

Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

1st December, 2022

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

**Proposed Exchange of Lands at Curragower, Clancy Strand and Reidy Park, Clancy Strand,
Limerick**

A Chomhairleoir, a chara,

1. Introduction

It is intended that the following proposed disposal of land at Clancy Strand, Limerick (map and photos attached in this report, Appendix 1) to John and Monica Martin will be included on the Agenda for the January Full Council Meeting:

- Disposal of .0133 hectares (0.033 acres) site at Reidy Park, Clancy Strand, Limerick- vendor Limerick City and County Council.

2. Description and Location of Property

Disposal of .0133 hectares (0.033 acres) site at Reidy Park, Clancy Strand, Limerick.

The property comprises a portion of roadbed extending to an area of approximately 0.0133 hectares (0.033 acres). The plot is regular in shape, is level and currently finished with tarmac, parts of which are hatched, double lined or lined to facilitate disc parking.

3. Key Elements of Proposal

Details of Land Subject to the Exchange

There are a number of elements to this proposal as outlined below:

Acquisition of 0.0081 hectares (0.02 acres) plot at Curragower, Clancy Strand, Limerick (Folio LK 69107f).

The property comprises of an undeveloped plot of land extending to an area of approximately 0.0081 hectares (0.02 acres). The plot is regular in shape, with level topography and is generally overgrown with vegetation, trees and bushes (Appendix 2).

On foot of a Financial and Risk Analysis Report compiled in collaboration with the Housing Agency, the Council is recommending the acquisition of this land as per the terms outlined below.

The land in question is located adjacent to a folio owned by the Council and which is identified for the delivery of affordable housing. Acquiring this folio has a holistic financial gain for the Council in the delivery of this project, allowing for an additional five car parking spaces to be established while at the same time making for a much safer and regular building site and process.

Acquiring the folio also eliminates/mitigates a number of extreme health and safety risks outlined in the cost benefit and risk analysis report:

- Under Health and Safety Regulations, Limerick City and County Council and the Housing Agency as Designer and Project Supervisor and Design Process (PSDP) on the project, are obliged to eliminate Health and Safety risks where possible.
- In this case, it is possible to eliminate the risks as described under the attached report, and as such, it is also the strong recommendation of the Housing Agency to proceed with the land swap and compensation offer. See Appendix 3, H & S Folio Issue, PSDP Comment.

Disposal of Land

Disposal of land at the northern hammerhead of the cul-de-sac in Reidy Park. Land swap negotiated with the owners of Folio LK 69107F. A new fence and gate with a clearway yellow box in front of gate to mark new boundary for John and Monica Martin. The intention is for the two existing car parking spaces being removed at this location to be re-established in the new residential scheme proposed.

Contracts Terms and Conditions

- Acquisition of 0.0081 hectares (0.02 acres) plot at Curragower, Clancy Strand, Limerick from John and Monica Martin in the sum of €20,000.

- Disposal of .0133 hectares (0.033 acres) site at Reidy Park, Clancy Strand, Limerick.
- Erect boundary fence, gate and road markings at new boundary to land we are disposing of to the Martins’.
- Payment of reasonable legal fees of the Martins regarding the acquisition and disposal.

4. **Executive Recommendation to Council.**

The proposal before the Members is to note the proposed disposal of the property to John and Monica Martin as per the conditions outlined above.

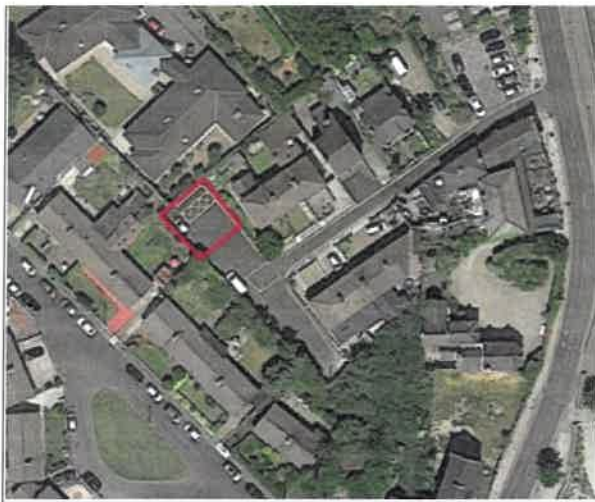


**Jayne Leahy,
Head of Property & Community Facilities,
Community, Tourism & Culture Directorate,
Limerick City & County Council.**

Appendix 1

ADDRESS

0.0133 hectare (0.033 acre) site at Reidy Park, Clancy Strand, Limerick



Aerial Photograph



Site Map



Photograph 1

Appendix 2

Location Map – Land Marked in Red

ADDRESS

0.0081 hectare (0.02 acre) plot at Curragower, Clancy Strand, Limerick



Photograph



Site Map

Appendix 3

An Ghníomhaireacht Tithlocha
The Housing Agency



23rd November 2022

Mick Forde-Bradley

Senior Executive Architect

Limerick City and County Council

mick.bradley@limerick.ie

**Re: Apartments at Curragower Corner, Clancy's Strand, Limerick City, County Limerick
Folio Swap Design Risk Assessment – PSDP Response**

Ref: 14-20-HA-EXT-CO-PS-001

Dear Mick

We refer to the Designers' Risk Assessment exercise carried out in relation to the current and proposed, enlarged site extents for the development site at Curragower Corner, Limerick.

We understand that there is currently a perceived right of way along the access road off Reidy Park to a site towards the rear of the proposed developed. The site area in question is not currently within the ownership of Limerick City & County Council.

The design risk assessment demonstrates that acquiring the folio indicated would reduce the risks associated with ad hoc access to the works site by members of the public from the adjacent site, and constraints to the site access and works area available to a contractor. We consider these items critical to managing safety during the construction phase of the project. Acquiring the folio would also result to a better long-term solution for the development in terms of safe access to parking, vehicular turning and passive surveillance.

Under the Safety, Health and Welfare regulations, LCCC and the Housing Agency as designer and PSDP on this project, are obliged to eliminate or mitigate Health and Safety Risks where possible. In this case, it is possible to mitigate the risks as described effectively by acquiring the folio. Accordingly, we support the recommendation to proceed with the land swap.

Yours sincerely

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Fiona Fleming

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cc. Aislinn Nic Domhnaill, Senior Architect, The Housing Agency