

MINUTES OF PROCEEDINGS AT MEETING OF METROPOLITAN DISTRICT OF LIMERICK HELD IN THE COUNCIL CHAMBER, MERCHANT'S QUAY, LIMERICK, ON MONDAY, 15TH OCTOBER, 2018 AT 9.45 A.M.

PRESENT IN THE CHAIR: Councillor Daniel Butler, Mayor.

MEMBERS PRESENT:

Councillors Costelloe, Hogan, Hourigan, Hurley, Keller, Leddin, Loftus, McCreesh, Ó Ceallaigh, O'Dea, O'Hanlon, Pond, Prendiville and Secas.

OFFICIALS IN ATTENDANCE:

Director, Service Operations (Mr. K. Lehane), Meetings Administrator (Mr. J. Clune), Acting Director, Capital Investment (Mr. J. Delaney), Acting Senior Executive Officer (Ms. M. Donoghue), Administrative Officer (Ms. F. McCormack) and Senior Architect (Mr. S. Hanrahan).

The Mayor welcomed a group of second year Journalism and Media students from the University of Limerick.

The Mayor and Members extended their condolences to the family of Noreen Lynch who had passed away recently. The Mayor referred to the Mayoral Reception held for Ms. Lynch and spoke of her dedication to the students in Mary Immaculate College.

Condolences were also extended to the following:

- Ms. Liz Creamer, Corporate Services on the passing of her father, Roger Leahy.
- Ms. Sarah-Lee Kiely on the passing of her husband, Damien O'Shaughnessy
- Mr. and Mrs. John and Jackie O'Driscoll on the passing of their son Sean.

1. Adoption of Minutes

- (a) Circulated, copy of draft Minutes of Meeting of the Metropolitan District of Limerick held on 17th September, 2018.

Proposed by Councillor Hourigan;
Seconded by Councillor Hogan;
And Resolved:

"That the draft Minutes, as circulated, be taken as read and adopted and signed".

- (a) Circulated, copy of draft Minutes of Adjourned Meeting of the Metropolitan District of Limerick held on 20th September, 2018.

Proposed by Councillor Hourigan;
Seconded by Councillor Hogan;
And Resolved:

"That the draft Minutes, as circulated, be taken as read and adopted and signed".

2. Disposal of Land

- (a) Circulated, report of the Acting Senior Executive Officer, Housing Support Services dated 27th August, 2018 setting out proposals to dispose of the Freehold Interest of a dwelling house situate at 4 McDonagh Avenue, Janesboro, Limerick and the intention to bring a Section 183 Notice to Full Council in this regard, for approval.

The report, as circulated, was noted by Members.

- (b) Circulated, report of the Acting Senior Executive Officer, Housing Support Services dated 28th September, 2018 setting out proposals to dispose of the Freehold Interest of a dwelling house situate at 8 O'Donoghue Avenue, Janesboro, Limerick and the intention to bring a Section 183 Notice to Full Council in this regard, for approval.

The report, as circulated, was noted by Members.

3. Capital Investment Directorate

Part 8 Procedure – Housing Development at Barnakyle, Patrickswell, Co. Limerick

Circulated, Report of the A/Senior Executive Officer, Design and Delivery dated 11th October, 2018 and enclosed Report of the Chief Executive dated 10th October, 2018 setting out details of proposed Housing Development at Barnakyle, Patrickswell, Co. Limerick. The report had been prepared in accordance with Section 179 3(a) of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended) and noted that it was proposed to proceed in accordance with Section 5 of the report.

In response to queries raised by the Elected Members regarding the concerns of the residents in respect of the planting of mature trees and the road design issues, the Acting Director, Capital Investment confirmed that these concerns were taken into consideration and are addressed within the report.

In response to queries raised by the Elected Members in relation to building on the flood plain, the Acting Director, Capital Investment confirmed that no building would take place on an identified flood plain.

The report, as circulated, was noted by Members.

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

5. **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.

REPLY: 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.

6. Question submitted by Councillor P. Keller

I will ask at the next meeting for an update in terms of tackling voids in the Metropolitan 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.

7. Question submitted by Councillor 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 the festive season. For Christmas 2017 the Council developed and provided additional free car parking at the vacant Cleeves 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.

8. 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.

9. Question submitted by Councillor S. Lynch

I will ask at the next meeting for an update on when is Limerick City and 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.

10. 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 developments 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.

NOTICES OF MOTION

11. Notice of Motion submitted by Councillor J. Gilligan

I will move at the next meeting that this Council appoint a named official to have the "Wild Geese" fountain at City Hall repaired.

It was agreed that this Notice of Motion would be deferred to the November Meeting of the Metropolitan District of Limerick.

12. Notice of Motion submitted by Councillor C. Prendiville (to be referred to the Economic Development, Enterprise and Planning Strategic Policy Committee)

I will move at the next meeting that the Council prepare a report on how we could move to bring the large vacant former Dunnes building on Sarsfield St/Henry St into public ownership to be developed as a mixed-use site, in particular for community/cultural facilities and social and affordable accommodation with a significant development facing the riverfront as well. The report should include options in terms of CPO and agreed sale, changes to zoning required and other possible issues.

It was agreed to refer this Notice of Motion to the Economic Development, Enterprise and Planning Strategic Policy Committee.

13. Notice of Motion submitted by Councillor C. Prendiville

I will move at the next Meeting that the Council review the sub par work of Smarter Travel in Rhebogue which has been raised over years by Councillors and residents, in particular the speedbumps and road surfacing on the Rhebogue road which were not completed to the standard proposed originally and implemented by Smarter Travel elsewhere in the city.

The Members discussed the issue of speeding and the need for a review of the road design and layout. The Director, Service Operations confirmed that a meeting with the Roads Engineer would be convened with the relevant Elected Members.

The motion was proposed by Councillor Prendiville and seconded by Councillor Keller.

14. Notice of Motion submitted by Councillor J. Pond (to be referred to the Travel and Transportation Strategic Policy Committee)

I will move at the next Metropolitan Meeting that; on foot of the announcement by Edwards Lifesciences Corporation of six hundred (600) new jobs for The National Technology Park in Castletroy, Limerick City and County Council would, with Clare County Council, urgently progress the development of the Northern Distributer Road, a vital piece of infrastructure for the City and County.

It was agreed to refer this Notice of Motion to the Travel and Transportation Strategic Policy Committee.

15. Notice of Motion submitted by Councillor E. Secas

I will move at the next meeting, on behalf of the residents of Cherryfield, Oakfield and Thornfield housing estates, that Limerick City and County Council set a definite time-frame for the outstanding works to be completed in these three estates in Monaleen as a matter of priority and start the taking in charge process for these estates.

The motion was proposed by Councillor Secas and seconded by Councillor Pond.

REPLY: Following the submission of CCTV surveys for these estates, schedules of both overground and underground works have been drawn up for each of the estates. These schedules have been issued to the developer. When the developer has completed these works to the satisfaction of the Council the formal taking in charge process will be commenced.

The Members requested that the officials would be in attendance in future in order to discuss the Notice of Motions on the Agenda. The Meetings Administrator stated that the relevant officials will be invited to attend.

16. Notice of Motion submitted by Councillor E. Secas (to be referred to the Community, Leisure and Emergency Services Strategic Policy Committee)

I will move at the next meeting that Limerick City and County Council make available a suitable site for a community centre for Castletroy, Monaleen, Annacotty and surrounding areas.

It was agreed to refer this Notice of Motion to the Community, Leisure and Emergency Services Strategic Policy Committee.

17. Notice of Motion submitted by Councillor E. Hogan (to be referred to the Cultural Strategic Policy Committee)

I will move at the next meeting that the Limerick Metropolitan Area identify a suitable multidisciplinary space which would be suitable for use by various sports, arts and cultural groups in the City for training, practices, and rehearsals.

It was agreed to refer this Notice of Motion to the Cultural Strategic Policy Committee.

This concluded the Meeting.

Signed: _____
MAYOR

Dated: _____