



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

26<sup>th</sup> September 2023

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

**Proposed Disposal of Site at Ballygrennan**



## **1. Introduction**

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

Disposal of Site at Ballygrennan in the sum of €1,500,000 (One Million Five Hundred Thousand Euro).

## **2. Description and Location of Property**

The subject site is located approximately 4.2km northwest of Limerick city centre adjoining the northern boundary of Ballygrennan. The surrounding area is predominantly residential in terms of land use, with residential developments that include Thomond Student Village and Delmege Park, Ballygrennan, Limerick which forms part of the Moyross residential estate.

The subject site comprises an irregular shaped greenfield site which extend to approximately 4.86 hectares (12.02 acres) which is zoned "agriculture" and a site comprising 7.29 hectares (18.01 acres) which is zoned "mixed use" under the Limerick Development Plan 2022 – 2028.

The total site area comprises 12.15 hectares (30.03 acres).

## **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.

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 housing and 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**

A planning application is due to be submitted to Limerick City and County Council in November 2023 by the winning consortium.

The proposed scheme will comprise the following:

- A 90 bed nursing home over three storeys.
- Residential of 73 no. Houses and 42 No. 1-2 bed apartments including a ground floor retail consisting of a pharmacy, food shop and coffee shop.
- A medical campus, the building will be constructed in 2 phases. The Phase 1 building will be a circa 3,400m<sup>2</sup> single storey building containing reception area, clinic space, theatres and consultation space. The Phase 2 building will be circa 9,000m<sup>2</sup> over four floors with space to accommodate diagnostics, clinics and consultation suites.
- Plant space will be included on the roof of both phases. The site works will include all proposed boundary treatments, landscaping, car parking, drainage connections and all associated site development works as part of the development.

If there is a successful grant of planning with no appeal, it is anticipated to start on site in 2024.

This development proposal coupled with the new Coonagh Knockalisheen Road due for completion will be transformational for not only Moyross and its residents but also for the city. It will also provide an economic stimulus, job creation as well as much needed homes

#### **5. Executive Recommendation to Council.**

The proposal before the Members is to note the proposed disposal of the site at Ballygrennan to Cluid Housing and Whitebox Limited or its nominee Tinwatt Holdings Limited in the sum of €1,500,000.



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

