



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Stiúrthóireacht na Forbartha Pobail,
Comhairle Cathrach agus Contae Luimnigh
Ceanncheathrú Chorparáideach,
Cé na gCeannaithe,
Luimneach.

Community Development Directorate,
Limerick City and County Council,
Corporate Headquarters,
Merchants Quay,
Limerick.

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**MEETING OF THE MUNICIPAL DISTRICT OF NEWCASTLE WEST TO BE HELD ON WEDNESDAY, 3RD
NOVEMBER 2021.**

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 & County Council.

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

***Gordon Daly,
Director of Service
Community, Tourism & Culture Directorate,
7th October, 2021.***

MEETING OF THE MUNICIPAL DISTRICT OF NEWCASTLE WEST TO BE HELD ON Wednesday the 3rd of November 2021

Question 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.

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



Conor Culloo,

Senior Engineer

LA Housing Construction and Maintenance

**MEETING OF THE MUNICIPAL DISTRICT OF NEWCASTLE WEST TO BE HELD ON Wednesday
the 3rd of November 2021**

Question Councillor L. Galvin

(a) Can the council provide maps of council owned lands available for development Abbeyfeale, Athea, Mountcollins, Tournafulla and Templeglantine (b) what plans have the council to build houses in each of the areas (c) are the sewerage treatment facilities adequate enough for development in each of the areas.

REPLY:

The three parts of the question 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

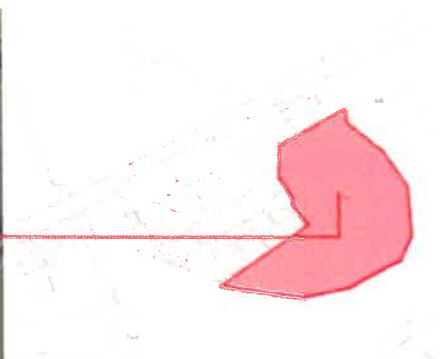


- Site 1: 0.34 ha – 4 units.

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 (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.



Conor Culloo,

Senior Engineer

LA Housing Construction and Maintenance

LIMERICK CITY AND COUNTY COUNCIL
MUNICIPAL DISTRICT OF NEWCASTLE WEST
MEETING TO BE HELD ON WEDNESDAY 3rd NOVEMBER, 2021

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.

E. Walsh,
Planning Enforcement.
29th October, 2021.



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Meeting of the Municipal District of Newcastle West To be held on Wednesday 3rd November 2021

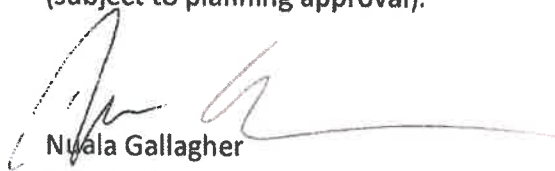
Question submitted by Councillor J. Sheahan

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 & 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 I (Options assessment, Scheme Development and Design) is progressing and the current programme indicates Stage I 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 Bord Pleanála for the removal of gravels from the river in Athea. This application and associated NIS were submitted to An Bord 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).



Nuala Gallagher
Director
Planning, Environment & Place-Making



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Meeting of the Municipal District of Newcastle West To be held on Wednesday 3rd November 2021

Question submitted by Councillor J. Sheahan

I will ask at the next Meeting what works the OPW have scheduled for the Newcastle West Municipal District for the year 2022.

Reply:

Athea FRS is currently being progressed by Limerick City & 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.

Nuala Gallagher
Director
Planning, Environment & Place-Making

MEETING OF THE MUNICIPAL DISTRICT OF NEWCASTLE WEST TO BE HELD ON Wednesday the 3rd of November 2021

Question 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 restored these houses for habitation & (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.



Conor Culloo,

Senior Engineer

LA Housing Construction and Maintenance

LIMERICK CITY AND COUNTY COUNCIL
MUNICIPAL DISTRICT OF NEWCASTLE WEST
MEETING TO BE HELD ON WEDNESDAY 3rd NOVEMBER, 2021

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.

J. Sheehan,
Senior Executive Engineer,
Municipal District of Newcastle West.
29th October, 2021.

LIMERICK CITY AND COUNTY COUNCIL

MUNICIPAL DISTRICT OF NEWCASTLE WEST

MEETING TO BE HELD ON WEDNESDAY 3rd NOVEMBER, 2021

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 behavior, 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.

**J. Sheehan,
Senior Executive Engineer,
Municipal District of Newcastle West.
29th October, 2021.**