

**National  
Property Summit  
November 2022**

**'A Vision for Limerick City with  
sustainability at its heart'**

L I M E R I C K  
T W E N T Y  
T H I R T Y <sup>DAC</sup>

David Conway  
CEO, Limerick Twenty Thirty DAC



L I M E R I C K  
T W E N T Y  
T H I R T Y <sup>DAC</sup>

### **Our Vision:**

is to be recognised internationally as an exemplar for delivering an innovative region and reinventing Limerick as a vibrant modern and dynamic place to **live, learn, work and grow up in.**

### **About Us:**

**Limerick Twenty Thirty DAC** is a dynamic property development company established as a special purpose vehicle of Limerick City and County Council to plan and develop key strategic sites in Limerick City and County.

### **Our Mission:**

LTT reimagines and enables economic development and investment to proactively position the region for the future and improve the quality of life for all its citizens.

We self-develop and partner with other developers, as well as local and national agencies to transform strategic sites.

Act as Lead Developer, Joint Venture Partner, Service Provider (SLA) and Project Manager

# Company Core Strategy

## Company 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*

## Company Values

Ambition	<i>LTT Values Board Strategy</i>
Credibility	
Dynamism	
Innovation	
Transformative	
ESG	<i>Additional value</i>

## Prioritised ESG Themes for Limerick Twenty Thirty



# ESG Strategic Objectives

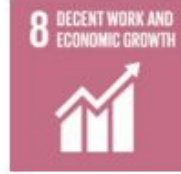


**Objective 1**  
Reduce our climate impacts to deliver a Net Zero economy without delay

**Objective 2**  
Provide our occupiers and employees with healthy, safe, and accessible buildings

**Objective 3**  
Enhance Limerick's social value and collaborate with stakeholders

**Objective 4**  
Drive socio-economic growth for Limerick City and the Mid-West region





# The future of the city centre

Angry traders respond to Limerick Chronicle story and call for urgent action from City Council



# THE BLACKEST DAY

■ 1,900 jobs to go in Dell's Raheen plant  
■ Devastating blow rocks local economy

David Hurley have announced job cuts over the region of 200 in the Mid-West economy was plunged into crisis this Thursday with confirmation that Dell is to close its manufacturing facility in Raheen with look increasingly likely.



### Anguish and anger as staff told news

David Hurley

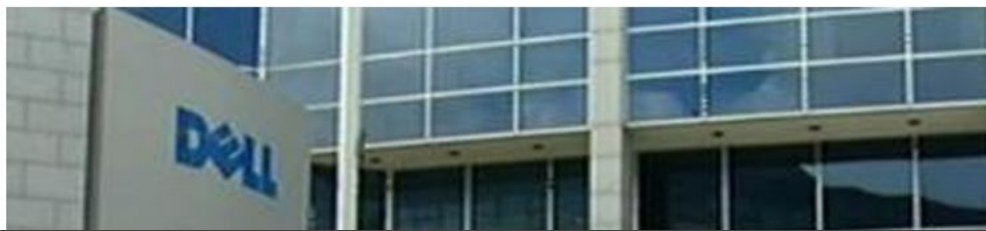
AS thousands of Dell employees left the massive manufacturing facility following this Thursday's briefing with management the anguish was clear on their faces. Staff began gathering since early in the morning to learn their fate following weeks of speculation.



Thomas McNamara: 'People were expecting the news'

## Dell job cuts huge blow for Mid-West

Originally Published / Thursday, 8 Jan 2009



## 1,900 jobs lost at Dell in Limerick

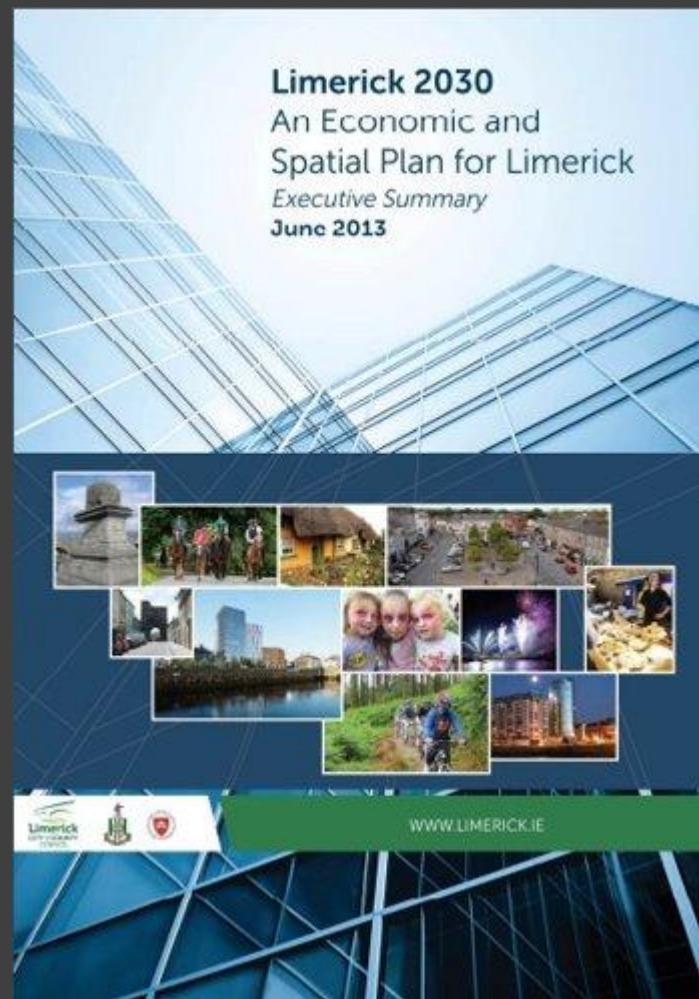
Originally Published / Thursday, 8 Jan 2009



Dell - Meetings at two locations in the Limerick plant

Computer multi-national Dell has announced that it is cutting 1,900 jobs at its plant in Limerick over the next 12 months.

WHERE IT ALL  
BEGAN



## Knowledge Economy Programme

The City Centre Campus  
Limerick VC Fund  
Limerick Technology Innovation Hub  
Driving Demand for Knowledge  
Medical Village  
City Technology Park

## Outstanding Business Environment

Limerick Start-up Fund  
High Growth Business Support Programmes  
City Centre Service Cluster  
The Limerick Single Business Portal

Unified Governance  
Super-fast Broadband Roll-out  
Integrated Airport Strategy  
Infrastructure to Unlock Key Sites and Assets  
Local Employment Framework  
Local Labour Agreement

**Creating the Conditions for Long Term Growth**







# PORTFOLIO OF DEVELOPMENTS

---

LIMERICK  
TWENTY  
THIRTY™

**GARDENS  
INTERNATIONAL**



**CLEEVES RIVERSIDE**



**OPERA SQUARE**



**TROY STUDIOS**



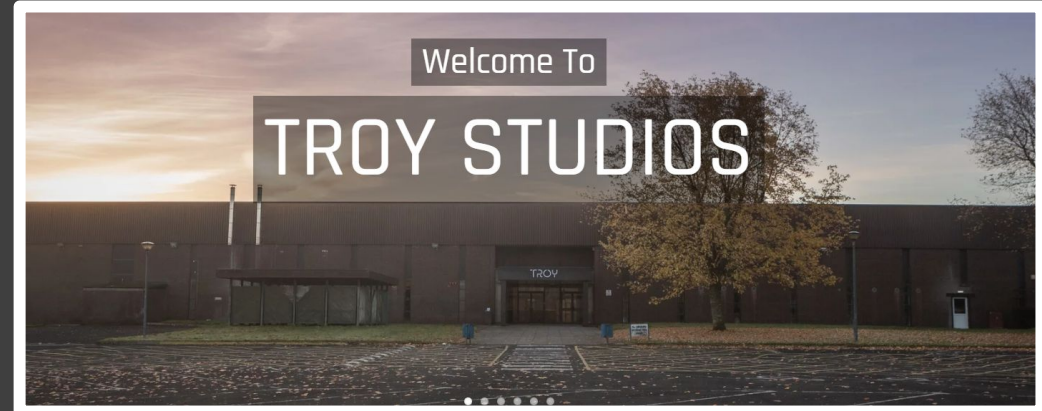
**MUNGRET PARK**





## Development Overview

- Former Dell Factory.
- 340,000 sq. ft. film hub includes
  - Created 500 jobs in production
    - Netflix
    - Apple TV
- Sold in 2022
- Loan from the Council to purchase and renovate. Loan repaid in full, with interest cost, while creating employment.







# GARDENS INTERNATIONAL – SITE BEFORE

LIMERICK  
TWENTY  
THIRTY







# GARDENS INTERNATIONAL – SITE NOW

LIMERICK  
TWENTY  
THIRTY

## Development Overview

- Capacity: 80,000 sqft.
- 5 Floors of Grade-A Office
- LEED Gold Certified
- Completed 2019







# CLEEVES RIVERSIDE QUARTER

LIMERICK  
TWENTY  
THIRTY

## Development Overview

- Capacity: 10-acre Mixed Use
- Campus Jobs: Up to 4,000
- Project Value: €350m+
- €35m URDF Grant Funding
- Stage: Masterplan

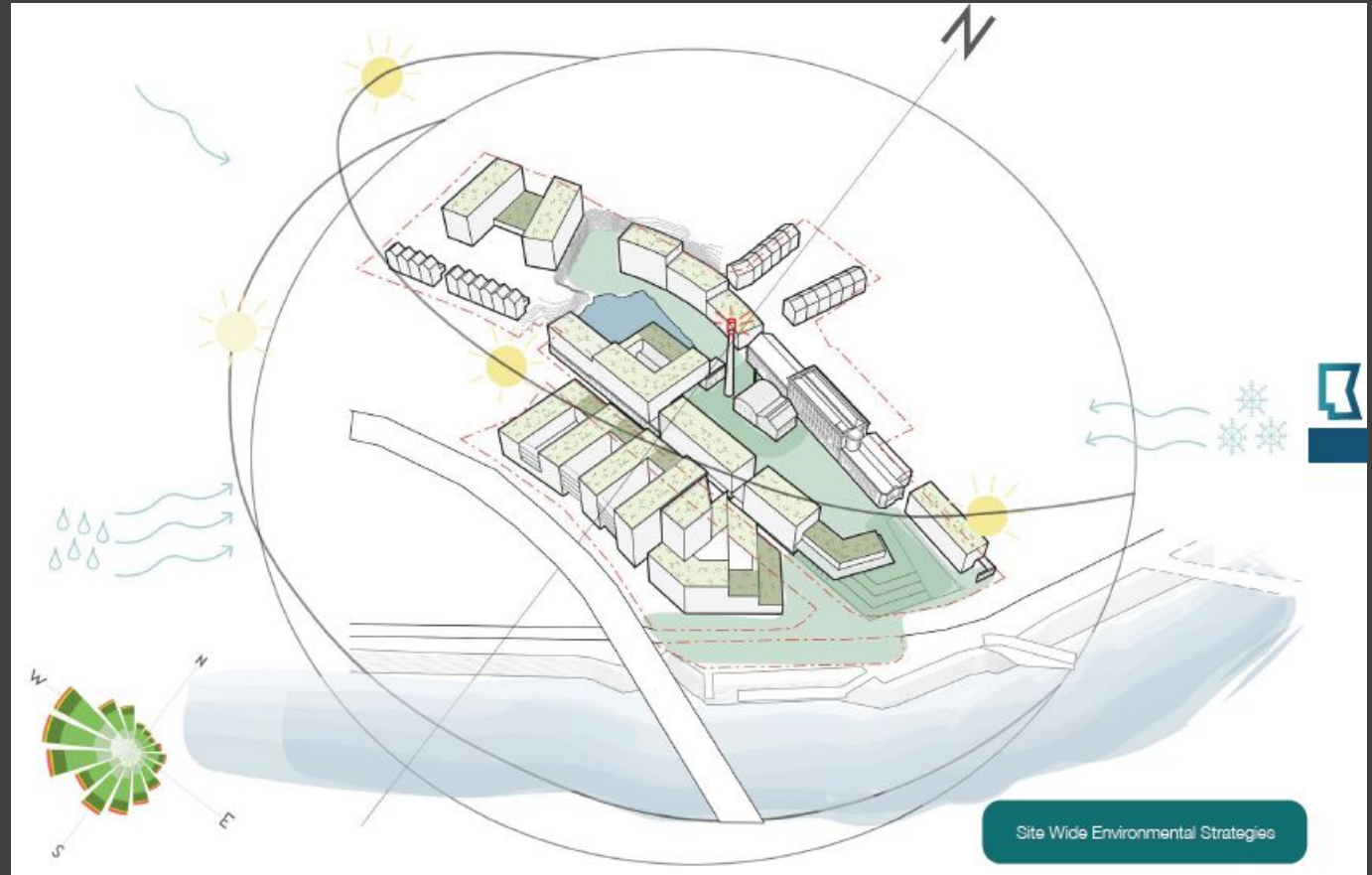




# CLEEVES RIVERSIDE QUARTER SUSTAINABILITY STRATEGY

LIMERICK  
TWENTY  
THIRTY

- **Design Considerations**
  - Optimise massing & orientation
  - Healthy buildings benefiting from wind path
  - Offer weather sheltered spaces
  - Potential for PV integrated canopies
  - Smart technologies & sensor controls
  - Promote zero waste with Site Waste Management plan
  - Use sustainable materials, low embodied carbon
  - SUDS
- **Accreditations**
  - LEED
  - Home Performance Index
  - One Planet Living





# One Planet Living

## OPL Principles

Health & Happiness

Equity & Local economy

Culture & Community

Land & Nature

Sustainable water

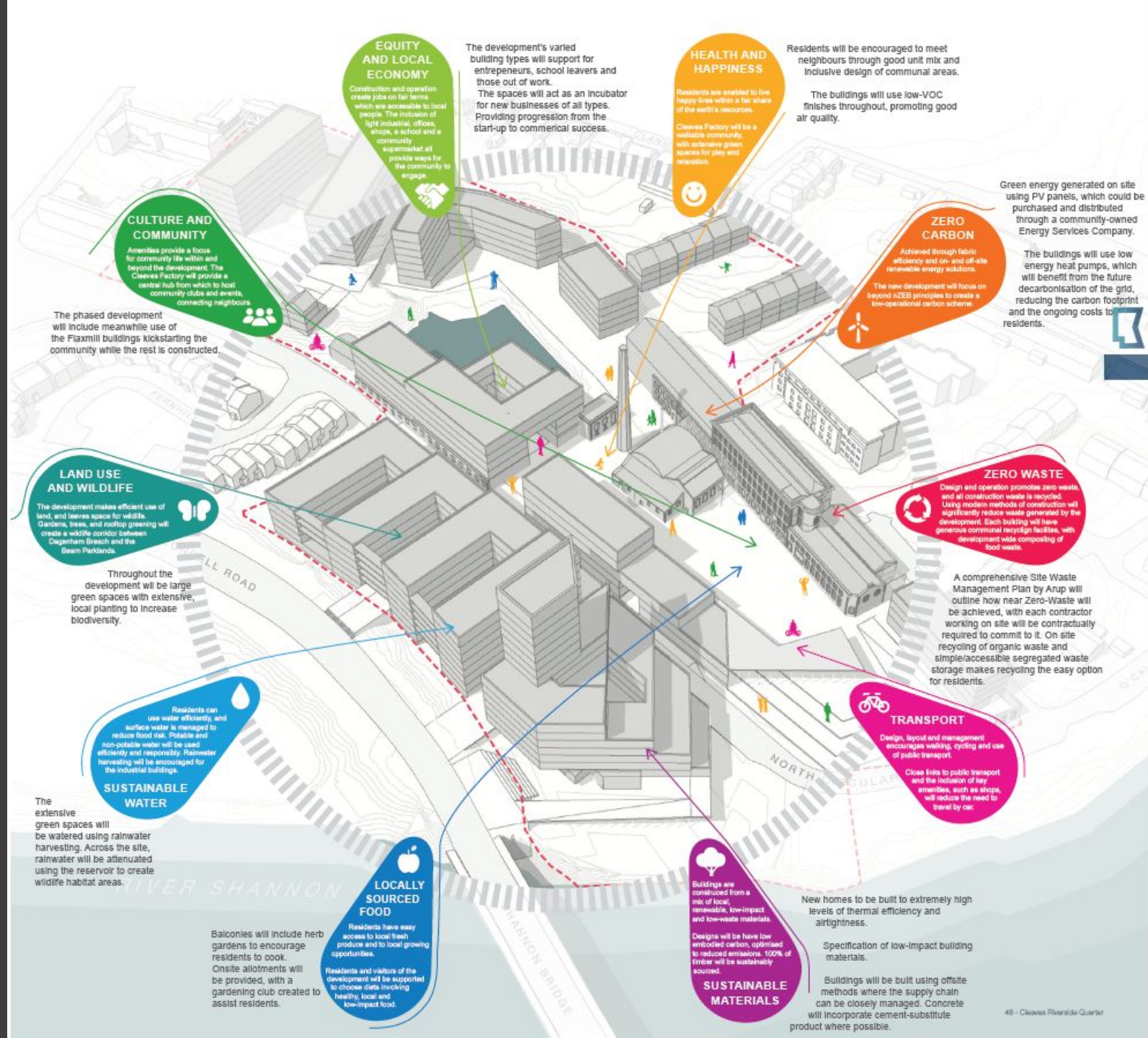
Local & sustainable food

Travel and transport

Sustainable Materials

Zero waste

Zero carbon energy






# How do different building rating systems compare?

## ONE PLANET LIVING PRINCIPLES

-  health & happiness
-  equity and local economy
-  culture and community
-  land and nature
-  sustainable water
-  local and sustainable food
-  travel and transport
-  materials and product
-  zero waste
-  zero carbon energy

## APPLICATION

- d domestic
- n non domestic
- u universal

-  requires performance verification

Each building rating system has their own specific strengths. To highlight this, they have been mapped against the 10 One Planet Living principles.

Weightings have been derived from the number of points available per OPL principle, taking a qualitative approach.

Where multiple levels of accreditation are available, this has not been included, only the overall applicability to each principle.



BREEAM 2018



DISPLAY ENERGY CERTIFICATES



FITWEL



HOME PERFORMANCE INDEX



HOME QUALITY MARK



LEED V4



LETI CEDG



NABERS UK



nZEB



PASSIVHAUS



RIBA 2030 CHALLENGE



WELL





# DROMDARRAIG MUNGRET HOUSING

## Development Overview

252 No. Residential Units Comprising

- 36 No. Two Bed Houses
- 109 No. Three Bed Houses
- 26 No. Four Bed Houses
- 2 No. Six Bed Community Dwellings
- 37 No. Two Bed Apartments
- 42 No. One Bed Apartment Units
- House Grid connection achieved







## Mungret Housing Project – 252 Units

- The development creates environmentally sound and energy efficient homes by using an integrated approach to design, planning, construction and operation
- The design strategies employed include a whole life cycle approach to management and planning of the development
- Energy efficiency with specific focus on reducing the carbon footprint, improving the environmental quality of the building spaces, material selection and use, waste management, water management and conservation
- Key Energy Reduction and Sustainable Design Features include:
  - BER minimum of A3, with the majority of units achieving a BER of A2.
  - Reduction in Primary Energy below the Part L regulatory requirement
  - Reduction in CO2 Emissions below the Part L regulatory requirement
  - The target Air Permeability Level for the housing is 3m<sup>3</sup>/m<sup>2</sup>/hr @50Pa which is below the Part L regulatory requirement
- A number of different renewable systems will be considered immediately prior to construction including the provision of Air to Water Heat Pumps, roof mounted solar panels and / or solar thermal installations.

# OPERA SQUARE

## Development Overview

- Capacity - 550,000 sqft.
- Campus Jobs - 2,500+
- Construction Jobs – 500
- Project Value - €275m
- ESG & EU Taxonomy Aligned
- Vision for World Class Development

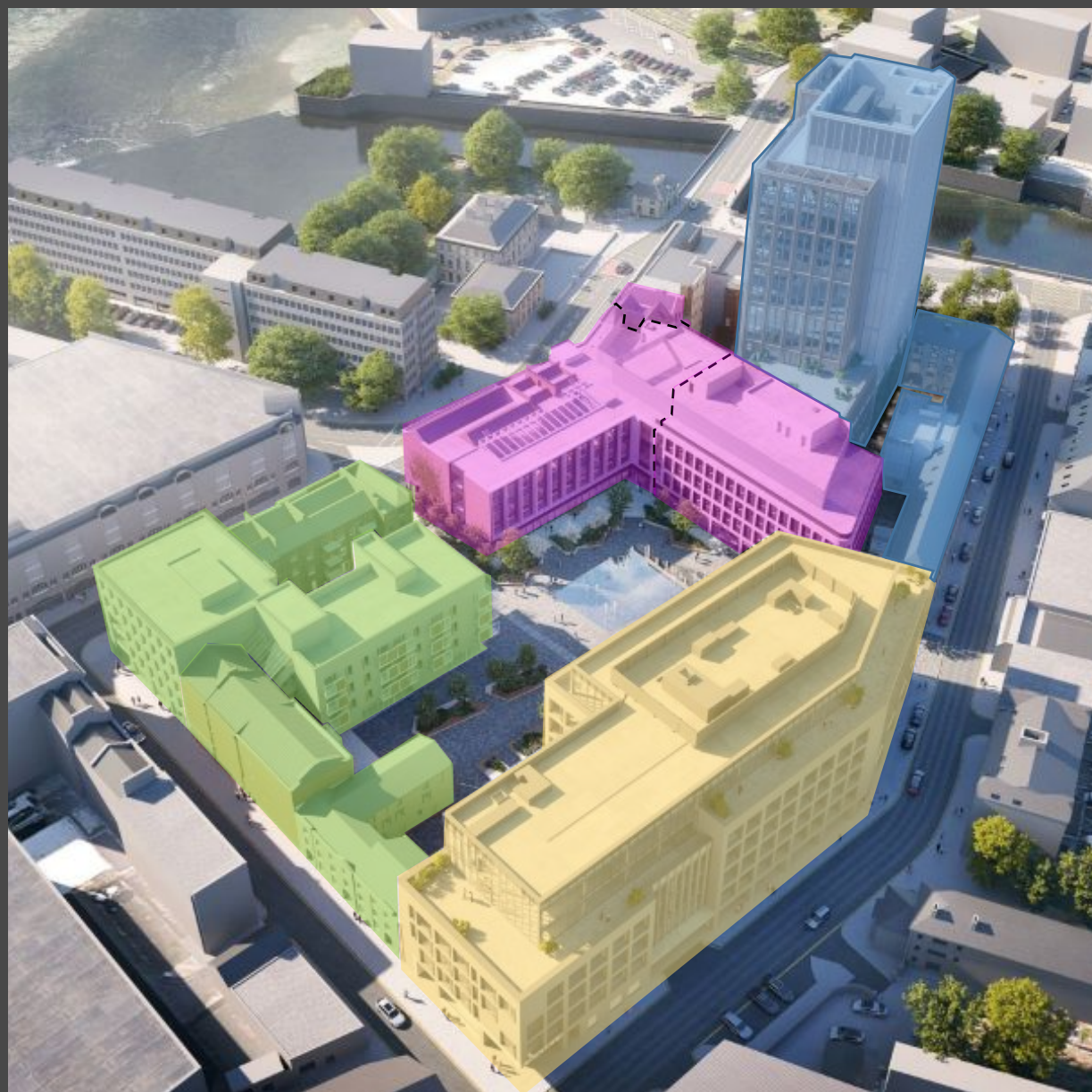






**3.7 Acre City Centre  
Key Strategic Site**





**Parcel 1 - One Opera Square - 14,000sq.m**

- i. 6 Storey Office, Retail & Restaurant

**Parcel 2 - Apart-hotel – 4,700sqm.**

- i. Quinn’s Bar(1,000sqm), 7 retail units & 13 apts.
- ii. 57 Rooms & Restaurant

**Parcel 3 - New City Library - 4,410 sqm. (circa)**

- i. Library, Living Room & Café

**Parcel 4 – 4 Opera Square – 2,580sqm.**

- i. 4-Storey Office (flexspace)
- ii. 6 apartment & Retail

**Parcel 5 - Landmark Building - 12,300 sqm.**

- i. 14-Storey Office

**Parcel 6 - Granary - 2,715 sqm.**

- i. Full Refurbishment, Office & Restaurant

**Basement – 8,000sqm.**

- i. 155 Car Spaces & 495 Bike spaces

**Public Realm - 5,700sqm.**

- i. Main Plaza, Granary Courtyard & Bank Place





# SITE PRE-WORKS COMMENCEMENT

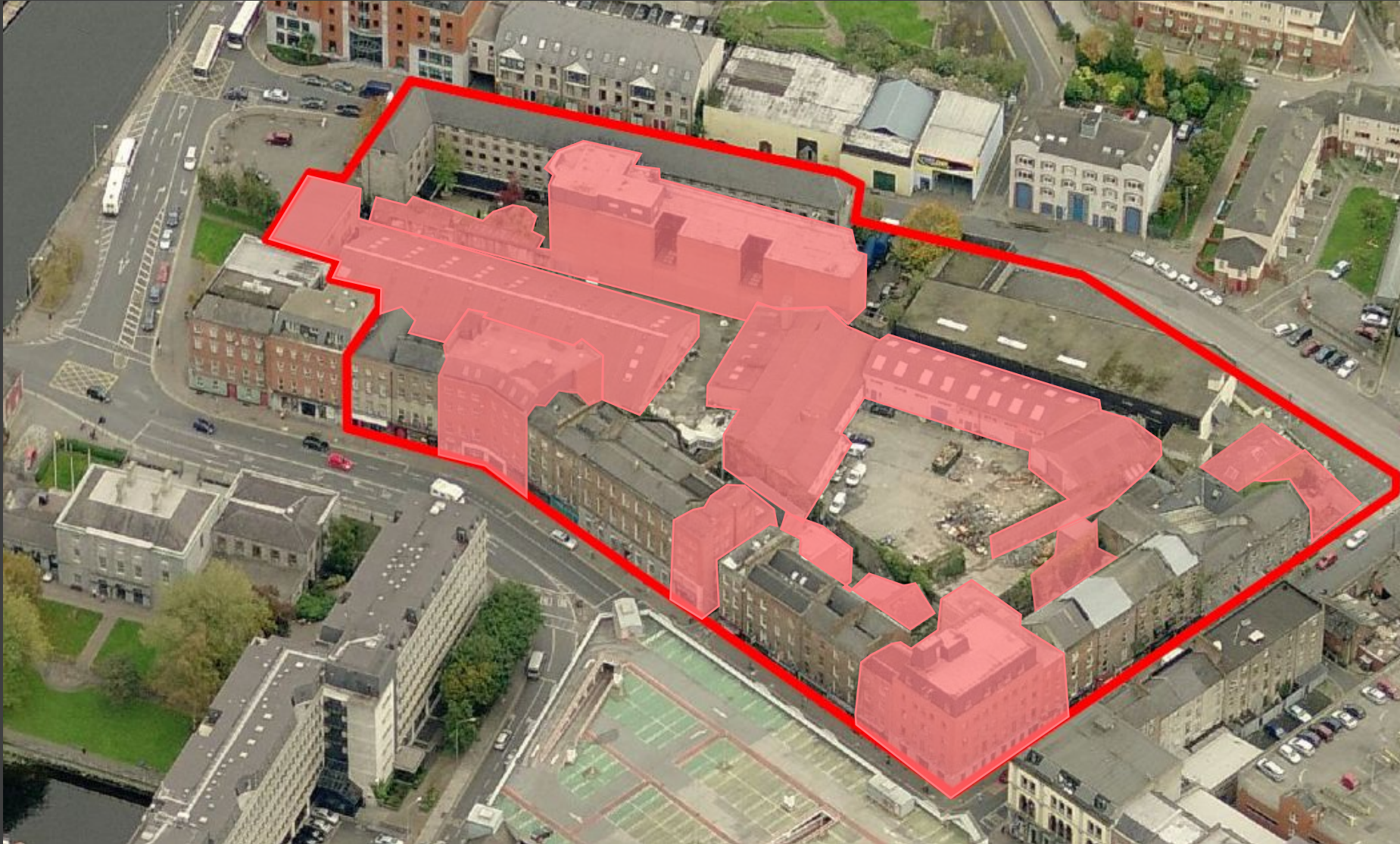
LIMERICK  
TWENTY  
THIRTY







# DEMOLITION & ENABLING WORKS



Warehouses, 1980's  
Offices and Annexes  
to be demolished.

Retain 16/18 Historic  
Buildings





# ENABLING WORKS NEAR COMPLETE



**Circular Economy Principles**

**Waste Reduction Targets**

**Pre-demolition Audit Completed**

**99.3% of Waste  
Diverted from Landfill**





# Contractor Results – Waste Sent Offsite

## Actual waste sent offsite *i*

	Total (t)	t/£100k <i>i</i>	t/100m <sup>2</sup> <i>i</i>	Diverted from landfill (t)	Diverted from landfill (%)	
Construction	0.0		0.0	0.0	0.00	
Demolition	2,205.6		95.2	6.0	2,172.6	98.50
Excavation	2,717.0		117.3	7.3	2,717.0	100.00
Modular	0.0		0.0	0.0	0.0	0.00
Post-Completion	0.0		0.0	0.0	0.0	0.00
<b>Total (offsite):</b>	<b>4,922.6</b>		<b>212.5</b>	<b>13.3</b>	<b>4,889.6</b>	<b>99.33</b>
<b>Total (offsite &amp; onsite):</b>	<b>4,922.6</b>		<b>212.5</b>	<b>13.3</b>	<b>4,889.6</b>	

99.33





# CONSERVATION WORKS – BUILDING STABILISATION

LIMERICK  
T W E N T Y  
T H I R T Y

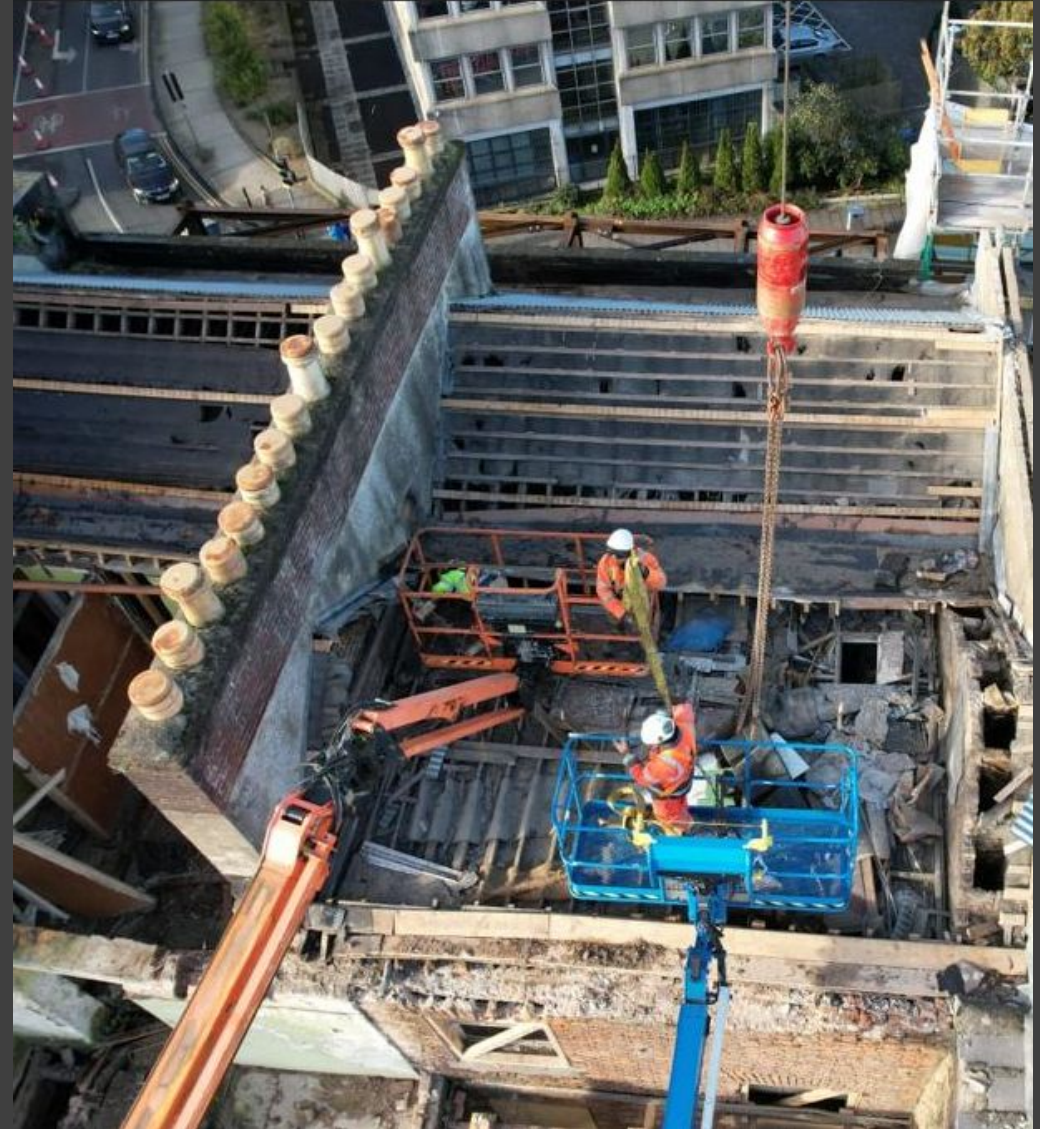






# CONSERVATION WORKS – DISMANTLING BY HAND

LIMERICK  
TWENTY  
THIRTY







# PUBLIC REALM - CENTRAL PLAZA

- Increased trees and vegetation including green walls
- Sustainable Water Management (SUDs) strategies
- Addition of an external terrace to the library
- Increased and enhanced seating arrangements throughout the public realm
- Enhanced mirror pool design to include feature lighting and the capability for playful water jets







# THE GRANARY COURTYARD

LIMERICK  
TWENTY  
THIRTY







# NEW CITY LIBRARY & EXTERNAL TERRACE CGI

LIMERICK  
TWENTY  
THIRTY







# LIBRARY FACADE AND INTERNAL ARTIUM CGIs

LIMERICK  
TWENTY  
THIRTY







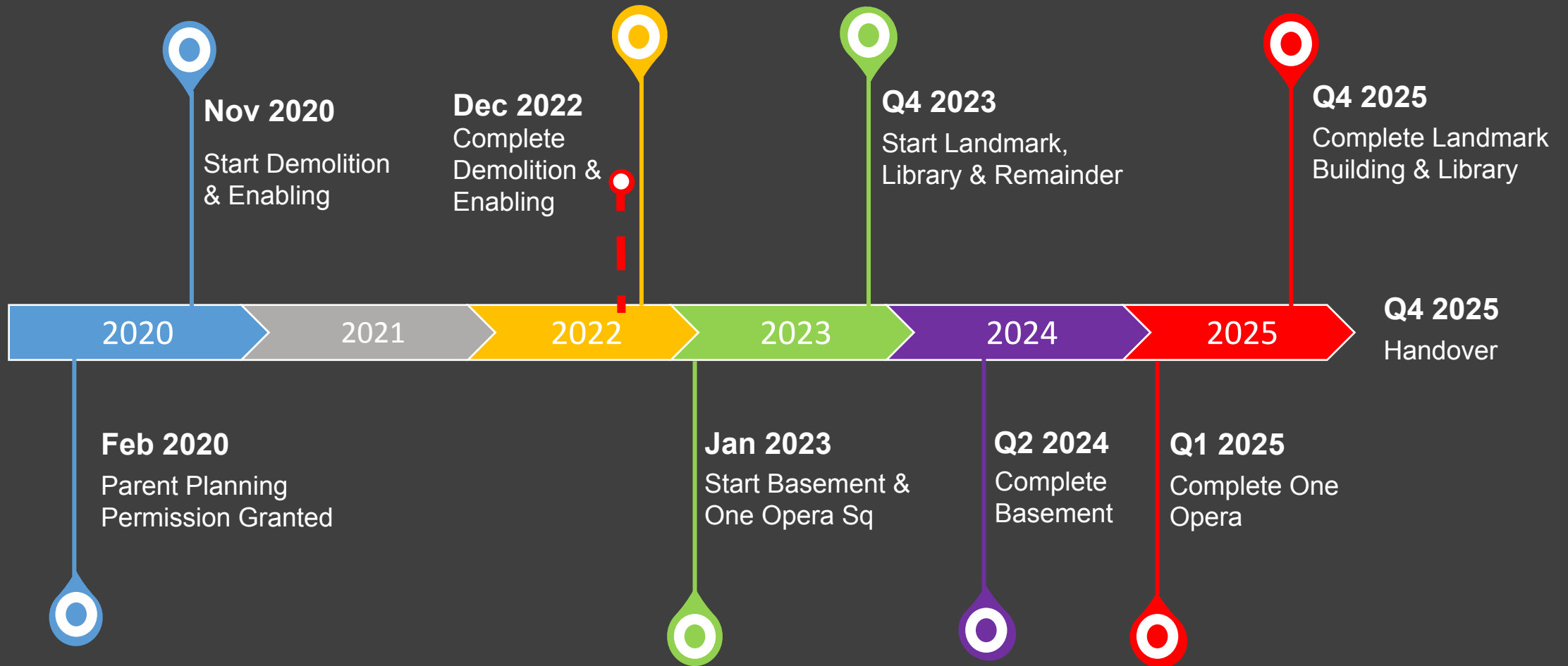
# LANDMARK BUILDING - CGIs

LIMERICK  
TWENTY  
THIRTY





# OPERA DELIVERY PROGRAMME







**Thank You**