



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

7th March, 2023

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 May Full Council Meeting:

Disposal of derelict property, Former Garda Station, Mary Street, Limerick, to Newenham Street Group Ltd., 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. Avison Young commenced their marketing campaign on 1st October, 2022. A signboard was placed on the road frontage of the property to attract passers-by. Advertisements were placed in the Limerick Leader as well as on property websites Daft.ie and MyHome.ie. A final date for receipt of submissions was set for 11th November, 2022.

The property recorded over 2,610 views culminating in approximately 13 direct enquiries to their office from interested parties. Over the course of the marketing campaign, three parties submitted expression of interest forms by the specified date. The completed forms were subsequently accessed by the Evaluation Committee on 23rd January, 2023. The financial offers received ranged in value from €25,000 to €100,000.

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

- Ms. Jayne Leahy, Head of Property and Community Facilities, Limerick City and County Council.
- Mr. Seamus Hanrahan, Senior Architect, Place-Making & Public Realm, Limerick City and County Council.
- Ms. Cliona Corry, Senior Executive Architect, Limerick Regeneration, Limerick City and County Council.
- Mr. PJ Power, Managing Director, Power Property

5. Key Elements of Proposal

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

The proposed plan, as outlined in the Expression of Interest document as submitted by the Newenham Group for the building, is to refurbish the building into grade A office space. Their estimated budget is €1 million. The development will create a signature building enhancing the streetscape of Mary Street.

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 24 months to get the building fully developed and ready for occupation.

Previous Experience with Similar Properties & Other Relevant Information

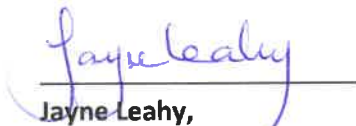
Newenham Street Group Ltd. is the parent company of Shinline Ltd. who has a proven track record in conducting deep refurbishment and repurposing of Protected Structures.

Shineline Ltd. has recently completed projects in Limerick City at 6 & 7 Newenham Street, 7 Lower Mallow Street and 5 Cecil Street.

The building will be redeveloped to current building regulations, planning, conservation and fire certification standards. The exterior of the building will be fully restored including brick repointing and a new roof with conservation approved roof slates. The building will have wheelchair access with internal lifts provided dependent on requirements. A set-down area would be provided at the front of the building with bin storage located in the rear yard. Car parking is available in the multi-storey car park at the rear.

6. Executive Recommendation to Council.

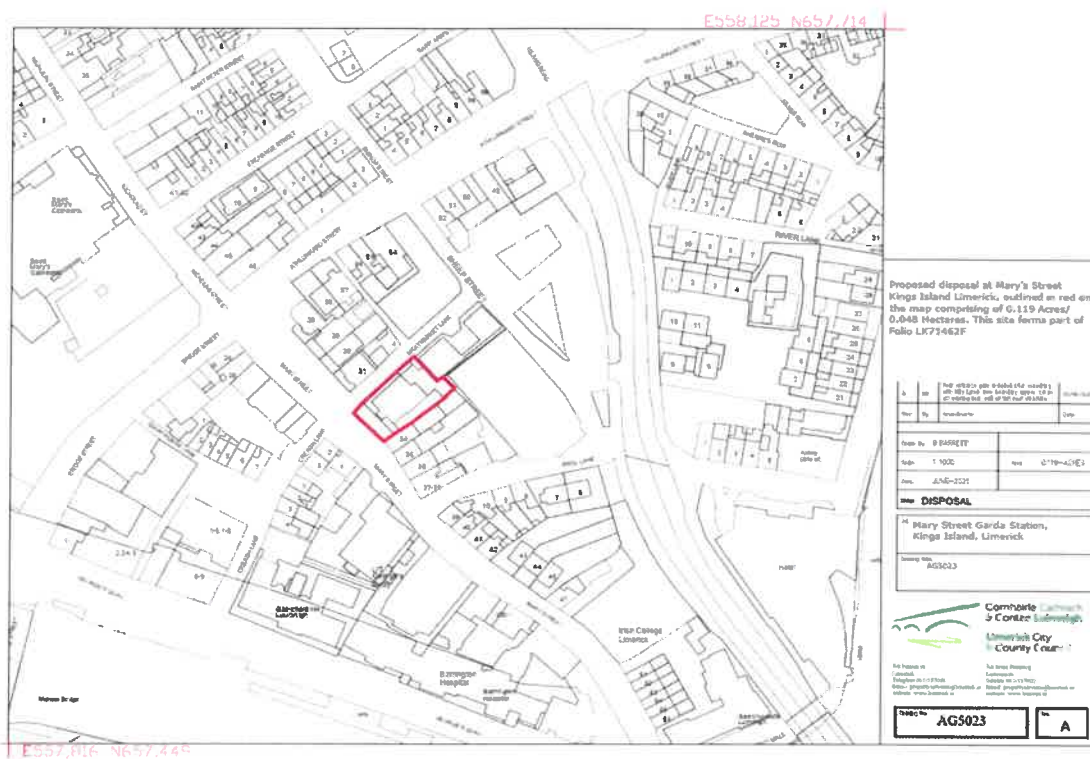
The proposal before the Members is to note the proposed disposal of the property to Newenham Street Group Ltd. in the sum of €100,000.



**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



