2022 - Site cleared and enabling works 100% complete

Enabling works reduced risk early: demolition, utilities, contamination and heritage stabilisation were addressed first.



CIRCULAR ECONOMY PRINCIPLES

Waste Management Routes (for actual waste)



- Waste Management Focus on Prevention and Reuse
- Pre-demolition Audit Completed
- Divert minimum 75% from landfill

**99.3% of Waste
Diverted from Landfill**





Reuse of Demolition Material

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Re-use of
Stone in
Herbertstown
Cemetery Wall
Construction

Reuse of
Stone at
Finucane
Memorial



Palisade Fence
and Gate to
Richmond
Rugby Club

Salvaged
Bricks to
Canal
Harbour
Building



Contract B – Site Wide Basement and One Opera Sq.

Jan 2023 – Oct 2025





CONTRACT B – ONE OPERA SQUARE

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Features

- Five storeys of office over Ground Floor of Restaurant / Retail / Lobby
- Capacity for 1,000 employees
- LEED Platinum
- WELL Platinum
- Wirescore Platinum





CONTRACT B – SITEWIDE BASEMENT

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- ✓ 133 Cars incl. 17 EV charging
- ✓ 311 Cycle spots (Designated Access)
- ✓ Ancillary Space for buildings above
- ✓ End of Trip Facilities
- ✓ Centralised Waste Management Strategy
- ✓ Goods Delivery Strategy



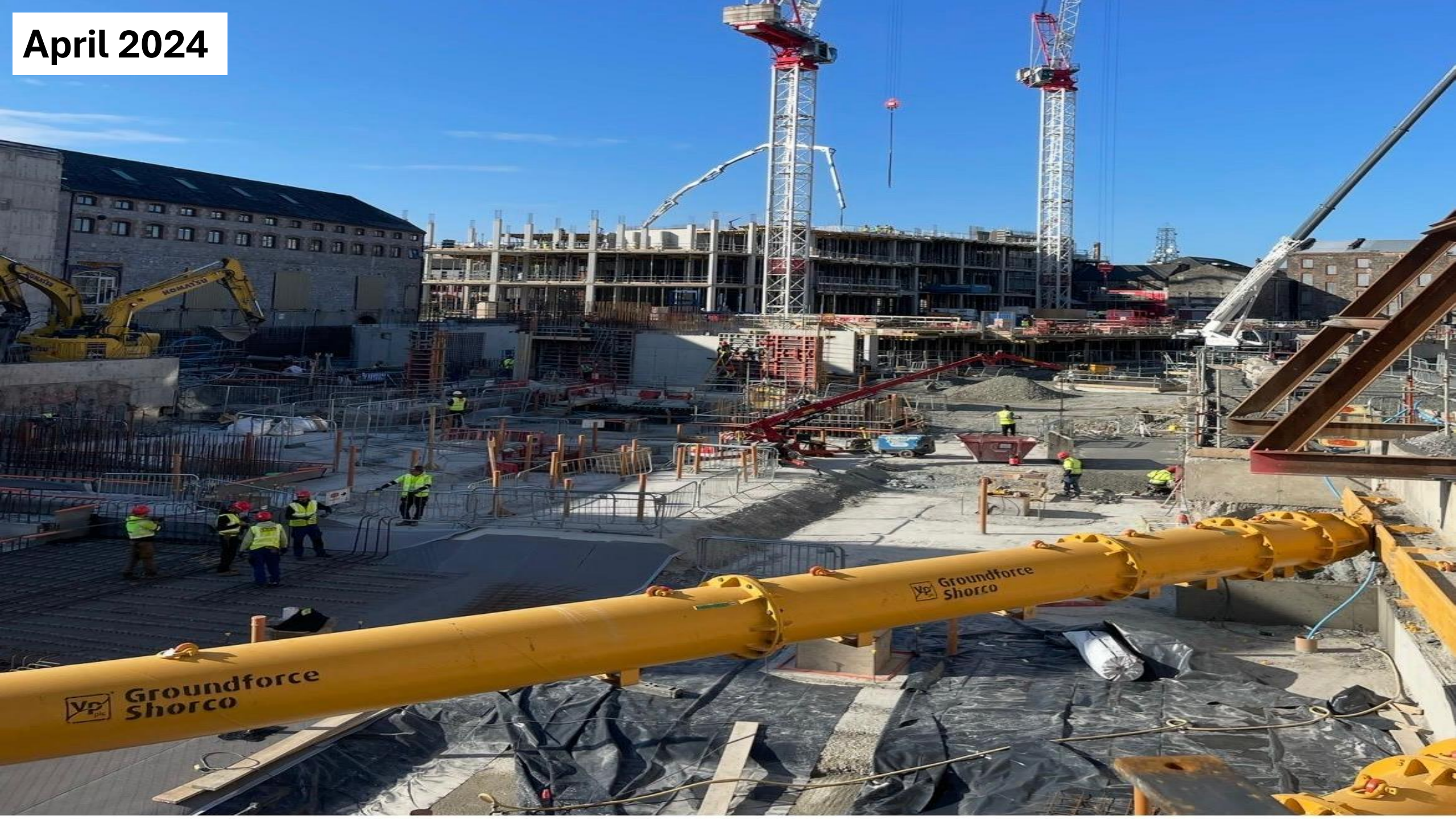
July 2023



October 2023

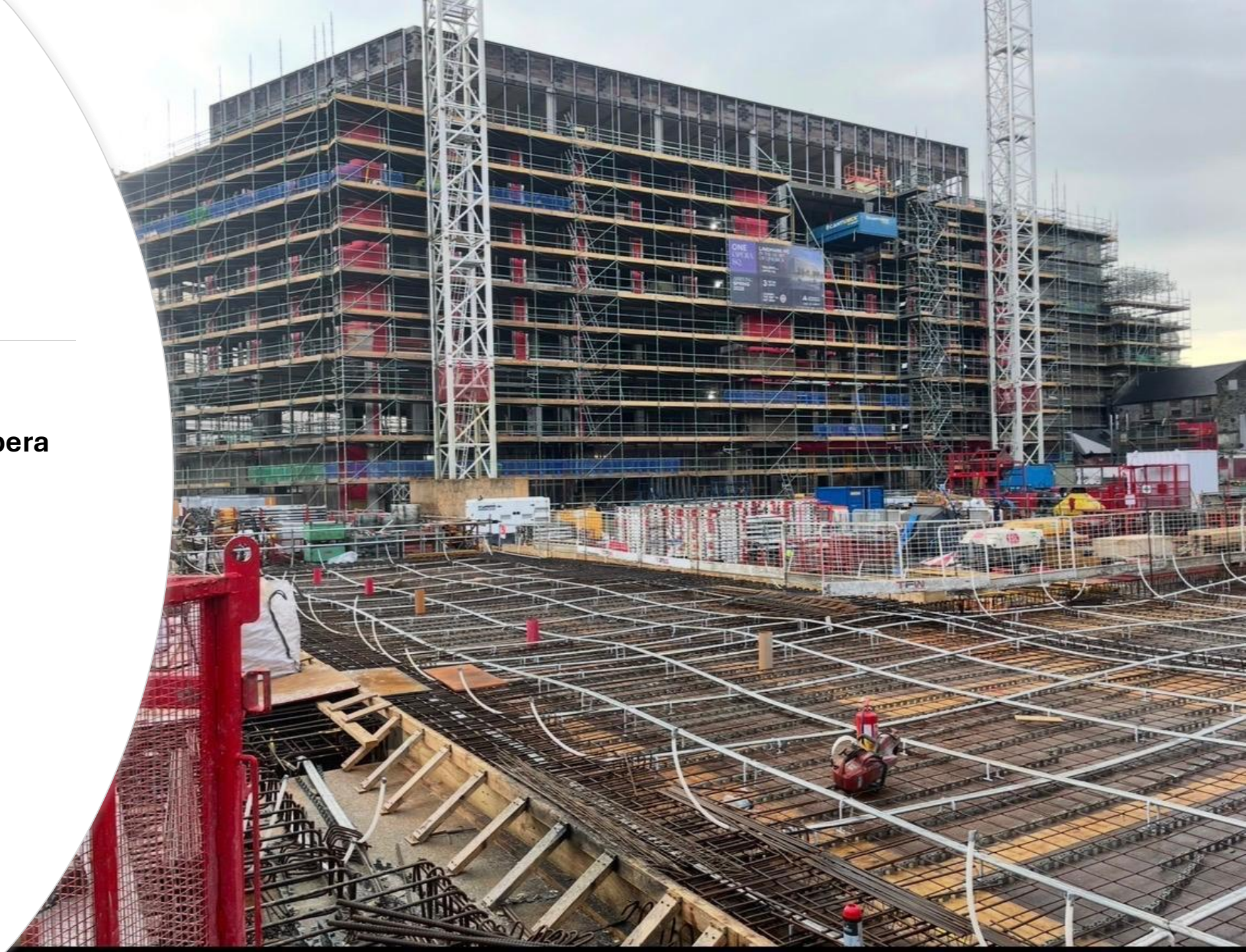


April 2024



September 2024

- Basement Podium
- Superstructure of One Opera Square



October 2025

Practical Completion



Contract B moved the project from enabling works to completed basement infrastructure and One Opera Square.





LANDMARK
HC IN THE
HEART OF
LIMERICK
CUSHMAN &
WAKEFIELD

© 2019 Cushman & Wakefield





Contract D – Landmark Building and Granary Redevelopment

Dec 2025 – April 2028





CONTRACT D - LANDMARK BUILDING

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Features

- Limerick's Tallest Building
- OPW & Multiple State Agencies
- 950 Staff across 14 floors
- Three roof terraces
- Active Bank Place Frontage
- A2 Rated Sustainable Building
- Construction 2026-2028





CONTRACT D - GRANARY REFURBISHMENT

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Features

- Originally constructed in the 1780s
- Four Storeys
- Full Restoration of Original Protected Structure with
- New Central Core
- Full External Fabric Upgrade
- New Mechanical Systems



Dec 2025



15 April



7 May



23 June



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SEPT 2026

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Contract D continues the next phase through the Landmark Building and Granary to 2028.



CONTRACT C - NEW LIMERICK CITY LIBRARY

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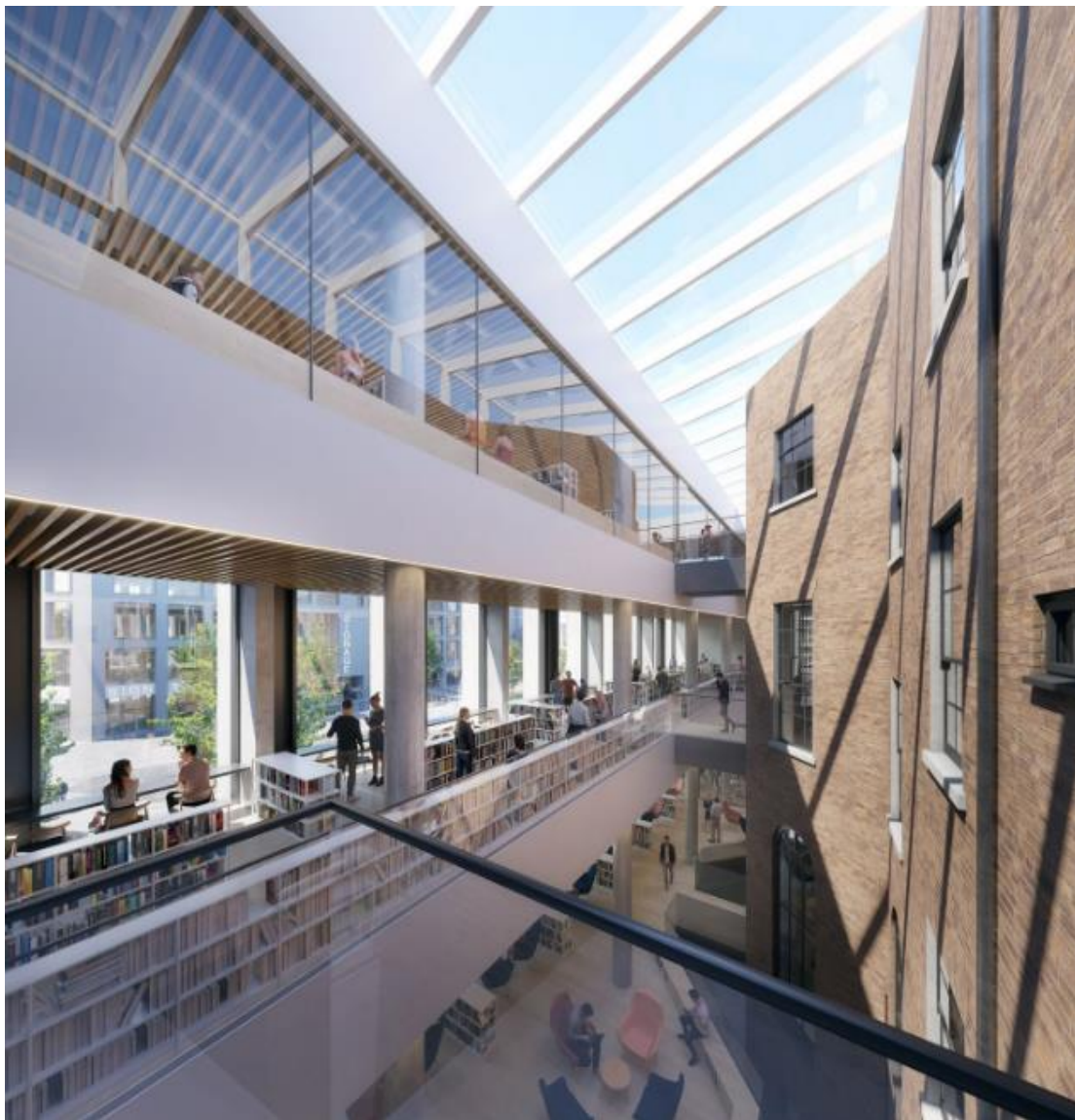
Features

- Turnkey Library – 4,700 m²
- Full Restoration of 1800s Town Hall & Georgian Houses
- New energy-efficient design
- Event Space for 100 people
- Community & Sensory Rooms
- Café and Outdoor Terrace
- Dedicated children's area
- Construction 2026-2028





CONTRACT C NEW LIMERICK CITY LIBRARY





PUBLIC REALM - CENTRAL PLAZA

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Features:

- 1 Acre of public space
- Includes mirror pool, fountain jets and art piece
- Flexibility for markets, cinema, concerts and TV broadcasts.
- Designed as event space
 - 2,300 standing
 - 1,900 seated
 - Event infrastructure included



Opera combines commercial, civic, heritage and public-realm uses within one phased city-centre programme.



GEORGIAN RESIDENTIAL – 4&5 RUTLAND ST.

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Features

- Georgian Terrace Units
- 6 No. Apartments over 2 No. Retail Units
- Suitable for:
 - ✓ Rent
 - ✓ First Time Buyers
 - ✓ Downsizers
- Sustainable Energy Heating
- Construction 2024-2025





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THANK YOU