



The construction of a landmark building at Bank Place forms the main part of the planning application.

OPERA SITE TO TAKE CENTRE STAGE IN LIMERICK

Limerick City and County Council has lodged a planning application to An Bord Pleanála for the iconic Opera site – the largest inner-city commercial development outside of the capital – which will be developed by Limerick Twenty Thirty DAC over a six-year period at a total cost of around €180 million.

Limerick Twenty Thirty DAC (Designated Activity Company) has been active over the last two and half years developing the world class Gardens International, which opened in March. It has now advanced the Opera site project to

planning, master-planning the 250 unit first phase of the Mungret Park housing development as well as the 10-acre Cleeves Riverside campus.

The 1.62hectare Opera Site is the largest project in the programme and will be developed over a six-

year period, costing around €180 million. It is fully funded due to commitments from the European Investment Bank and the Council of Europe Development Bank.

The site was acquired by the then Limerick City Council in 2011 after a previous plan to develop it collapsed during the crash.

The six-year project for Limerick will employ up to 3,000 people across a 450,000 sq ft development. The project will be developed to LEED Gold and Nearly Zero Energy Building (NZEB) standards.

BIGGEST ECONOMIC CATALYST

Cllr James Collins, Mayor of the City and County of Limerick, said: “With regard to the wider regeneration of Limerick, this is the project that we’ve been waiting for more than any. After stalling before while in private ownership, it has finally arrived at this key stage.”

He said that the opening of Gardens International set a new standard in terms of office space for Limerick, adding that the Opera site is six times the size and will be the single most transformational project this decade in any city in Ireland.

Conn Murray, Chief Executive of Limerick City and County Council, noted that getting Opera to this key stage is a big moment for Limerick and the region.

“We now see what this fantastic project will comprise and how it will change our city and the region for the good. The team at Limerick Twenty Thirty has worked tirelessly and meticulously to pull this mammoth planning application together and justifiably so.

“Opera will be the biggest economic catalyst for our city in decades and the knock-on benefit of this across all strands of our society will be enormous. We look forward to completing the planning process and developing this game-changing development for our city and region,” noted Murray.

PLANNING APPLICATION

The application, in accordance with Section 175 of the Planning and Development Act 2000, includes the demolition of all 20th century buildings and later additions, the adaptive re-use of the protected structures and other structures of heritage value, and, the construction of mixed-use scheme. This will comprise the following:

- The construction of a part-11 part-14 storey landmark building at Bank Place comprising office floor space.



The former Town Hall will be renovated and adapted to incorporate a six-storey plaza that will provide a new public library, office floor space, with retail units and café/restaurant floor space in the basement.

- The redevelopment of the existing car park on Michael St with a four-six storey over basement building, providing office, retail and restaurant/café use at ground level.
 - The erection of a part-three part-five storey building on the corner of Patrick St and Ellen St comprising a 57-room apart-hotel, 13 apartments and retail space at ground and basement levels.
 - The refurbishment of a four-storey over basement building on Rutland St providing ground and basement retail use, with three residential dwellings above.
 - The renovation and adaption of the former Town Hall, to include a six-storey extension to provide a new public library and office floor space, plus retail and café/restaurant floor space in the basement.
 - The refurbishment and adaptive re-use of the Granary Building on Michael St, including a modern extension to the rear with a new glazed vertical circulation space.
 - The construction of a basement car park at Opera Square comprising 155 car parking spaces and 311 secure cycle parking spaces, together with shower and changing facilities.
 - An additional 40 secure cycle parking spaces will be provided at ground level, while 120 public cycle spaces and the provision for a 24-space cycle hire scheme will be provided at ground level within the public realm.
- The development also includes improvement works to the adjacent public streets, hard and soft landscaping changes, signage and flagpoles, lighting, change in levels, substations, diversion of underground services, set-down areas, and all related site development and excavation works above and below ground.
- In addition, three new public squares/plazas will be created comprising – The Central Plaza, the Granary Courtyard and the Bank Place. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) has been prepared in respect of the Proposed Development.
- *Limerick Twenty Thirty DAC (Designated Activity Company) was created by Limerick City and County Council in 2016 to transform a number of disused iconic sites in the city and county into catalysts for economic development and job creation.*