



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

2nd February, 2022

To: The Cathaoirleach and each Member of the Metropolitan District of Limerick

Proposed Disposal of Former Garda Station, Mary Street, Limerick



1. Introduction

It is intended that the following proposed disposal of property (map and photos attached in this report) will be included on the Agenda for the March Full Council Meeting:

Disposal of derelict property, Former Garda Station, Mary Street, Limerick, to Newenham Street Group Limited, 7 Lower Mallow Street, Limerick in the sum of €100,000.

2. Description and Location of Property

The subject property is located on a site of approximately 0.22 acres. The property comprises a detached three-bay, two-storey former Garda Station. The property has been vacant for a number of years and is in a state of disrepair.

The Council are retaining ownership of the land to the rear of the building.

The subject property is zoned "City Centre Area" under the Limerick City Development Plan 2010-2016 (as extended). The subject property is a Protected Structure on the Record of Protected Structures (RPS) No. 347.

3. History of the Property

Limerick City & County Council acquired the property from the Commission of Public Works in late 2019 under the Protocols for the Transfer and Sharing of State Property Assets. The amount paid for the property was €50,000. Where Limerick City & County Council propose to dispose of the property to a non-state party within ten years of purchase, a certain percentage of any profit made is required to be paid back to the OPW in line with conditions contained in the contract.

4. Marketing of Property

The sale of this property was undertaken by way of an Expression of Interest. The Expression of Interest for the former Garda Station was advertised on 2nd July, 2021. A signboard was placed on the property. Adverts were placed on the Power Property website, daft and my home.ie. A final date for receipt of submissions was set for 13th August, 2021.

Five applications were received and accessed by the Evaluation Committee on the 3rd November, 2021. The financial offers received were in the range €0-€100,000.

The applications comprised a range of proposed uses ranging from cultural, residential, tourism, retail and commercial to high quality consulting rooms/office space, education, training and employment for the local community.

The Evaluation Committee for assessing the Expressions of Interest for the property comprised of the following:

- Ms. Jayne Leahy, Head of Property and Community Facilities, Limerick City and County Council.
- Ms. Eileen Coleman, Senior Executive Officer, Tourism Department, Limerick City and County Council.
- Ms. Cliona Corry, Senior Executive Architect, Limerick Regeneration, Limerick City and County Council.

5. Key Elements of Proposal

The recommendation of the Evaluation Committee was to accept the offer made by Newenham Street Group Limited for the property subject to the standard approval procedures.

The Expressions of Interest received were analysed based on the following criteria:

No.	Description	Scoring %
1.0	Financial Bid	40%
2.0	Business Case – Timeframe for Development and Occupation	20%
3.0	Support of the Limerick Regeneration Framework Implementation Plan	40%

The proposed plan, as outlined in the Expression of Interest document as submitted by the Newenham Group for the building, is to provide high quality consulting rooms/office space. The development will create a signature building on Mary Street. The renovation costs will be approximately €800,000 plus vat. The development will aim to bring new skillsets into the area along with associated support and ancillary staff, which ideally would be recruited locally.

Timeframe for Development and Occupation

In their application, the purchaser provided a chart which indicated the estimated time line of the project from start to completion. Once their offer is accepted and the purchase is completed, they anticipate that it will take approximately 18 months to get the building fully developed and ready for occupation.

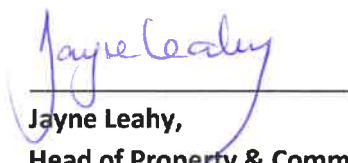
Support of the Limerick Regeneration Framework Implementation Plan

The application supports the objectives of the LRFIP in a number of ways:

- Regenerates a protected building to modern standards.
- Improves the streetscape of Mary Street by refurbishing the current dilapidated façade.
- Provides high quality consulting rooms and office space to attract professionals and new skillsets into the area. These in turn will require support and ancillary staff, ideally recruited locally.
- Provide employment, training and educational opportunities for locals.
- 15-20 people will be employed during the construction phase while 5-10 support staff could find employment in the building once completed.

6. Executive Recommendation to Council.

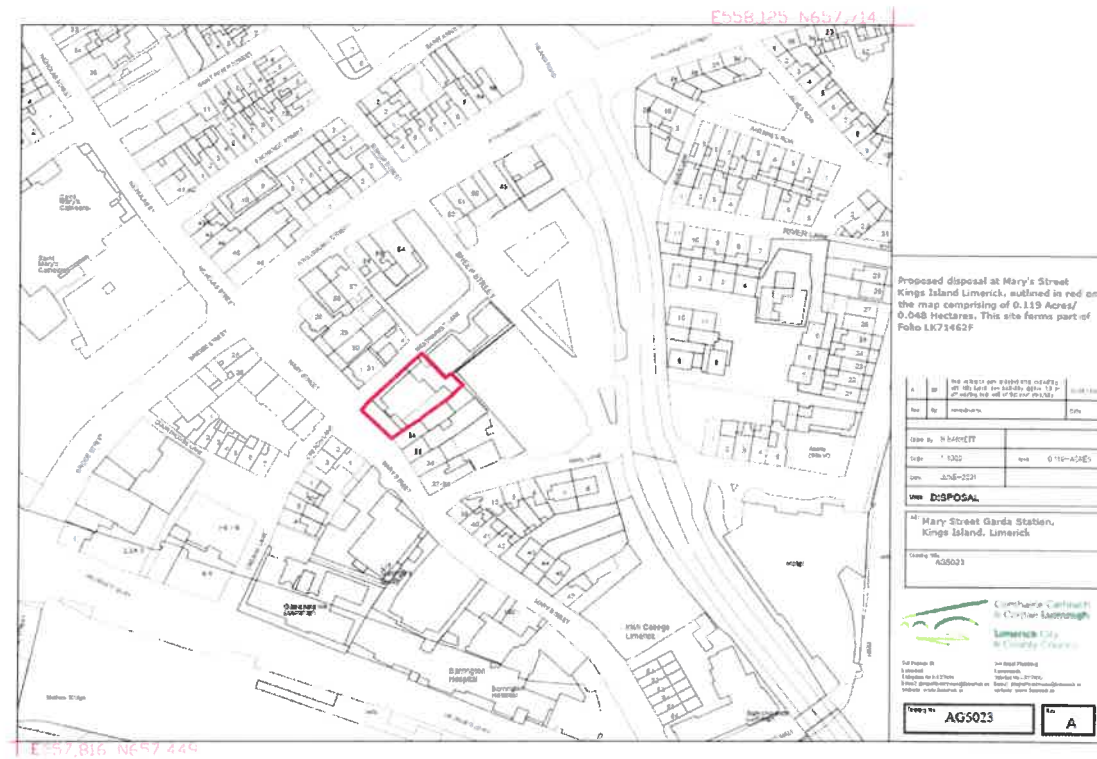
The proposal before the Members is to note the proposed disposal of the property to Newenham Street Group Limited in the sum of €100,000.



Jayne Leahy,
Head of Property & Community Facilities,
Community, Tourism & Culture Directorate,
Limerick City & County Council.

Appendix

Location Map – Property marked in red



Photos of Property



