



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

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

**Proposed Disposal of 13.89 acres (5.62 ha.) at
Rosbrien, Limerick**



3rd October, 2023

Proposed Disposal of 13.89 acres (5.62 ha.) at Rosbrien, Limerick

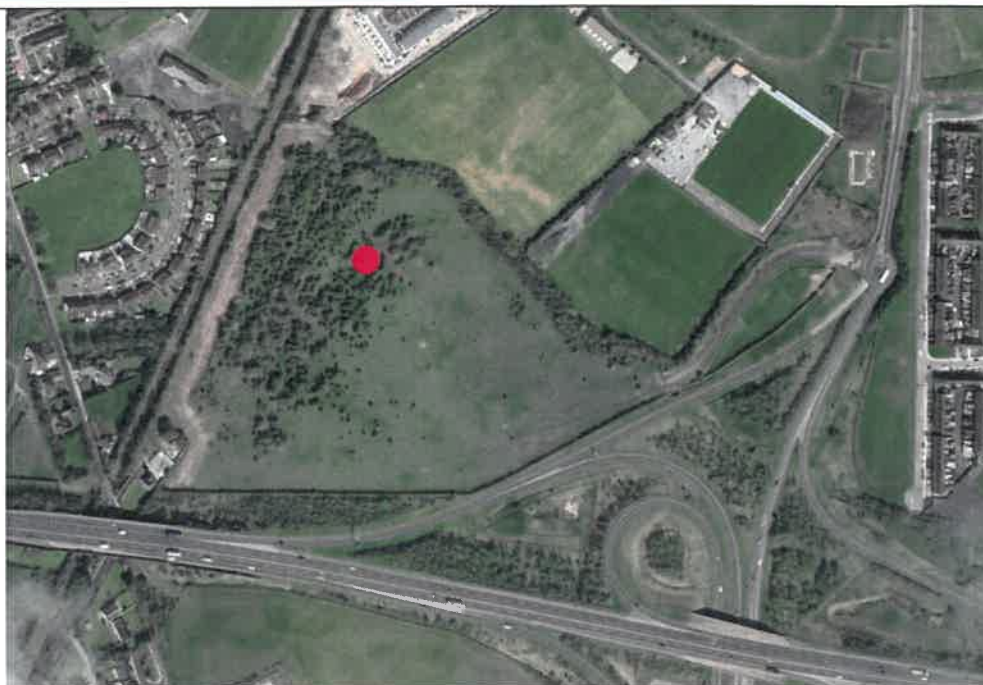
1. Introduction, History of Property & Key Elements of Financial Proposal

Introduction	<p>It is intended that the following proposed disposal of land, contract map and photos attached in this report, will be included on the Agenda for the November Full Council Meeting;-</p> <p>Disposal of 13.89 acres (5.62 ha.) of land at Rosbrien, Limerick to Munster Rugby.</p>
History of Property	<p>The land in question formed part of a larger acquisition by the Council in 2017. The Council purchased 24.38 acres (9.86 ha) at this location.</p> <p>The consideration was €700,000 and was fully funded by the Department of Housing, Local Government & Heritage. The acquisition was to contribute to achieving the overall objectives of the Limerick Framework Implementation Plan for strategic access, increase connectivity to the wider regeneration area and promotion of tenure diversity.</p> <p>Disposal of 5.78 acres (2.33 ha.) of the remaining site is pending sale to the Health Service Executive (HSE) who have been successful in receiving planning permission for an ambulance base and helipad.</p>
Plans for Site	<p>Munster Rugby propose to locate a Centre of Excellence at the Rosbrien site, which will include:</p> <ul style="list-style-type: none">• All-weather artificial pitch• Grass pitch• Dressing rooms• Gym• Meeting rooms• Offices <p>The facility will be for under-age squads, local clubs and communities. Munster Rugby's usage of the facility will be for approximately 30 hours a week which will leave significant scope for other parties to use the facilities.</p>
Key Elements of Financial Proposal	<p>The disposal of the land to the Munster Rugby will be subject to the covenants and conditions of the contract and will include the following terms;</p> <ol style="list-style-type: none">i. The agreed purchase price is €44,000 per acre.ii. Connection to services will be at the cost of the purchaser.

Proposed Disposal of 13.89 acres (5.62 ha.) at Rosbrien, Limerick

2. General Location Map & Property Location Map

**General
Location Map**



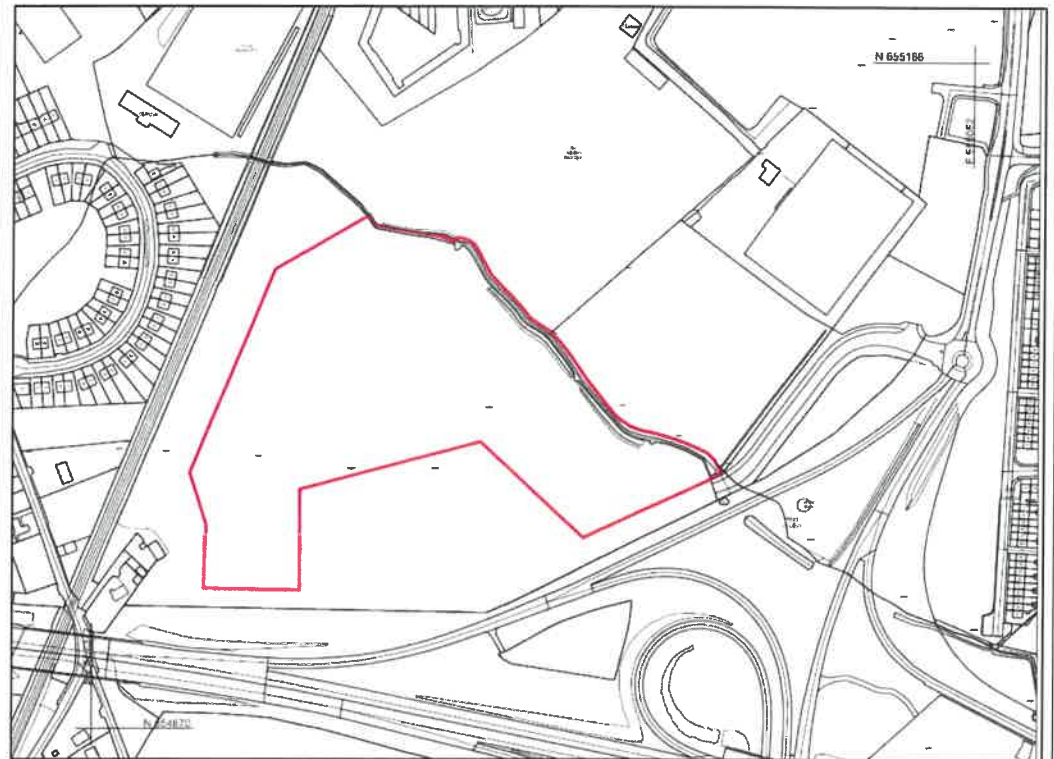
General Location Map

Source: www.myplan.ie

Proposed Disposal of 13.89 acres (5.62 ha.) at Rosbrien, Limerick

3. General Location Map & Property Location Map

Site Layout Plan




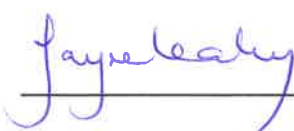
Site Location Map

Source: Limerick City & County Council
Area of Land Transfer outlined in Red

Proposed Disposal of 13.89 acres (5.62 ha.) at Rosbrien, Limerick

4. Description, Accommodation, Zoning & Executive Recommendation to Council

Description	The subject lands comprise a greenfield site that extends to approximately 13.89 acres (5.62 ha.)						
Accommodation	<table><tr><th>Property</th><th>Acres</th><th>Hectares</th></tr><tr><td>Lands at Rosbrien, Limerick</td><td>13.89</td><td>5.62</td></tr></table>	Property	Acres	Hectares	Lands at Rosbrien, Limerick	13.89	5.62
Property	Acres	Hectares					
Lands at Rosbrien, Limerick	13.89	5.62					
Zoning	<p>The subject property is zoned ‘Enterprise and Employment’ under Limerick Development Plan 2022-2028.</p>  <p>Limerick Development Plan 2022-2028. Source: Limerick City & County Council</p>						
Executive Recommendation to Council	The Proposal before the Metropolitan Members is to note that the proposed disposal of the property to Munster Rugby for the sum of €44,000 per acre.						



Jayne Leahy,
Head of Property Management,
Rural, Community & Culture Development Directorate,
Limerick City and County Council.