

MINUTES OF PROCEEDINGS AT MEETING OF THE MUNICIPAL DISTRICT OF NEWCASTLE WEST HELD IN ÁRAS WILLIAM SMITH OBRIEN, NEWCASTLE WEST, CO. LIMERICK, ON WEDNESDAY, 3RD NOVEMBER, 2021, AT 10AM.

PRESENT IN THE CHAIR:

Councillor L. Galvin, Cathaoirleach.

MEMBERS PRESENT:

Councillors Collins, Foley, Ruddle, Scanlan and Sheahan.

OFFICIALS IN ATTENDANCE:

Director, Community, Tourism and Culture (Mr. G. Daly), Senior Executive Engineer, West Division (Mr. J. Sheehan), Executive Engineer, Roads (Mr. P. Vallely), Executive Engineer, Housing (Mr. D. Toomey), Meetings Administrator, Newcastle West (Ms. M. Corbett), Clerical Officer, Newcastle West (Ms. A. Lenihan).

At the outset of the Meeting, Councillor Galvin welcomed everyone in attendance to the November Meeting of the District.

1. Adoption of Minutes

- (a) Circulated, copy of draft Minutes of Meeting of Municipal District of Newcastle West, held on 6th October, 2021.

Proposed by: Councillor Collins

Seconded by: Councillor Foley

And Resolved:

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

- (b) Circulated, copy of draft Minutes of Meeting of the Draft Budgetary Plan 2022 held on 20th October, 2021.

Proposed by: Councillor Collins

Seconded by: Councillor Foley

And Resolved:

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

2. Disposal of Land

Circulated, report of Head of Property and Community Facilities, dated 21st October, 2021, concerning proposal to dispose of land adjacent to 27 Hillside Drive, Athea, Co. Limerick.

Members noted the proposal.

3. Deputation

The Cathaoirleach welcomed representatives from Meadow Court Residents Association. The Deputation consisted of Mr. Eamonn Walshe and Mr. Alan Donegan.

Mr. Walshe thanked the Members for the opportunity to address the Meeting.

He outlined the traffic and parking issues at the estate at school finishing times due to the proximity of a nearby secondary school. He also noted a number of issues with the Snicket, a laneway connecting Meadowcourt to Boherbui road. A presentation was given which showed cars parking illegally in people's driveways, cars being driven over resident's lawns and pedestrians having to pass cars on the roadway as cars were parked on footpaths within the estate. He noted that there was no respect for residents living within the estate by people collecting their children from the school.

He advised that the Gardai had been contacted regarding the illegal parking and damage to a resident's garden. He also noted that the school is to seek planning permission for additional classrooms, which will add to existing illegal parking and traffic congestion issues for residents of Meadow Court and neighbouring estates. There is also a concern that the traffic issues could lead to accidents.

He also noted the anti social behaviour at the Snicket along with illegal dumping and littering and the need to repair gullies along the laneway.

The Residents are purposing a number of solutions to address the issues for the consideration of the Council

- Gate to be provided at the Snicket with regulated opening and closing times
- Cctv for the area
- Introduction of Parking Bye Laws for the estate
- Engagement by the school with the residents, Local Authority
- Last resort would be to close off the Snicket laneway

Mr. Walshe did note that the majority of the residents did not want to see the Snicket closed. He also noted that it would take time for the matters outlined to be addressed.

The Members thanked the delegation for their attendance and advised that the matters raised would be considered and the Council will write a detailed response to the Residents Association in due course.

The Members noted the proposed school extension and the need for traffic management to form part of this. It was also noted that the school will need to co-operate and that the Gardai have a role to play also with regard to illegal parking.

Following further discussion, it was agreed that the Senior Executive Engineer would make contact with the Principal of the school and the Gardai. The Executive Engineer, Roads, noted that the Snicket laneway is cleaned on a weekly basis and this would continue. He also noted that the gullies on the laneway would be repaired.

4. Transportation and Mobility Directorate

To consider Declaring a Public Road under Section 11 of the Roads Act, 1993 at Newcastle West Business Park, Station Road, Newcastle West, Co. Limerick.

Circulated, report of Senior Executive Engineer, Municipal District of Newcastle West, dated 27th October, 2021.

It was proposed by Councillor Scanlan, seconded by Councillor Sheahan and agreed by all the Members that Newcastle West Business Park, Station Road, Newcastle West, be made a public road in accordance with Section 11 of 1993 Roads Act.

5. General Municipal Allocation (GMA)

On the proposal of Councillor Foley, seconded by Councillor Galvin, it was agreed to allocate to €1,500 to the Mountcollins Journal.

On the proposal of Councillor Foley, seconded by Councillor Collins, it was agreed to allocate €500 to drainage works on the N21.

On the proposal of Councillor Galvin, seconded by Councillor Foley, it was agreed to allocate €500 to West Limerick Singing Club.

The Director referred to the District allocations under the Development Fund for 2021 and stated that the amount of €62,500 as previously mentioned at the October Meeting of the District was incorrect. It was noted that the correct figure is €50,000 and that this is reflected in the Minutes of the October Meeting.

6. Deputation

To consider written request from Broadford Voluntary Housing & Community Childcare Facility to attend a Meeting of the Municipal District of Newcastle West.

The Members agreed to the attendance of a delegation at the December Meeting of the District. This was proposed by Councillor Scanlan, seconded by Councillor Collins and agreed by all.

QUESTIONS

7. Question submitted by Councillor L. Galvin

I will ask at the next Meeting for an update on the purchase of a graveyard in Abbeyfeale.

REPLY: The acquisition of a suitable site is being progressed by the Property Department of Limerick City and County Council.

A further update will issue to the Elected Members in due course.

8. Question submitted by Councillor L. Galvin

I will ask at the next Meeting (a) how many Council owned houses are vacant in Abbeyfeale, Athea, Mountcollins, Tournafulla and Templeglantine (b) how long are each vacant (c) when can we expect the houses to be occupied (d) how many applicants are on the housing waiting lists in each of the areas mentioned above and could we get a break down of the preferences requested by each applicant (e) how many HAP applicants are in each area mentioned above (f) can the Council provide maps of Council owned lands available for development Abbeyfeale, Athea, Mountcollins, Tournafulla and Templeglantine (g) what plans have the Council to build houses in each of the areas (h) are the sewerage treatment facilities adequate enough for development in each of the areas.

REPLY:

(a) and (b) How many council owned houses are vacant in Abbeyfeale, Athea, Mountcollins, Tournafulla and Templeglantine (b) how long are each vacant.

As at October 22nd the table below sets out the information the requested information for parts (a) and (b)

It should be noted that 11 of the 19 units recorded as vacant in Abbeyfeale are in the process of being transferred to an Approved Housing Body, AHB.

	No of vacant properties	Vacant Properties		Vacant			Estimated date of completion		
		Cat 1&2	Cat 3&4	Less than 3 months	3-6 months	More than 6 months	Unavailable	Allocated (works completed)	October
Abbeyfeale	19*	5	14	0	4	15	16	1	2
Athea	1	1	0	0	0	1	0	1	0
Mountcollins	2	1	1	0	0	2	1	0	1
Tournafulla	0	0	0	0	0	0	0	0	0
Templeglantine	1	Not yet inspected		1	0	0	1	0	0
Total	23								

*11 properties are in the process of being transferred to AHB

The total number of vacant properties is 23, 7 out of 23 are category 1/2 and 15 are category 3/4, 1 is not yet inspected.

There is one other property in Abbeyfeale which has yet to be categorised but is vacant and is adjacent to an existing category 3 dwelling.

(c) Category 1 and 2 units (7 in total) will be returned on a rolling basis for reletting by February.

On average these units take three to four months to return depending upon the amount of work to be completed. The local Housing Maintenance Team or external contractors complete these works.

Category 3 and 4 units (4 in total – allowing for the removal of the 11 AHB units from the figure) will be returned by November 2022.

The process by which these units are being completed is as follows.

Each property is assessed in detail to scope the nature and extent of the works required to be completed.

A cost estimate based upon this scoping is then prepared.

A bundle of units is then included in a specific Lot and a submission is then made to the DHLGH for funding and approval to go to tender for the works (this is a combined 1 to 3 submission).

Subject to approval the Lot is then tendered in an open competition. A preferred contractor is then identified to undertake the works. It is estimated that the time for works completion will take 6 months from appointment.

Contingent upon no unforeseen delays the dwellings should be ready for reletting by November 2022.

One further property in the Abbeyfeale area is currently being assessed to identify viable options.

(d) How many applicants are on the housing waiting lists in each of the areas mentioned above and could we get a break down of the preferences requested by each applicant

Abbeyfeale: Total applications: 143 Preference 1: 101 Preference 2: 23 Preference 3: 19

Athea: Total applications: 38 Preference 1: 12 Preference 2: 20 Preference 3: 6

Tournafulla: Total applications: 26 Preference 1: 4 Preference 2: 8 Preference 3: 14

Templeglantine: Total applications: 57 Preference 1: 5 Preference 2: 23 Preference 3: 29

Mountcollins: Total applications: 15 Preference 1: 6 Preference 2: 7 Preference 3: 2

(e) How many HAP applicants are in each area mentioned above

Abbeyfeale: Total applications: 40

Athea: Total applications: 7

Tournafulla: Total applications: 0

Templeglantine: Total applications: 0

Mountcollins: Total applications: 1

The three parts of the question (f, g, h) are replied to below:

It should be noted that even though wastewater treatment capacity may be available at the various IW plants an application procedure has to be followed before any connection agreement is settled.

The process requires that a Pre Connection enquiry is made to IW at the early stage of feasibility assessment. This is then technically assessed. Subject to no constraints being identified and technical agreement being reached then a Connection Agreement is entered into for the scheme.

(a) Abbeyfeale



Town centre infill: Colbert Terrace (4 units)

Colbert Terrace	No of units 4	Stage 2 approval has been received, detailed design is complete with stage 3 cost analysis ongoing	Subject to resolution of some cost related issues stage 3 submission to DHLGH is targeted for the end November 2021
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No other LCCC housing sites suitable zoned

There is available wastewater treatment capacity in the town.

(b) Athea



Two sites identified zoned for residential use – specialist/downsizing

- Site 1: Site disposed to Athea Housing Association late 2020 under section 183. 4 units as part of planning permission. Nominations confirmed to be from Council
- Site 2: 5 units potential on this site. Consideration to be given to advancing to capital appraisal stage.

There is available wastewater treatment capacity in the town.

No scheme currently underway in Athea.

(c) Mountcollins



- Site 1: 0.34 ha – 4 units.
Stage 2 approval received. Commence pre planning in November.

There is available wastewater treatment capacity in the village.

(d) Tournafulla

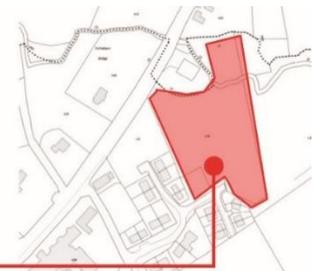
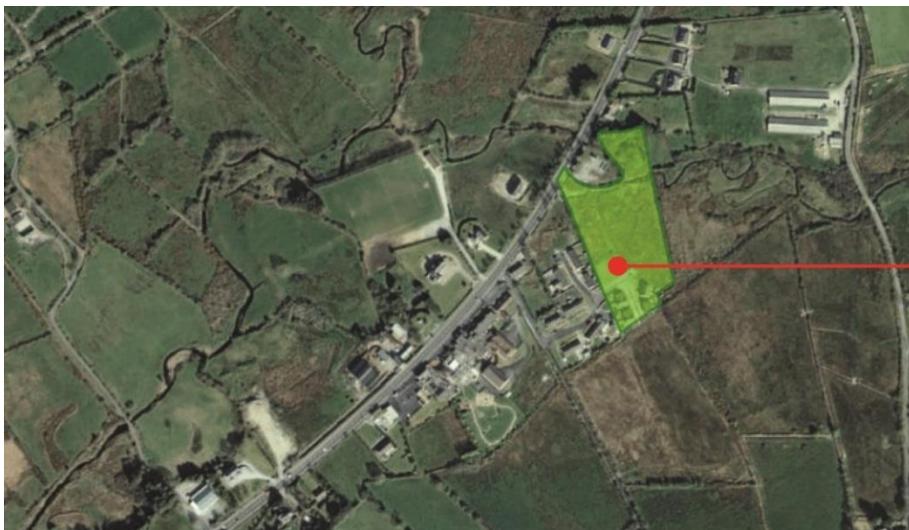


Site 1: Infill site at Allaghaun View
Area: 0.86ha

Part of this site has been licensed to the Community with a reserved section for future housing.

There is available wastewater treatment capacity in the village.

(e) Templeglantine



Site 1: Site adjacent to Ascal Inse Ban
Area: 1.2ha

- Site 1 (beside Ascal Inse Ban): 10 unit potential
- Small scale infill potential
- Capital Appraisal to be undertaken

There is available wastewater treatment capacity in the village.

No scheme currently underway in Templeglantine.

Summary of schemes with stage approvals in the district.

Project Number	Project Title	Number of units	Project stage	Notes/ Action
17142	Radharc Mountcollins	4	Stage 2 approved	Stage 2 approval received. Commence pre planning in November
19122	O'Connor Park, Ardagh	8	Stage 2 approved	Stage 2 approval received. Commence pre planning in November
18012	Colbert Terrace	4	Stage 2 approved	Stage 2 approval received. Detail design is complete with stage 3 cost analysis ongoing. Stage 3 to the DHLGH target end November 2021 subject to working through cost issues.
17059	Broadford	18	Stage 2 approved	Planning submitted and Planning Report to be forwarded.
19119	Sycamore Crescent NCW	30	Stage 1 approved	Drawings being costed for stage 2 application. Stage 2 documents are with the QS. Stage submission to the department by mid November 2021.
	County Refurbishments – Lots (full county)	26	Capital appraisal stage	Works on a combined stage 1-3 submission will commence on houses in Lot 3 and 4 in November. Scoping of the units to commence November.

9. Question submitted by Councillor L. Galvin

I will ask at the next Meeting that the road in the Rays Mountcollins be included in this year's budget.

REPLY: Following a review of the works for Rays in Mountcollins, funding cannot be committed to this estate this year within the current budget available. The valuation for the road surfacing of circa €40k does not represent value for money for the number of housing units on this road. Funding will be looked at in future years.

10. Question submitted by Councillor J. Sheahan

I will ask at the next Meeting when will the Athea flood defences be completed.

REPLY:

Athea FRS is currently being progressed by Limerick City and County Council as one of the OPW Funded CFRAM Tranche 1 Approved schemes for Limerick. Ryan Hanley, Consulting Engineers, have been appointed as Consultants on this Project. Stage 1 (Options assessment, Scheme Development and Design) is progressing and the current programme indicates Stage 1 completion in April 2022 and subject to OPW approval, the scheme will then progress to Stage II (Planning/Development Consent Processes).

An advance application has been made to An Bórd Pleanála for the removal of gravels from the river in Athea. This application and associated NIS were submitted to An Bórd Pleanála in May 2021. The current date for decision from ABP is November 2021 but as instream works are restricted from July 1st to September 30th, these works cannot progress until summer of 2022 (subject to planning approval).

Councillor Sheahan asked that an update from the Consulting Engineers with regard to the progress of the project and if there is any application currently with the OPW for approval at present for works on the flood defences at Athea.

11. Question submitted by Councillor J. Sheahan

I will ask at the next Meeting what works the Office of Public Works have scheduled for the Newcastle West Municipal District for the year 2022.

REPLY:

Athea FRS is currently being progressed by Limerick City and County Council as one of the OPW Funded CFRAM Tranche 1 Approved schemes for Limerick. A separate response has been prepared to a Question on this Scheme.

There is one proposed scheme submitted for OPW Funded Minor Works funding approval at Gardenfield, Monagea and, subject to being approved, these works will be progressed by LCCC Operations in 2022.

Operations Staff have indicated that an additional Minor Works scheme is being assessed at present and will be forwarded for submission for OPW funding approval in due course. This is for proposed works at Drumcollogher.

12. Question submitted by Councillor J. Scanlan

I will ask at the next Meeting when our Authority (a) intend to clean up its derelict properties in Newcastle West, (b) is funding earmarked to restore these houses for habitation and (c) what is the precise timeframe for home offers to would be tenants.

REPLY:

Within the context of the question 'derelict' is taken as referring to category 3 and 4 units though a distinction is noted in the categorisations.

As background, category 3 dwellings require a deep retrofit which will involve works to the building envelope such as external wall insulation, internal wall insulation, attic insulation, floors, windows, mechanical and electrical installations, Internal joinery and stairs, bathroom, plastering and extension.

Category 4 units can require the works outlined in category three, plus structural works i.e. roofs and envelope repairs, damage from fire water ingress etc. These can be referred to as "derelict."

As at October 22nd there are 41 units categorised as vacant in the MD with 1 unit to be inspected.

Total No of vacant properties in the Newcastle West MD	41
of which	
To be inspected	1
In process of being transferred to AHB	15
Category 1, 2 units to be returned by LA Housing teams/Contractors	10
Included within Lot 3	5
Included within Lot 4	5
Demountable unit	1
To be reassessed/categorised or other categories	4**

** These units are being reassessed to determine the appropriate approach for its return to letting standard.

The time taken for the return of units – categories 1 to 4 – varying depending upon its categorisation.

In general terms category 1 and 2 units are returned within 3 to 4 months of being inspected. They are completed using direct labour teams and contractors.

Category 3 and 4 units are being progressed through a bundling approach.

An application for funding and approval is being prepared. Subject to it being successful the works could commence in March/April 2022 with six months required for the build subject to no external constraints/delays.

Councillor Scanlan complimented the Housing Section on the clean up which was carried out to the derelict houses in the District.

13. Question submitted by Councillor J. Scanlan

I will ask at the next Meeting when footpath renewal work will be carried out along the North side of The Square at Dromcollogher.

REPLY: This request will be considered under the Roads allocation of the Newcastle West GMA Budget 2022.

14. Question submitted by Councillor J. Scanlan

I will ask at the next Meeting for an update on the likely reopening of Brewery Lane, Newcastle West.

REPLY:

Brewery Lane is a private laneway.

As agreed at a meeting of the Municipal District of Newcastle West, the process of declaring the laneway a public road, in accordance with Section 11, Roads Act, 1993, was commenced in 2020. Limerick City and County Council advertised its intention to consider the making of a Declaration that Brewery Lane be a public road, by way of Notification on the Council website along with advertisements in the Limerick Leader and Weekly Observer. The public consultation period was from Friday, 17th January to Friday, 14th February, 2020 and the period for submissions extended until Friday, 28th February, 2020.

A number of submissions were received from persons in the vicinity of the laneway which included requests that if the laneway was declared a public road that it be closed each evening and opened each morning. Concerns about anti social behaviour, access and parking on the laneway were also raised.

A report on the process and the submissions was brought to the District Meeting of 4th March, 2020 for the consideration of the Members as the Declaring of a Public Road under Section 11 of the Roads Act 1993 is a reserved function. No decision was reached at this meeting and the item was deferred for further consultation.

Following discussion, it was agreed that the Senior Executive Engineer should consult with those who made submissions along with stakeholders in the vicinity with a view to taking the laneway in charge, maintenance works and re-opening it for public access. An update on this, will be given by the Senior Executive Engineer at the December Meeting of the District.

NOTICES OF MOTION

15. Notice of Motion submitted by Councillor L. Galvin

I will move at the next Meeting that this district review/reduce our speed limits on all our cul de sac roads to 50kph as 80- 100 is totally inappropriate.

The Motion was seconded by Councillor Scanlan.

REPLY: As this request is a change of Council policy with regard to cul de sac roads, it should be referred to the Travel and Transportation SPC for consideration.

The speed limit policy on cul de sac roads should be similar for all districts within the County.

Following discussion, it was agreed that the Meetings Administrator would refer this Notice of Motion to the Travel and Transportation SPC for consideration.

16. Notice of Motion submitted by Councillor L. Galvin

I will move at the next Meeting that this Council take ownership of the remaining stretch of the L70553 which is only 100 meters long. The question should be asked as to why this has not been done as the Council down the years used to repair same.

The Motion was seconded by Councillor Scanlan.

REPLY: The 100m on the L70553 noted above is a private roadway. If repair works are required on this roadway, residents can apply for a Local Improvement Scheme (LIS).

In proposing the Motion, Councillor Galvin referred to the potholes on the private stretch of roadway comprising of 100 metres at Ballymurrough, Newcastle West and requested that this section of road be taken in charge by the Council.

At this point, Councillor Sheahan left the Meeting.

17. Notice of Motion submitted by Councillor J. Scanlan

I will move at the next Meeting that C.I.E be requested by our Authority to provide bus stops at Barnagh to compliment the Greenway locally.

The Motion was seconded by Councillor Galvin.

REPLY: This suggestion is already under consideration by Limerick City and County Council and would be a welcome addition to the infrastructure supporting the Limerick Greenway. Preliminary design work has been undertaken and the proposal will be further examined by the Active Travel Unit within the Transportation and Mobility Directorate. Consultation with bus operators will take place as part of the design process.

In proposing the Motion, Councillor Scanlan referred to the demand for a bus stop at Barnagh to accommodate people accessing the Greenway.

In replying, the Director stated that the matter needs to be examined further by the Active Travel Unit but would endeavour to have the proposal put on a list of projects to be prioritised.

18. Correspondence

Correspondence as circulated was noted by the Members.

The following items were also raised.

The Members referred to the virtual meeting, which is scheduled on the proposed bypasses for Abbeyfeale and Newcastle West. It was agreed that the Cathaoirleachn would discuss the possibility of holding an in person Meeting for the Members of the Municipal District of Newcastle West with the Senior Executive Engineer, Mid-West National Road Design Office once details of the preferred route were made known.

An update on the proposed Meeting with the TII with regard to funding for Abbeyfeale Traffic Management Plan was also sought.

An update was sought on the discussion on GDPR matters at the October meeting on the seeking of legal advice on whether a Councillor as a Board of Director Member of the Council is entitled to information on the business workings of the Council. The Director, in reply, noted that the matter had been discussed at a Management Team meeting and he would follow up on the matter with the Data Protection Officer.

The newly erected timber partition on the laneway between Fr. Casey Close and Collins Park, Abbeyfeale was referred to and it was noted that this matter would be referred to the Community Sustainment Section for follow up.

The Meetings Administrator noted the Newcastle West Public Realm and Traffic Movement Plan and sought the Members approval to commence the second public consultation phase prior to Christmas. The Members welcomed the second public consultation phase of the Draft Plan.

It was agreed to hold the December Meeting of the District on Wednesday, 1st December, 2021, at 10.00 a.m., at Áras William Smith OBrien.

This concluded the Meeting.

Signed:

Cathaoirleach

Dated:
