

COUNCIL MEETING TO BE HELD ON 29TH MAY 2017

Question submitted by Councillor C. Prendiville

I will ask at the next Meeting has the Council made a submission to the Environmental Protection Agency objecting to Irish Cement's proposal to burn tyres and other toxic waste at its factory on the Dock Road, as requested repeatedly by Councillors.

Reply

Limerick City and County Council granted planning permission for the change in fuel type at Irish Cement on 8th March 2017. The permission was appealed to An Bord Pleanála on 4th April 2017.

A decision on the appeal is likely to take many months and it is possible that an oral hearing will take place. The EPA will not make any decision on licence review No P0029-06 until such time as a decision has been made by An Bord Pleanála.

The Council has not made a submission on the licence review to the EPA at this point in time as it would be premature to do so in advance of the decision by An Bord Pleanála.

However, it is likely that the Council will make a submission to the EPA in due course as soon as the decision of An Bord Pleanála is available.



Kieran Lehane
Director of Service
Physical Development Directorate
Date: 23rd May 2017

COUNCIL MEETING TO BE HELD ON 29TH MAY 2017

Question submitted by Councillor C. Prendiville:

I will ask at the next Meeting if the Council has a plan to redevelop the 600 vacant housing units in the Georgian Quarter of the City Centre, including the possibility of developing them as Social and Affordable Housing.

Reply:

The Newtown Pery Historic Georgian area of the City is comprised of the five electoral divisions of Custom House, Shannon A, Shannon B, Dock A and Dock B. According to the 2016 Central Statistic Office Census figures, the average vacancy rate across these 5 electoral divisions is approx. 18.56 %¹. Within these areas there exists a housing stock^{II} of 3,464 units, and according to the Census a population of 5,991 persons is contained. This represents a population increase of 12.27% from 2011 to 2016. Please refer to Figure 1.

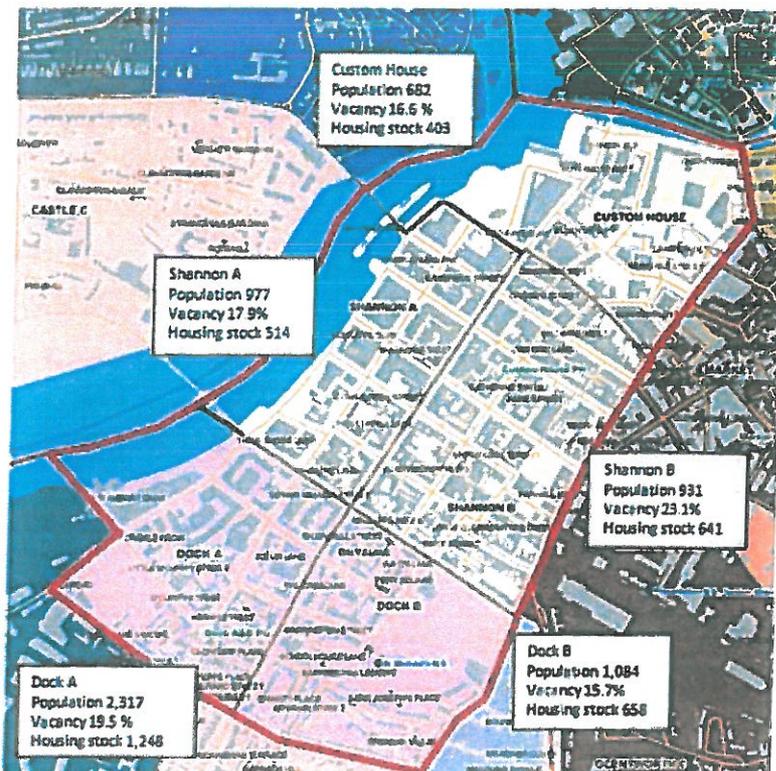


Figure 1: Electoral Divisions of Limerick city centre (Newtown Pery Historic Georgian area), Census, 2016

Assuming an average vacancy rate 18.56% across the five EDs, up to 640 properties may be vacant in this area. These properties are mainly in private ownership, and therefore not the direct responsibility of the Council.

The Living City Initiative tax incentive is in place for the areas of the Historic City Centre since 2015 and was amended in January 2017 to, among other changes, extend the incentive to include rented residential properties. The Council have set up a new Living City Implementation Team, and clinics are held every second Tuesday in the Patrick Street offices with prospective developers, purchasers, owner occupiers, landlords, commercial owners, and agents. This is 'one stop shop' comprising a selection of disciplines with a cross directorate approach. The team advise, guide and assist property owners. Five meetings have been hosted since March 2017. An 'experts' workshop was held in April to promote, discuss issues, and raise awareness of this tax incentive amongst professionals that advise property owners. We have an ongoing public awareness campaign, with details available on limerick.ie.

Through the initiatives as stated above, it is the Council's intention to pro-actively encourage redevelopment and refurbishment of vacant and derelict properties in the City centre to support the private and affordable rental sector in addition to the owner occupier sector. In addition, in new-build schemes and building conversions for residential use proposed in the Georgian Quarter, developers will now be required to deliver 10% of the overall number of units for social housing to meet their Part V obligations. This will help to improve the tenure mix within the City centre, which is complimentary to the ongoing work of the Social Directorate.

Two major initiatives to tackle vacancy were recently launched by The Department of Housing, Planning, Community and Local Government under the Rebuilding Ireland - Action Plan for Housing and Homelessness. These are 1) the Repair & Leasing Initiative and 2) the Buy and Renew Scheme. The first initiative is targeted at encouraging private owners to refurbish property and lease to the local authority. While the second scheme involves a local authority or Approved Housing Body (AHB) acquiring and refurbishing property for social housing. Limerick City and County Council welcome both of these initiative and the potential positive impact of unlocking vacant properties. Further details on these schemes are available on the Department of Housing, Planning, Community and Local Government website <http://www.housing.gov.ie>



Rosie Webb
Senior Architect
Economic Development
Limerick City and County Council

Date of Reply: 25th May 2017

¹ CSO, 2016 <http://www.cso.ie/px/pxeirestat/Statire/SelectVarVal/saveselections.asp>

² CSO, 2016

http://www.cso.ie/en/media/csoie/census/documents/census2011profile4/Profile4_Statistical_Tables_and_Appendices_and_Form.pdf

LIMERICK CITY AND COUNTY COUNCIL

COUNCIL MEETING

MEETING TO BE HELD ON MONDAY 29th MAY 2017

Question submitted by Councillor P. Keller

I will ask at the next Meeting has the Council made representations to the Minister for Housing urging for rent controls to be implemented in Limerick to stem the rising tide of economic evictions and homelessness.

REPLY:

Currently there have been no representations made to the Minister to classify Limerick as a Rent Pressure Zone. LCCC actively monitors this area and the status is assessed regularly by ESRI (Economic & Social Research Unit) and the RTB (Residential Tenancies Board).

In order to qualify as a rent pressure zone, two criteria have to be met as follows:

- The annual rate of increase in the average amount of rent for that area is more than 7% in each of at least four of the six quarters (based on Residential Tenancies Board data). (Limerick City West has achieved this one particular criteria as at Q4 2016)
- Additionally, the average rent for the area in the last quarter, as determined by reference to the manner referred to above, is above the average national rent (commonly referred to as the Rent Index national standardised rent) in the last quarter. As at Q4 2016 the average national rent is €986. Limerick City West (€984.84) is approaching this national average as at Q4 2016.

Signed: _____

Patricia Liddy
Patricia Liddy
Senior Executive Officer
Social Development Directorate

24th May 2017

COUNCIL MEETING TO BE HELD ON 29TH MAY, 2017

Question submitted by Councillor P. Keller

I will ask at the next Meeting what progress has been made to provide the long promised Community Centre for Garryowen.

Reply

Limerick City and County Council (LCCC) is supporting the expansion of community services in the Garryowen area. Since 2012 LCCC has provided funding to the Garryowen Community Development Project (CDP) for operational and other costs through the Regeneration Social Intervention Fund. In the more recent years since 2015 LCCC is providing between €50K and €60K annually to the CDP for the expansion of community services as well as rent and building improvements from the Social Intervention Fund. LCCC is aware of the need to provide a long-term solution in terms of suitable community premises. In addition Garryowen CDP is a partner in the Social Inclusion and Community Development Programme (SICAP) overseen and contracted by the Limerick LCDC to the PAUL Partnership. Under the programme, funding is provided to assist unemployed people back into education and training and work, and also for activities engaging children and young people. Other programmes are also delivered into Garryowen including access to services under the Area-based Childhood Anti-Poverty Programme (ABC) implemented by the PAUL Partnership and a programme to assist parents to support the education of young children, funded by Northern Trust. Limerick City and County Council is committed to facilitating the community to source a suitable community premises.

**Carmel Kirby,
A/Director of Service,
Social Development Directorate.**

Date: 26th May, 2017.

COUNCIL MEETING TO BE HELD ON 29TH MAY 2017

Question submitted by Councillor S. O’Ceallaigh

I will ask at the next Meeting what progress has been made in upgrading connectivity to Limerick City from the M7 as previously discussed at the Travel and Transportation Strategic Policy Committee.

Reply

The necessity to improve connectivity to Limerick city from the N7/N20 Rosbrien Interchange was discussed in detail at recent Travel & Transportation Strategic Policy Committee Meetings.

Limerick City and County Council is currently finalising a brief to procure Consultants to undertake the Limerick Southside Accessibility Feasibility Study to maximise the current and future economic growth prospects of the southside of the City.

The strategic aim of the Limerick Southside Accessibility Feasibility Study is to provide an appraisal of a number of route options and following the selection of a favoured option, prepare a business case for capital funding.

It is anticipated that an Invitation to Tender will be published in Quarter 2 2017.



Kieran Lehane
Director of Service
Physical Development Directorate
Date: 26th May, 2017

Limerick City and County Council
Meeting of Limerick City and County Council
29th May 2017

Questions submitted by Cmhlr. S. Ó Ceallaigh

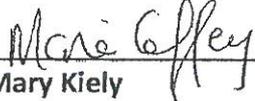
"I will ask at the next Meeting what is the current vacancy rate for Council properties, per District, throughout Limerick".

Reply:

The following is the casual vacancy rate per district at the 15th May 2017;

Metropolitan District 0.30% (10 properties)
Adare/Rathkeale 1.13% (6 properties)
Cappamore/Kilmallock 0.53% (4 properties)

Newcastle West 1.32% (8 properties)

Signed: 
Mary Kiely
A/Administrative Officer
Community Support Services

25th May 2017