

Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

6th October, 2023

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

Proposed Disposal of Toll Cottages, Verdant Place, Limerick.



1. Introduction

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

Disposal of derelict properties, Toll Cottages (No.'s 1- 4) Verdant Place, Limerick to Aengus & Rioghna D'Arcy , proprietor's of JJ Bowles, Public House in Thomondgate, in the sum of €120,000.

2. Description and Location of Properties

The properties, former Toll Cottages, comprise a terrace of 4 residential properties located at Verdant Place, off Castle Street Limerick overlooking Thomond Bridge in the heart of medieval Limerick close to King Johns' Castle, St. Munchin's Church and adjoining the Toll House (1840 -1845).

Properties No.'s 1-3 comprise single storey buildings, while No. 4 is a two-storey building.

The properties have approximately 22 metres of frontage to Verdant Place overlooking the River Shannon and Thomond Bridge.

The total combined floor area of the buildings is approximately 106 sq. m on a rectangular shaped site of approximately 0.037 hectares. The properties are in poor condition requiring complete refurbishment and upgrading. The properties are located in a mixed commercial and residential location convenient to the City Centre, St. Johns' Castle, St. Munchin's Church and The Absolute Hotel.

The buildings are zoned 'Existing Residential' in the Limerick Development Plan 2022 -2028.

3. History of the Properties

The properties and surrounding land have been vacant and in a derelict condition for a number of years. Statutory notices were served in accordance with the Derelict Sites Act, 1990. The properties were entered in the Derelict Sites Register in September 2020. Limerick City & County Council subsequently acquired the properties compulsorily.

4. Marketing of Property

The sale of these properties was undertaken by way of an Expression of Interest. The Expression of Interest for the Toll Cottages was advertised on 1st October, 2022.

The marketing campaign included the following:

- A 'For Sale' sign was erected on the road frontage of the properties to attract passers-by.
- The property was advertised in the Limerick Leader as well as on property websites Daft.ie and Myhome.ie

Through on-line marketing analysis, the property recorded over 3,396 views and culminated with approximately 26 direct enquiries from interested parties.

Expressions of Interest Received

Over the course of the marketing campaign, eight parties submitted Expression of Interest forms by the specified date which have been summarised in the table below:

Applicant	Price Offered	Funding Type	Summary of Proposal
Aengus & Rioghna D'Arcy	€120,000	Cash Buyer	Riverside Café/Bar
Applicant 2	€120,000	Cash Buyer	Refurbish to Residential
Applicant 3	€130,000	Cash Buyer	Refurbish to Residential
Applicant 4	€100,000	Loan/Members Funds	Office/Residential/Landscaping
Applicant 5	€120,000	Cash Buyer	Refurbish to Tourist Type Premises/Showcase artifacts
Applicant 6	€150,000	Cash Buyer	Refurbish to Residential
Applicant 7	Nil	Looking for Lease	Civic Space
Applicant 8	€110,000	Cash Buyer	Refurbish to Residential

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

- Ms. Jayne Leahy, Head of Property Management, Limerick City and County Council.
- Mr. PJ Power, Power Property, Valuer's, Limerick.
- Ms. Cliona Corry, Senior Executive Architect, Limerick Regeneration, Limerick City and County Council.
- Mr. Seamus Hanrahan, Senior Architect, Place Making and Public Realm Department, Limerick City and County Council.

The Expressions of Interest were assessed on 23rd January, 2023.

5. Key Elements of Proposal

The recommendation of the Evaluation Committee was to accept the offer made by Aengus & Rioghna D'Arcy for the properties subject to the standard approval procedures.

The proposed plan, as outlined in the Expression of Interest document as submitted by Aengus & Rioghna D'Arcy for the properties, is to restore the existing houses and create a riverside café/bar. An outdoor terrace will be provided with views of the River Shannon, while indoor dining will be provided in a warm, cosy environment.

As the preferred option for a riverside café/bar is not a use *generally permitted or open for consideration* within the zoning matrix, a Material Contravention of the Limerick Development Plan would be required.

Proposed Development Plans

It is proposed to keep the current buildings, maintaining the existing character, including the overall footprint and roof structure. Development would be in keeping with existing buildings and reflective of the fact that the property lies in a conservation area (AVA).

Construction will involve traditional building skills, sympathetic to the local architectural character, including lime plastering, traditional slates and suitable landscaping. Reclaimed and salvaged materials will be used where appropriate.

Environment

It is envisaged that energy requirements will be fulfilled by means of renewable energy, where possible, including heat pump and heat recovery systems. In addition, the ambition would be a zero-carbon business plastic-free and eliminate single-use items. Local and regional suppliers of food and drink will be to the fore, Showcasing the fabulous products available locally.

Employment

In JJ Bowles, there is a history of employing from the surrounding area, it is proposed to continue employing locally, where possible, if they are successful in this Expression of Interest Application.

Contract

The offer is subject to contract, survey and satisfactory title. The proposed purchaser is a cash buyer and he has confirmed that sufficient funds are in place.

As the property is derelict, the proposed purchaser is furnished with copies of the derelict site notices affecting the property. The purchaser is acquiring the property with full knowledge of the derelict site notices and covenants to complete the appropriate works so that the property is delisted from the Derelict Sites Register. This covenant shall survive the closing of the sale herein and shall be incorporated in the Deed of Transfer from the vendor to the purchaser.

6. Executive Recommendation to Council.

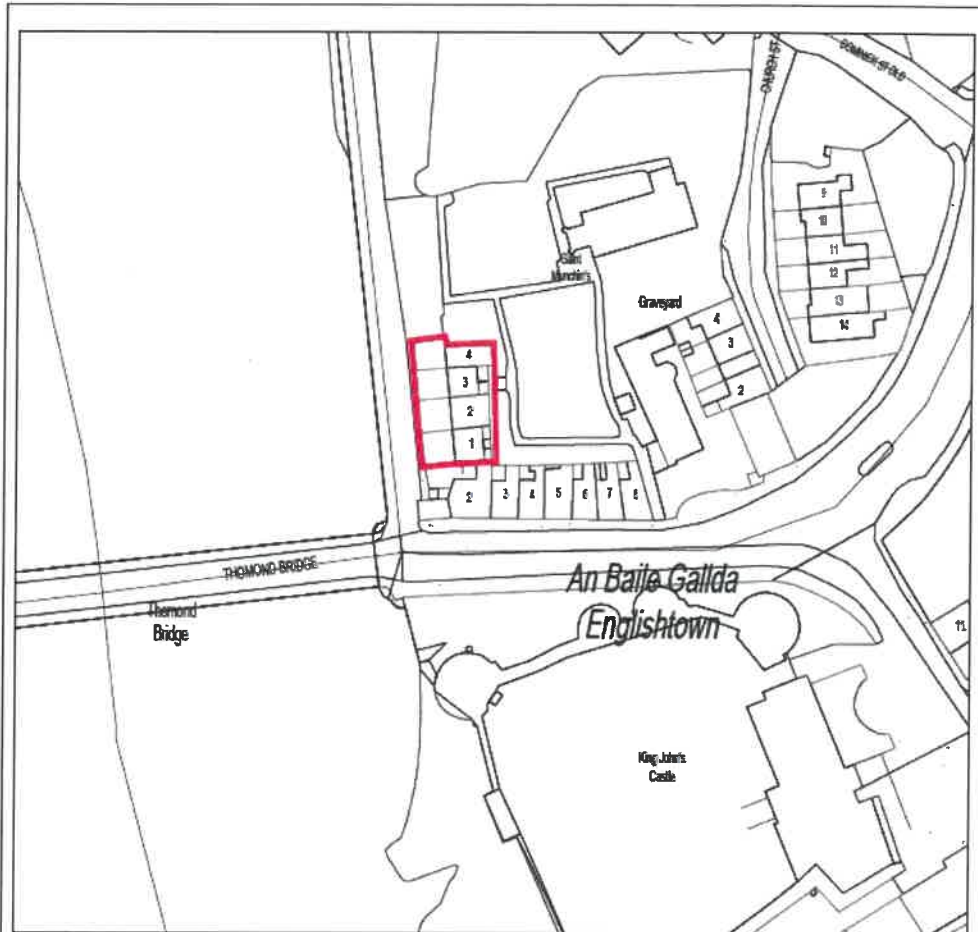
The proposal before the Members is to note the proposed disposal of the properties to Aengus & Rioghna D'Arcy in the sum of €120,000.



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

Appendix

Location Map – Property marked in red



Proposed Sites for Disposal shown in Red above, approximately area = 0.059 Acres/0.036 Hectares



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L:\FN_Property_01 (Property Services)\Property Drawings\I MIS DRAWINGS\MIS709 Proposed Disposal of 1 to 4 Verdant Place - Toll Cottages.dwg

<p>COPYRIGHT The design and details shown on this drawing are applicable to their project only and may not be reproduced in whole or in part for the use of any other project or purpose without the written permission of Limerick City and County Council with whom copyright resides.</p> <p>DO NOT SCALE From this drawing. Use figured dimensions. Contractions to checked dimensions are not prior to construction of work. Any discrepancies are to be referred to the ARCHITECT.</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REV.</th> <th>BY</th> <th>CH.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	REV.	BY	CH.	DESCRIPTION																			<p>PROJECT: No 1, 2, 3, and 4 Verdant Place</p> <p>STAGE: -</p> <p>DRAWING TITLE: Proposed Disposal of Toll Cottages</p>	
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<p>Limerick City and County Council Property & Community Facilities Barrow House, Michael St, Limerick</p> <p>DATE: 18/09/2022</p> <p>SCALE: 1:1000</p> <p>DRAWN: BB</p> <p>CHECKED:</p> <p>FILE REF:-</p> <p>AD TYPE:-</p>	<p>DRAWING NO: MIS709</p> <p>SHEET SIZE: A4</p> <p>REVISION: 0</p>																											

Satellite Image



Photos of Property

View over Thomond Bridge



Subject Property



Internal Layout

