



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

1st September 2023

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

Proposed Disposal of Site at Speaker's Corner



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 November Full Council Meeting:

Disposal of Site at Speaker's Corner in the sum of €300,000.

2. Description and Location of Property

The site at Lower Carey's Road is a gap infill site measuring approximately 0.14 hectares. The site is known as Speaker's Corner and was previously occupied by residential development, now demolished.

The lands are located at an inner city 'edge of centre' location, which includes a mixture of medium and high-density residential development together with mixed use commercial activities.

A small open space area which includes recently constructed car parking is located on the opposite side of the Carey's Road Lower. The People's Park lies approx. 50m to the north-west of the site and is a high-quality city centre open space amenity for the area. The area has good bus connections, and the site is located directly adjacent to Colbert bus and train station.

3. Expression of Interest Process

The Council continues to roll out its housing construction programme with significant housing targets for both social and affordable housing under the government policy 'Housing for All'.

It is a policy of the Council to ensure that all new housing developments are stable and contribute to the creation of sustainable communities.

It is also the policy of the Council to ensure that, as far as possible, all new developments over 25 units are mixed tenure (mixed-income) so as to reduce the likelihood of social segregation. This policy, now adopted in the Limerick Development Plan 2022-2028 sets a target requirement for 50% affordable housing (cost-rental and/or affordable), 30% social-rental housing (as a cap) and 20% private housing (including private rightsizing).

The Housing Development Directorate (now Housing Directorate) of Limerick City and County Council issued an Expression of Interest to the AHB sector on e-tenders on the 4th November 2020 for the activation of three Council owned land-banks for mixed-tenure via a proposed land disposal contract at:

1. New Road, Thomondgate, Limerick city
2. Speakers Corner, Carey's Road, Limerick city
3. Coonagh (Ballygrennan) lands, Limerick city

The above sites were chosen as they suited a diversification of tenure such as affordable and private rightsizing, given the concentration of social-rental in the immediate and wider neighbourhood.

The Expression of Interest deadline was extended to 4pm on the 18th December 2020. An Evaluation Panel was convened on the 11th January 2021 and each submission was assessed. Following evaluation of submissions for the three sites, submissions were ranked in accordance with their total score under the assessment criteria that was included in the original Expression of Interest briefing document. The evaluation clearly showed a more advantageous submission from which the Evaluation Panel was able to base their recommendation. The winning consortium was Cluid Housing and Whitebox Limited or its nominee Tinwatt Holdings Limited.

4. Planning

On the 21st November 2022, a CE report was noted by the Elected Members of the Metropolitan District under the Part 8 Procedure pursuant to Section 179 3(a) of the Planning and Development Act 2000 (as amended), and Part 8 of the Planning and Development Regulations, 2001 (as amended).

The proposed development at the Speaker's Corner site involves the construction of a 5-storey apartment building consisting of a total of 36 no. apartments comprising 11 no. 1-Bed and 25 No. 2-Bed apartments, ESB substation, switch room, bin store, bicycle store, landscaped communal private garden area, external water tank & heat pump units, underground attenuation, connections to existing drainage & water supply network along with all associated site works at Speaker's Corner.

It is anticipated to start on site in Q1 2024.

5. Executive Recommendation to Council.

The proposal before the Members is to note the proposed disposal of the site at Speaker's Corner to Cluid Housing and Whitebox Limited or its nominee Tinwatt Holdings Limited in the sum of €300,000.



Caroline Curley,
Director of Service,
Housing Directorate,
Limerick City & County Council.

APPENDIX 1: AREA PROPOSED FOR DISPOSAL (0.14 hectares)

