



Comhairle Cathrach
& Contae **Luimnigh**

**Limerick City
& County Council**

Seirbhísí Pleanála agus Comhshaoil,
Comhairle Cathrach agus Contae Luimnigh,
Tuar an Daill,
Luimneach

Planning and Environmental Services,
Limerick City and County Council,
Dooradoyle,
Limerick

EIRCODE V94 WV78

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**MEETING OF THE METROPOLITAN DISTRICT OF LIMERICK TO BE HELD ON MONDAY
15TH OCTOBER, 2018**

Question submitted by Councillor J. Leddin

I will ask for details of rates from planning permissions outstanding from property developers in the Metropolitan area and to list the names of these developers

REPLY:

Seventeen multi-unit residential developments with development contributions in the Metropolitan area commenced between 1st June 2014 and 31st August 2018.

Approx. €2.36 million remains outstanding in respect of these permissions.

Of these developments:

Fifteen have payment plans in place;

Two are subject to further discussion on their contributions.

As all above developments are either the subject of an agreement or subject of discussion, it would not be appropriate to name them at this time.

Signed: Stephane Duclot,
A/Senior Planner,
Planning and Environmental Services
11th October 2018

Limerick City and County Council

Meeting of the Metropolitan District of Limerick

15th October 2018

Question submitted by Councillor P. Keller

I will ask at the next meeting for full information in terms of planned Rapid Build housing projects planned for the Metropolitan District including materials to be used, if the tendering process has begun, intended cost, what guarantees there are from the companies involved regarding durability, especially if the companies involved wind up. Also, it has been stated it will take 11 to 12 months construction of these projects in Limerick, but similar schemes in Dublin are planned to take under 8 months, so I would like clarification as to timescale for construction as well.

Response:

Rapid Build housing projects planned for the Metropolitan District

Lisheen Park, Patrickswell	16 units
Barnakyle, Patrickswell	24 units

(Old Christians, Rathbane, Limerick, 43 units, is a Design and Build contract which is, in theory, the same as a Rapid Build contract)

Materials to be used

As this is effectively a Design and Build contract, tendering contractors are invited to propose solutions and systems that will expedite construction and cost.

Tendering Process

The Minister for Public Expenditure and Reform, has established a framework for the procurement of construction work in relation to the provision of Rapid Delivery Housing projects. A panel consisting of 12 contracting firms (framework members) was established.

When a Local Authority decides to procure works, an invitation is sent through eTenders to each Framework Member to tender in a mini-competition having regard to the guidance and standard suite of documents developed under the Capital Works Management Framework.

Prior to inviting framework members to tender, the Works Requirements must be provided through drawings, schedules and specifications to provide sufficient information for the framework members to tender. In Limerick, preparation of the Works Requirements documentation has begun for those housing projects that have received Part 8 Approval.

Intended Cost

Current projected costs for each project are as determined at Stage 2 Approval. As with all construction projects, construction cost is subject to become more defined following Tender.

Lisheen Park sanctioned costs €3,700,000

Barnakyle sanctioned costs €4,821,800

Guarantee from Companies involved regarding durability

Two of the mandatory award criteria in a framework mini-competition Invitation to Tender include

- Design Approach (10-30%)
- Durability (10-30%)

To comply with this, Framework Members who wish to be considered for a Works Contract must demonstrate in their response to the mini-competition how all proposed works comply with the applicable Irish Building Regulations.

All Framework Members and their proposed design and construction processes must conform to all applicable Irish legislation. Particular attention is drawn to the Irish Building Regulations, Quality Housing for Sustainable Communities – Design Guidelines 2007 and the requirement that key elements of the construction are to have a durability in the order of 60 years with a normal level of maintenance. Where works involve systems products, materials, techniques or equipment, for which published national standards do not yet exist, Framework Members must provide third party certification demonstrating compliance with Irish Building Regulations and durability requirements. Such certification may include, in part or in total, a European Technical Assessment or Agrément certification (e.g. NSAI Agrément) or equivalent.

Company Closure

Tenderers to join the framework were assessed under the Tenderers Personal Situation, Financial and Economic Standing, amongst other criteria, thus reducing risk in terms of company financial robustness, etc.

The Framework Agreement sets out specific performance measurement criteria. The OGP may review the Framework Member's performance of its Works Contracts and the Framework Agreement at the end of each year of the Framework Period, according to these Performance Measurement criteria, with threat of elimination from panel.

Timescale for construction

Lisheen Park	Commencement	October 2018
	Substantial completion	September 2019
Barnakyle	Commencement	August 2019
	Substantial completion	April 2020

While the title 'Rapid Build' suggests expedited construction, the true acceleration of time is at the procurement stage, whereby:

- the Framework Panel has already been established by the Minister for Public Expenditure and Reform, effectively reducing a two-stage tendering process to a single-stage tendering process; and

- the Information included in the Works Requirements is less than that required when following traditional procurement routes.

Maria Donoghue
A/Senior Executive Officer
Capital Investments.

Limerick City and County Council

Meeting of Metropolitan District of Limerick

15th October 2018

Question submitted by Cllr. P. Keller

I will ask at the next Meeting for an update in terms of tackling voids in the District. How much of the budget allocated from the Department for this has been spent so far this year, how many voids have been returned to use, and how many remain to be returned to use by the end of 2018

Reply:

Approval was received from the Department of Housing, Planning and Local Government during August 2018 to commence works on 70 voids to a value of €1.4m, of which €1.1m is grant funded and the balance to be funded from council resources.

To date, 18 units have been completed and works (such as specifications, tendering, scheduling, construction and snagging) are progressing on the remainder. Of the remaining 52 voids, 13 units are being delivered by the council via direct labour and 39 units are being delivered by external contractors.



Cathal Quaid
Administrative Officer
Operations & Maintenance

Limerick City and County Council

Meeting of Metropolitan District of Limerick

15th October 2018

Question submitted by Cllr J. Costelloe

I will ask at the next meeting for an update on plans that the Council have for facilitating Christmas parking.

Reply:

There are approx. 3,000 on-street paid car parking spaces in Limerick City of which approx. 900 spaces are located in the core city centre. Many of these on-street spaces are free of charge at weekends. There are approx. 5,500 off-street car parking spaces provided by private car park operators in Limerick City Centre. These car parking spaces are very important in supporting the city economy.

In relation to Christmas, the Council will provide support through additional free car parking spaces in the run up to festive season. For Christmas 2017 the Council developed and provided additional free car parking at the vacant Cleaves Factory Site and at City Hall. This proved very beneficial, was well supported and will be repeated in 2018. The Council is also currently examining other possible sites that may also be made available for Christmas.

Separately, the Council is also working with bus operators to run increased services in the lead up to Christmas that will offer shoppers and visitors the option to access the city via public transport.

The Christmas in Limerick Program will be officially unveiled on the 18th November and details of parking and public transport for Limerick City Centre will be included.



Kieran Lehane
Director of Services
Service Operations

Limerick City and County Council

Meeting of Metropolitan District of Limerick

15th October 2018

Question submitted by Councillor J. Costelloe

I will ask at the next meeting of the Metropolitan District of Limerick how many CCTV cameras there are in Limerick City North and how many are monitored and in working order.

Reply:

There are approx. 120 no. CCTV cameras in Limerick City North monitored by Moyross Enterprise Centre.

Camera Room is in operation 24/7.

**Sean McGlynn,
Acting Senior Executive Officer,
Social Development Directorate.**



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Question submitted by Councillor S. Lynch

I will ask at the next meeting when is Limerick City & County Council taking
Steamboat Quay in charge

REPLY:

There are legal issues to be resolved before the taking in charge of Steamboat Quay
can be progressed. Once these issues are resolved the formal taking in charge
process will be commenced.

Signed: Stephane Duclot,
A/Senior Planner,
Planning and Environmental Services
11th October, 2018



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MEETING OF THE METROPOLITAN DISTRICT OF LIMERICK TO BE HELD ON MONDAY 15TH OCTOBER, 2018

Question submitted by Councillor M. McCreesh

I will ask at the next meeting:

How many private housing developments have commenced from 1/07/2018

The number of bonds that have been put in place for developments commenced from 1/07/2018

The number of development contributions that have been paid for development commenced since 1/07/2018.

REPLY:

5 no. private housing developments have commenced since 1/07/2018

5 no. bonds either in place or being negotiated

Payment plans in place for all 5 developments.

Signed: Stephane Duclot,
A/Senior Planner,
Planning and Environmental Services
11th October, 2018