



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

24<sup>th</sup> November, 2023

**To: The Cathaoirleach and each Member of the Cappamore-Kilmallock District**

**Proposed Disposal of Herbertstown Store Building in the form of a 35 year Lease to the Herbertstown Hub Company Limited by Guarantee.**



### **1. Introduction**

It is intended that the following proposed disposal of the Herbertstown Store Building at Herbertstown, Co. Limerick (photo and map attached in this report) will be included on the Agenda for the January Full Council Meeting.

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

The subject building and forecourt is located at Herbertstown, Co. Limerick. The Herbertstown Store Building is a village center derelict building, which was compulsory acquired under the Derelict Sites Act, 1990. The building and forecourt in their entirety is contained within Folios LK72577F and LK76022F, to be transferred to Herbertstown Hub Company Limited by Guarantee in the form of a 35 year lease.

### **3. History of the Property**

The local community represented by the Herbertstown Hub CLG have submitted a proposal to renovate the building and to restore it to become the vibrant heart of the community. The renovation will renew social and economic well-being while bringing environmental, business and educational opportunities, through a multi purpose Community and Enterprise Centre.

Herbertstown Hub Proposal will offer:-

- Derelict building Renovation
- The Store Community Café
- Permanent hub for the Herbertstown & District Mens Shed
- Community Garden
- Business spaces for services and offices, including remote working

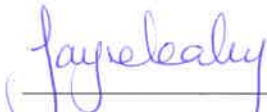
The Herbertstown Hub CLG have set out the following objectives:

- Community Needs Analysis – Survey Report confirms the key elements above
- Design Plans researched and confirmed with appointed Design Led Team (funded by LEADER under Mens Shed application)
- Renovation build works to be in 2 phases due to increasing construction costs since initial project start. Phase 1 due to commence Feb'24, under TVRS 22 funding. Phase 2 planned late 2024 subject to funding applications.
- Planning Permission received (Fire & DAC Certs applied for)
- Town & Village Renewal Scheme Funding Approved - TVRS2022LK01 - €495,229
- Herbertstown Hub CLG established – CRO # 746947
- Social Media & Website Developments in place

- Community Engagement & Fundraising Plans in place and ongoing

**4. Executive Recommendation to Council**

The proposal before the Members is to note the proposed disposal of the Herbertstown Store Building, contained within Folio LK72577F & LK76022F to Herbertstown Hub CLG for a consideration of a nominal fee of €1.



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**Jayne Leahy**

**Head of Property Management**

**Rural, Cultural & Community Development Directorate**

**Limerick City & County Council**

**Appendix**

**AG 5198**



Note: Lands to be leased from Limerick City & County Council to Herbertstown Hub CLG for 35yrs outlined in red above.  
Area of lands to be transferred = 0.0867hectares/0.2142acres.



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L:\FN\_Property\_01 (Property Services)\Property Drawings\1 Agreement Maps\AG5198 - 0 - Lease disposal of old Store, herbertstown.dwg

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**DO NOT SCALE** from this drawing. Use square dimensions. Contractor to check all dimensions on site prior to commencement of works. Any discrepancies are to be referred to the ARCHITECT.

**REVISIONS**

DATE	REV.	BY	CH.	DESCRIPTION



**Limerick City and County Council**  
Property & Community Facilities  
Barrow House, Michael St, Limerick

DATE: 20-11-2023  
SCALE: 1:1000  
DRAWN: BH  
CHECKED: -

FILE REF: n/a      A/G TYPE: 35yr lease

**PROJECT:**  
Lease disposal to Herbertstown Hub CLG

**STAGE:**  
Land Transfer

**DRAWING TITLE:**  
Lease Map

<b>DRAWING NO:</b> AG/5198	<b>SHEET SIZE:</b> A4	<b>REVISION:</b> -
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**Appendix 2**

**Derelict Property – Herbertstown Store Building**



