

Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

24<sup>th</sup> November 2023

To : The Cathaoirleach and each Member of the Metropolitan District

**Proposed Disposal of Site at Mungret**



## **1. Introduction**

It is intended that the following proposed disposal of a site to Clúid Housing, by way of a section 183, will be included on the Agenda for the January Full Council Meeting in 2024.

The proposal is to note:

- The proposed disposal, by way of a section 183 process, of 1.0529 ha of land to Clúid Housing in the sum of €1,050,000.
- The proposed disposal, which does not require a section 183 process, of 6.2468 ha of land to the LDA.

Please refer to Appendix 1 for outline of area for disposal to Cluid.

## **2. Description and Location of the site intended for a Section 183 disposal**

The site at Mungret is a greenfield site measuring approximately 7.2997 hectares/18.0380 acres.

The land is located beside Mungret College and is zoned a mixture of 'Local Centre' and 'New Residential' under the adopted Limerick Development Plan 2022-2028.

The land is owned by Limerick City and County Council and forms a larger council owned landbank of approximately 71 hectares/177 acres.

The disposal of the site at Mungret to Clúid Housing is in the sum of €1,050,000.

## **3. Planning Context**

In February 2021, the Council prepared a Part 8 planning application for its landbank at Mungret to deliver a mixed-use, mixed-tenure residential scheme consisting of:

- 253 no. residential units;
- A crèche facility with capacity to accommodate 70 no. children;
- A community facility with ancillary café of 35sqm net floor area;
- 2 no. local retail and retail service units, of 80sqm net floor area situated fronting the public square
- Public toilet;
- Landscaping works including (a) provision of playground and kick about areas; (b) new pedestrian and cycle connections; and (c) public square;

- Associated site and infrastructural works including provision for (a) water services, foul and surface water drainage and associated connections and (b) attenuation proposals including permeable paving and swales; (c) 4 no. ESB substations; (d) external plant and services; (e) car and bicycle parking; and all associated site development works.

In August 2021, the Part 8 planning application was approved at an adjourned meeting of the Metropolitan District with the following amendments:

- That 50 no. houses and apartments are affordable units intended for private sale / rental under the criteria of the LIHAF Scheme and an additional 25 units be considered for affordable housing dependent on the availability of State funding for affordable housing provision.
- To amend the site layout plan to omit one 4 bed unit (1 unit total) on lands opposite units 52- 55 Mungret Woods and increase the level of open space at this location from approx. 325m<sup>2</sup> to 450m<sup>2</sup> (40% increase).
- That the Council and Limerick 2030 in its procurement strategy for the Mungret lands consider socially responsible procurement to include social clauses to enhance the prospects of local employment and training during the physical construction process

Following the adoption of the Part 8 in August 2021, there was a Judicial Review challenge. The case was settled in March 2023. It is now intended to prepare a new planning application (known as a section 179a process) to remove 2 further dwellings at Mungret Woods to deliver 250 dwellings overall on the Council-owned landbank.

It is intended that the new planning application will commence in Q4 2023 and will conclude by March 2024.

#### **4. Tenure Mix of Proposal**

The previously adopted Part 8 had a tenure mix made up of social rental and disability (22%), affordable purchase under LIHAF (20%) and the remainder intended for private tenure (58%)

The Government-led Affordable Housing Fund is now available since Part 8 decision in 2021 and therefore the majority of the homes in the proposed scheme can now be considered for Private Affordable Purchase which means that properties can be sold at an appropriate discount to first-time buyers.

The tenure mix proposed now as part of the new planning process (section 179a) will endeavour to deliver social rental older persons housing (55 no. apartments), disability (2 no. Community dwellings), private affordable purchase (181 no. mainly 3 and 4 bed dwellings) and the remainder intended for private rightsizing (12 no. apartment units).

## **5.0 Disposal Strategy**

### **5.1 Disposal to Clúid Housing**

The disposal of approximately 1.0529 hectares of land to Clúid Housing will allow for the development of 55 no. Apartments for older persons and 12 no apartments for private rightsizing. This equates to approximately 26% for social-rental housing. In addition, Clúid will deliver and operate the crèche and community rooms at the ground floor of the proposed older persons' and rightsizing blocks. Clúid Housing have experience in delivering this type of mixed use nationally and therefore are best placed to deliver, manage and operate these uses, bringing the outcomes of their experience to date into practice at Mungret much more quickly for the benefit of local residents and the wider neighbourhood.

The disposal of approximately 1.0529 hectares of land to Clúid Housing to deliver 67 apartment units and associated crèche and community room uses with ancillary parking spaces requires a section 183 process to be initiated.

### **5.2 Disposal to the Land Development Agency**

The disposal of the remaining land approximately 6.2468 hectares will be to the Land Development Agency. There are a number of reasons why the involvement of the LDA will benefit delivery of housing:

- Under the LDA Act, Limerick City and County Council can request the LDA to provide services to enable the delivery of housing without the need to procure. Further detail is provided in section 15 of LDA Act.  
(<https://www.irishstatutebook.ie/eli/2021/act/26/section/15/enacted/en/html 2>)
- Funding availability – The LDA have funding and can enable the delivery of housing in a more time and cost-efficient manner.
- Human Resources – the LDA have a dedicated team and Project Manager for Mungret, therefore providing the necessary focus to deliver housing as expediently as possible.
- Programme – site start can be expedited by engaging with the LDA.
- Risk transfer – risk transferred from Council to an agency that is mandated to deliver affordable housing.
- Committed Delivery Partner – The LDA are committed to getting on site as soon as section 179a process concludes.

The Council will lead on the new planning process (section 179a) and the LDA will take on the active delivery of this scheme post-planning. The overall objective is to expedite the supply of housing and combat long-term housing shortage in the city. There are time and cost efficiencies in partnering with the LDA. The LDA intend to develop the Mungret site

over 2/3 phases (approx 60 units per phase) including full delivery of pocket parks, streets and public realm spaces for entire development. Clúid Housing will also be on site delivering 67 apartments and associated uses at the same time as the LDA and therefore there will be an agreement between Clúid and the LDA to ensure programmes, delivery dates and health and safety matters are adequately addressed.

### 5.3 Summary of Disposal Strategy

- Under the LDA Act 2021, a section 183 is not required for the LDA to deliver. LDA to undertake works to deliver 181 affordable purchase homes, 2 community dwellings for disability use and all public realm, landscaping and street network – area outlined below in red.
- A disposal via Section 183 is required for the elderly apartment block (55 units) and rightsizing units (12 units) and associated crèche, community rooms and car parking spaces to Clúid Housing – in orange. It is expected to be considered at the January Full Council Meeting in 2024 with Metropolitan District noting and workshop to take place in early December 2023.



*Figure 1: Extent of Council owned land bank (c.7.2 ha) with proposed disposal of land to LDA to deliver 183 units (181 affordable units and 2 disability units) and associated works outlined in red and proposed disposal of land to Clúid to delivery 67 apartments and associated uses outlined in orange*

The delivery programme is outlined as follows and takes account of the planning phase and on-site delivery phase

<b>1.0 Planning Phase</b>	
Prepare draft planning pack, EIA and AA Screenings	September to November 2023
Public Consultation for 4 weeks –	November/December 2023
Prepare planning report taking into account submission received	December 2023
Housing Section to make recommendation to CE with accompanying Planner's Report	January 2024
CE signs order	January 2024
Notify Members when CE signs Order	January 2024
Chief Executive to give public notice and enable public inspection of plans for a period of 8 weeks –January 2024. During this time place on agenda for noting at Metropolitan District meeting	End January 2024
On expiry of 8 weeks, can proceed with works.	End March 2024
<b>2.0 Delivery Strategy</b>	
Design Team to commence detailed design/statutory approvals (Fire/DAC)	End January 2024
Pre-qual of contractor list commences in parallel with detailed design	February 2024
Tender first phase of units with the option to extend contract to include additional phases of works	June 2024
Tender Assessment	August 2024
Tender Report	September 2024
Appoint Contractor	Q4 2024
Handover of first phase keys	12-14 months by LDA and Clúid

## **7.0** **Recommendation**

The proposal is to note:

- The proposed disposal, by way of a section 183 process, of 1.0529 ha of land to Clúid Housing in the sum of €1,050,000.
- The proposed disposal, which does not require a section 183 process, of 6.2468 ha of land to the LDA.

**Recommended by:**



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**Sarah Newell,  
Senior Executive Officer,  
Housing Directorate,  
Limerick City & County Council.**

**Endorsed by:**

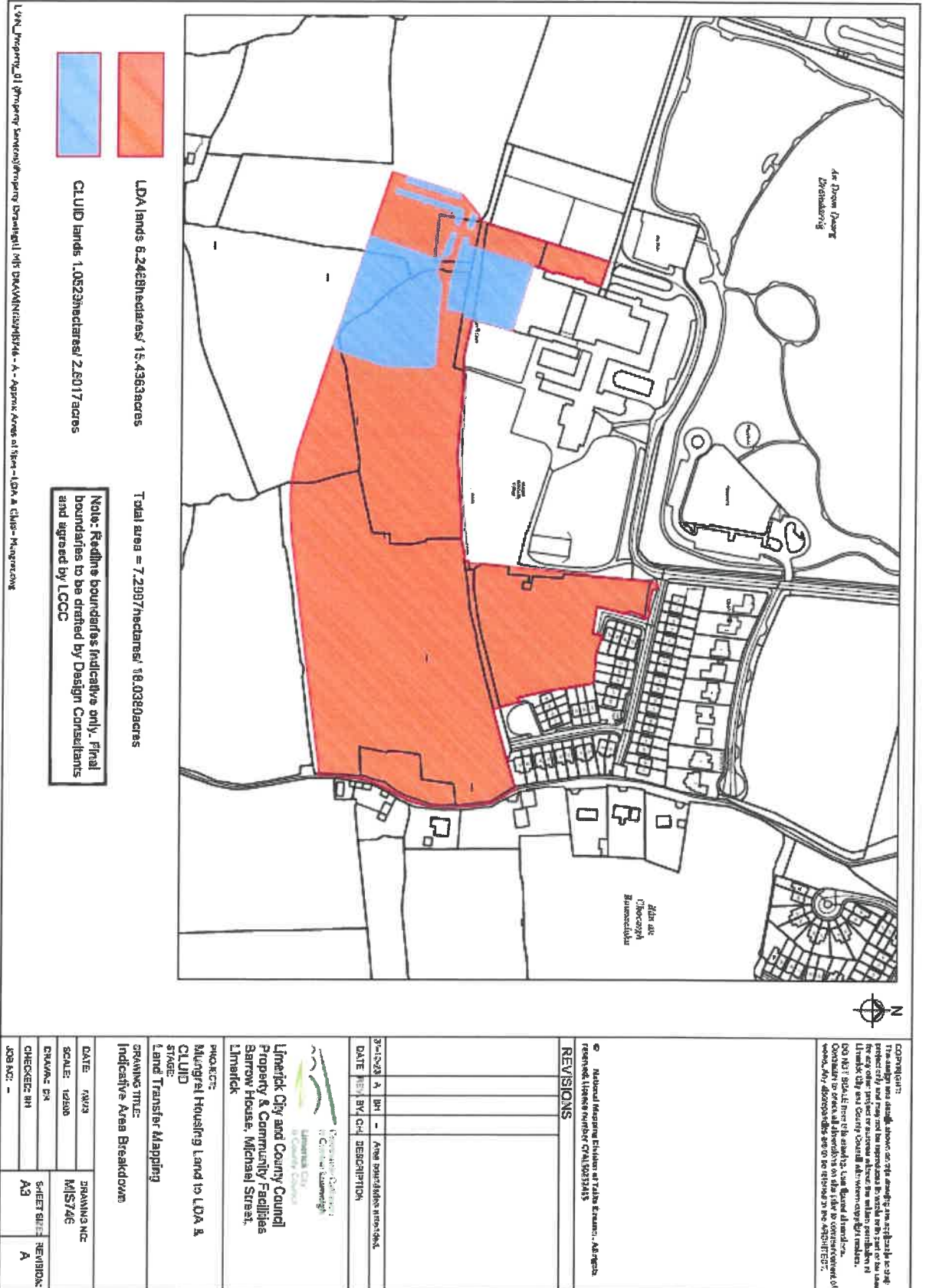


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**Caroline Curley,  
Director of Service,  
Housing Directorate,  
Limerick City & County Council.**



# Appendix 1



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