

Study Visits in Limerick

Aim and context

The aim of the site visits is to investigate whether and how the sites are relevant to the values (beautiful, sustainability, inclusion) and the working principles (participatory process, multilevel engagement, transdisciplinary approach) of the NEB concept, at their different stages, from the design to implementation and restoration. The ultimate goal is that participants take away ideas and learnings related to the adaptation of NEB working principles and values to adapt to their own local projects, while learning about EU funding schemes.

From this perspective, the key questions that the narrative will respond are:

- ❖ Which NEB values and which working principles have been applied during the different stages of the sites' life cycle from design to implementation and restoration?
- ❖ Have these sites been benefited by financial support by ERDF/ Cohesion Policy funds/ other funding schemes – loans by EIB, crowd funding, Public Private Partnerships etc., especially in reference to the enhancement of values and principles that relate to the NEB?

Programme

Stops in a nutshell (with starting point at the Limerick Strand Hotel):

- ❖ Stop 1: Limerick Twenty Thirty including Cleeves Riverside Quarter, Gardens International and Opera Square.
- ❖ Stop 2: Saint Mary's Cathedral
- ❖ Stop 3: Nicholas Street
- ❖ Stop 4: King John's Castle and King's Island Walled Town

The ending point will be at our final stop and guides can lead participants to the Strand Hotel.



Stop 1: Limerick Twenty Thirty

Limerick Twenty Thirty 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. We will be gathered at Gardens International, where we will be briefed and acquainted about Cleeves Riverside Quarter and the Opera House. These sites among others will act as anchors for enterprise and investment development across Limerick and the Mid-West Region.

Cleeves Riverside Quarter



Source: Limerick Twenty Thirty

The iconic 10-acre former Cleeves factory site is located on the northern bank of the River Shannon but will very much be part of the emerging city centre. The site connects both sides of the North Circular Road/ O'Callaghan Strand and has several distinct character areas, including the historic Cleeves factory, the Shipyard site and the Salesians site.

It has been in industrial use since the mid-nineteenth century and retains some of its historic and characterful old buildings including the landmark red brick chimney that dominates the Limerick city skyline on this side of River Shannon.

The site is zoned to be the City Centre in the Limerick Development Plan 2022-2028. The vision for the site is for mixed use, including residential, office/commercial, and educational. It will also be a site providing people with a strong cultural offer and a good-quality public realm. With careful, thoughtful, and creative planning, this site offers boundless potential which will emerge over the coming years to become one of the most interesting and talked-about developments in the Mid-West and Ireland.

More information here:

[Click here to view the Stakeholder Engagement & Public Consultation Report](#)

[Click here to view the Masterplan for Cleeves Riverside Quarter](#)

[Click here to view the Riverside Quarter Video Loop](#)

Gardens International



Source: Limerick Twenty Thirty

The 0.6 acre Gardens International Office site is a striking example of the new standard of office space that Limerick Twenty Thirty is bringing into the market. A wonderful model of 'old meets new', this project mixes the captivating architecture of the early 19th century Roches Hanging Garden and Mercantile Building, the former General Post Office developed there a century later, and a new build structure

into an entirely complementary architectural success. Several awards have been won by Gardens International:

1. Winner of the New Build Workplace category at the Royal Institute of the Architects of Ireland (RIAI) annual awards 2019;
2. Winner of Design Project of the Year at the KPMG Irish Independent Property Industry Excellence Awards 2019;
3. Winner of Architectural Project of the Year at the Irish Building & Design Awards 2019, also shortlisted for Commercial/Office Building Project;
4. Winner of an AAI Award from the Architectural Association of Ireland 2020;

Highly commended as a Regional Finalist in the National/International Civic Trust Awards 2020, Garden's was one of only two Irish finalists.

Opera Square



Source: Limerick Twenty Thirty

The 3.7 acre Opera Square project will be a landmark commercial development in a regional and national context and one that will reflect Limerick's status as a leading city in sustainability and innovation. The 1.62 hectare project is fully funded, thanks to €170m funding from the European Investment Bank and the Council of Europe Development Bank loans.

The fully developed site will be capable of employing up to 3,000 people across a 450,000 sq ft campus accommodation. Sustainability will be at the heart of Opera Square's design and built according to international best practice 'Leadership in Energy and Environmental Design (LEED) Gold' and 'nZEB' standards. Opera Square will be transformational for Limerick city to deliver significant employment opportunities and act as a catalyst for other major investments to follow.

Stop 2: St Mary's Cathedral



Saint Mary's is the oldest building in Limerick that is still in continuous use. The Cathedral is in the heart of medieval Limerick and overlooks the banks of the River Shannon. Originally the Royal Palace for the Kings of Thomond, it was then gifted to the Church in 1168. Saint Mary's is an extraordinarily complex building representing developments from the mid-twelfth century to the later

twentieth century – a treasure of Irish religious art. A conservation management plan was recently completed to guide its future development.

Stop 3: Nicholas Street

One of Limerick's oldest streets, Nicholas Street is the principal street on King's Island and links St Mary's Cathedral to King John's Castle. In recent years, it has suffered from high levels of vacancy. Under THRIVE 1 funding Limerick City and County Council are currently preparing an enhanced King's Island Walled Town Framework which seeks to guide and stimulate future investment. The Framework identifies priority projects and plans, key urban spaces, streetscape enhancements, and the public realm's role in emphasising a sense of place in King's Island, specifically focusing on Nicholas Street. Several engagement events have taken place in recent months to seek the public's input into the future of this street and the wider King's Island Walled Town area.

Stop 4: King John's Castle and King's Island Walled Town



Located on the banks of the River Shannon, King John's Castle brings to life over 800 years of dramatic local history. Although the site dates back to 922, when the Vikings lived on the Island, the castle itself was built on the orders of King John of England in 1200. Some of the external walls, towers and fortifications remain, and the site is open for visitors. King John's Castle is operated by Discover Limerick DAC and offers interactive exhibitions, medieval

courtyard games and stunning views across Limerick City. Between 2011 and 2013, the castle underwent a €5.7 million redevelopment to improve the visitor facilities of the castle. Every Summer, the castle comes alive with the sound of music when it plays host to concerts in collaboration with Dolan's.