



Comhairle Cathrach
& Contae Luimnígh

Limerick City
& County Council

Stiúrthóireacht Forbartha Eacnamaóchta,
Comhairle Cathrach & Contae Luimnígh,
Cé na gCeannaithe,
Luimneach.

Economic Development,
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REPLY TO NOTICE OF MOTION

**Meeting of Limerick City and County Council – March Full Council Meeting to be held on
Monday 27th March 2023**

Notice of Motion submitted by Councillor L. Galvin

I will move at the next Meeting that, in view of the 50% vacant commercial rate demand, this Council (a) facilitates that in situations where property owners have converted a property from commercial to residential without planning, that they will be permitted to do the reverse {i.e. convert from residential to commercial without planning} should there be demand for commercial properties in the future; and (b) in situations where commercial property owners convert their vacant commercial properties to residential units, either a grant be made available or tax relief be applied to defray a portion of the costs involved in the conversion of the property by the Department of Housing.

Response:

- (a) Exemptions that exist in relation to change of use of a premises from commercial to residential use is set out in the Planning and Development Regulation 2001 (as amended) and enacted by the Minister of Housing, Local Government and Heritage, accordingly, the Local Authority has no powers in relation to amending this legalisation.
- (b) The Local Authority operate a number of schemes to support property owners to redevelopment existing properties, any new scheme proposed, would require support from the Department, to enable the Local Authority to implement.

Maria Woods

Maria Woods,
Senior Planner
23rd March 2023



MEETING OF THE COUNCIL TO BE HELD ON 27/03/2023

Notice of Motion submitted by Councillor S. Keary

I will move at the next Meeting that as a result of this Authority deciding to change its mind on the intended use of the former Bank of Ireland building which it recently purchased at Askeaton, Co. Limerick, from Community/Commercial use to Residential use to facilitate approximately 22 no. Ukrainian Citizens at this location - I am satisfied that this building will be refurbished and used as temporary residential accommodation for a period of two years as stated by a member of the Council Executive. But, I am requesting that the process to prepare a feasibility study to establish its future community use and the preparation of a Part 8 Planning Application for a change of use to its intended use would commence immediately and be shovel-ready for inclusion for grant applications under Town and Village Renewal Programmes and other sources of funding. I also request that the study include the Bank of Ireland building in Abbeyfeale.

REPLY:

The Council will progress with the procurement of consultants to undertake a feasibility study for the Askeaton Bank Building as soon as possible.

The Council has already gone out to tender for consultants to undertake the feasibility study for the Abbeyfeale Bank Building and the tender assessment will be undertaken in the coming weeks with the view to consultants being appointed in April / May 2023.



Seamus O'Connor
Chief Officer LCDC
Urban and Rural Community Development
22nd March 2023

Full Meeting of Limerick City and County Council to be held on Monday, 27th March 2023.

Notice of Motion submitted by the Municipal District of Adare-Rathkeale -
Councillors B. Collins (Proposer), J. O'Donoghue, K. Sheahan, S. Keary, A. Teskey

We will move at the next Meeting that the tenants of Approved Housing Bodies be given the same rights as local authority housing tenants in the option of purchasing their rented home, should they wish to do so.

REPLY:

If an AHB is in receipt of funding under a scheme (e.g., CALF or CAS), they must comply with the terms and conditions of that scheme. Under such schemes, the AHB is legally required to make the property available for social renting for the duration of the mortgage or leasing agreement (e.g., 25 years).

Section 45 of the Housing (Miscellaneous Provisions) Act 2009 does provide for the sale by local authorities and AHBs of designated new houses to eligible households and the associated Housing (Incremental Purchase) Regulations 2010 (S.I. 252 of 2010).

In addition, if a property is owned outright by an AHB and it is not subject to public funding, the AHB may choose to sell that property, once this is allowed for in their constitution.

However, it is our understanding that any sales would have to be initiated by the AHB in question. There is no direction from the Department of Housing, Local Government and Heritage to compel the AHB sector to initiate the sale of new houses.

Should this notice of motion be passed we would recommend that we write to the Minister to consider same, and a copy of this notice of motion is forwarded to the Housing Commission.



Caroline Curley

Director of Service, Housing

23rd March 2023