



REPLY TO QUESTION

Limerick City and County Council March Council Meeting to be held on 22nd March 2021

Question submitted by Councillor L. Galvin

I will ask at the next Meeting for clarification on the phrase "social and economic need" and the following: Will the sample applicants outlined below qualify for rural housing in Limerick under the new proposals in the Limerick Development Plan 2022-2028:

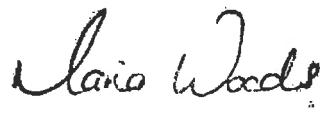
- (a) Son or daughter of a farmer who is not actively farming;
- (b) Relative of a landowner (son, daughter, brother, sister) returning from abroad;
- (c) Son or daughter of a farmer working locally but not farming;
- (d) Son or daughter of a farmer living in another part of Ireland wishing to move home;
- (e) Son or daughter who, for care-giving reasons, must live close to their aging parents;
- (f) A person who grew up in rural Co. Limerick not owning land (born in a cottage acre);
- (g) A person / couple / family living in a town or village in Co. Limerick who wish to move to the country for whatever reason e.g. medical issues, children with special needs requiring space etc.
- (h) A person who has or will inherit either land or a site;
- (i) A person not owning land returning from abroad;
- (j) A person who will inherit a farm already owning a house;
- (k) A person who buys a farm already owning a house;
- (l) A person who has secured employment locally but is not from the area who wishes to buy a site and build a house in the countryside;
- (m) In the event of the break-up of a marriage / divorce where the home has to be sold and further houses are required to be built;

I accept that the proper planning criteria will be applied to all of the above.

Response:

It is difficult to respond to the specific scenarios raised above, as each planning application would have to be assessed on a case by case basis. National Policy Objective 19 advises that it is reasonable that the determination of applications for housing in rural areas should be informed by considerations beyond the siting and design criteria for rural housing. In particular, account should be taken of whether or not there is a demonstrable functional requirement for such housing in social, economic or occupational terms and whether or not such development, of itself or in combination with existing and permitted development, would lead to detrimental, uncoordinated development.

The Forward/Strategic Planning Section will organise a workshop on rural housing and the proposed Limerick Development Plan 2022 – 2028, within the next few weeks, to discuss these issues in more detail.



Maria Woods

A/Senior Planner

19th March 2021



REPLY TO QUESTION

Limerick City and County Council March Council Meeting to be held on 22nd March 2021

Question submitted by Councillor L. Galvin

I will ask at the next Meeting, in the context of the preparation of the proposed Limerick Development Plan 2022-2028: (a) what defines a farm; (b) what defines a farmer; and (c) what defines 'actively farming.'

Response:

The Planning Authority have not defined a farm, farmer or what defines actively farming. However the Department of Agriculture Food & Marine defines a "Farmer" as a natural or legal person, or a group of natural or legal persons, who exercises agricultural activity as set as follows:

- a) The production, rearing or growing of agricultural products, including harvesting, milking, breeding animals and keeping animals for farming purposes.
- b) Maintaining an agricultural area in a state suitable for grazing or cultivation without preparatory action going beyond usual agricultural methods and machineries.

Maria Woods

A/Senior Planner

19th March 2021

MEETING OF LIMERICK CITY AND COUNTY COUNCIL TO BE HELD ON Monday 22nd March 2021.

Question submitted by Councillor S. Benson

I will ask at the next Meeting, how many void units are there currently across the City and County and if an update could be provided regarding the Single Point of Contact (SPOC) system.

REPLY:

At present, 152 vacant properties require works in order to be available for letting. Please note that two of these vacant properties are not categorised.

61 units are Cat 1&2 – voids; 89 units are Cat 3&4 – derelicts.

Please see table below:

MD	Vacant-Requires Works	Categories				
		1	2	3	4	Not Categorised
Metro	94	7	24	22	39	2
AR	11		5	3	3	
CK	19	2	9	2	6	
NCW	28	1	13	3	11	
	152	10	51	30	59	2
						152

The Single Point of Contact system is being used to record, inspect and track the return of vacant houses owned by LCCC.

When houses become vacant they are immediately inspected and assigned to one of 4 categories based on their condition and the level of works required.

Category 1 & 2 are small scale works generally.

All such houses are automatically assigned to Operations and Maintenance and are completed as part of the Teams works programme and budgets across each MD.

In some instances such houses receive Voids funding.

Category 3 & 4 houses require more detailed work and a larger budget.

We are working with the Finance Director and Department of Housing colleagues to put in place a more sustainable source of funding for such properties and also working to put in place a team in Design and Delivery to manage the return of these houses.

A number of the current batch of 3 & 4 houses are with Design and Delivery with the remainder to transfer in when the full team is in place.

In 2020 we returned over 100 properties from vacancy. A high proportion of same were managed through Operations and Maintenance.

Going forward the SPOC tracking process will be maintained to ensure that properties are inspected and assigned and then form part of a priority work programme within O & M or D & D.



Aoife Duke,
Director of Services,
Housing Development Directorate