



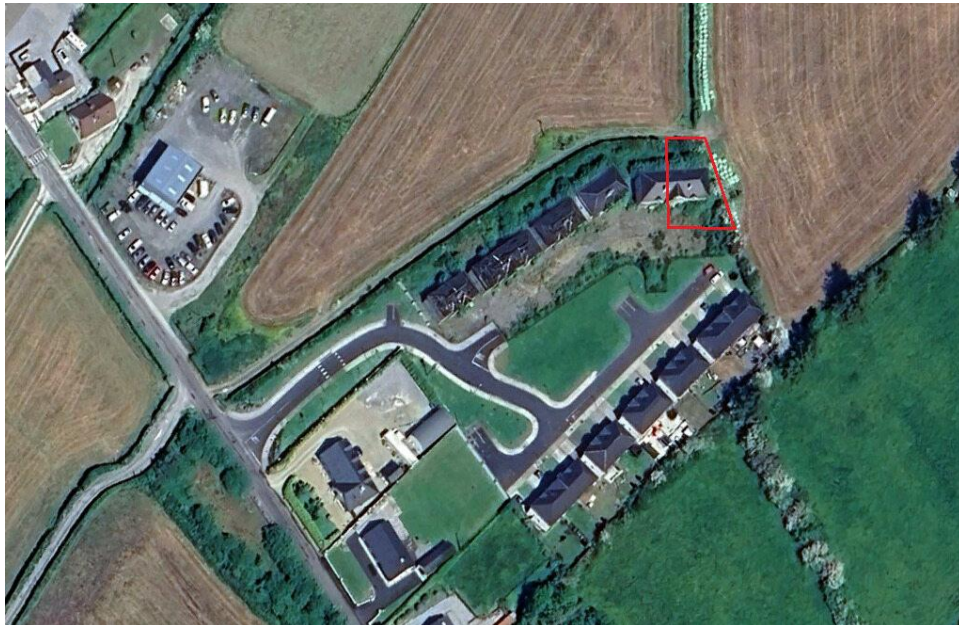
Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

27th November 2023

To The Cathaoirleach and each Member of the Newcastle West District

Proposed Disposal of Site at Cois na Feile



1. Introduction

Cois na Feile, Abbeyfeale comprises of 12 properties which are vacant and in a derelict condition for a considerable period of time. The unfinished site is approximately 0.82ha in area. Property numbers 1-10 Cois na Feile, Abbeyfeale were disposed of via Section 183 to Clúid Housing Association on the 16th March 2022.

The remaining properties 11 and 12 Cois na Feile were acquired under the Derelict Sites Act 1990 and vested in the Council's name on the 20th March, 2023.

It is intended that the following proposed disposal of a site to Clúid Housing Association, 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 0.0498 hectares (0.1231 acres) of land to Clúid Housing Association in the sum of €254 (two hundred and fifty four euro - €127 x 2 units).

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

2. Description and Location of Property

The properties for disposal are 11 and 12 Cois na Feile and are marked on the attached aerial map (Appendix 1).

No compensation has been paid to date under the Derelict Sites Act. The indicative compensation amount is €20,000.00 (Twenty thousand euro) for each unit. The Council will apply to the Department of Housing, Local Government and Heritage to ring-fence any potential compensation amount.

3. Planning

A planning process initiation is estimated for January 2024. As part of the overall planning application it's intended that the existing 12 properties will be demolished and rebuilt.

It's intended that the new site layout will include:

- 1 x 2-bed bungalow (Universally Designed) to accommodate people with a disability or elderly
- 1 x 3-bed bungalow (Universally Designed) to accommodate people with a disability or elderly
- 10 x 3-bed semi-detached houses for general needs families.

The plots at 11 and 12 Cois na Feile will provide 2 x 3-bed semi-detached houses.

The anticipated completion date of the scheme is Q1 April 2026.

4. Recommendation

I recommend that Limerick City and County Council proceed to dispose of properties 11 and 12 Cois na Feile, under the terms of the Low Cost Sites Scheme, to Clúid Housing Association for the sum of €254 (two hundred and fifty four euro - €127 x 2 units).

Clúid Housing Association shall be liable for legal and other costs arising from the acquisition and disposal of this site subject to the covenants and conditions arising in the sales contract.

It's intended to bring the disposal forward to the Newcastle West meeting in early January 2024 and to Full Council on the 22nd January 2024.

Recommended by:

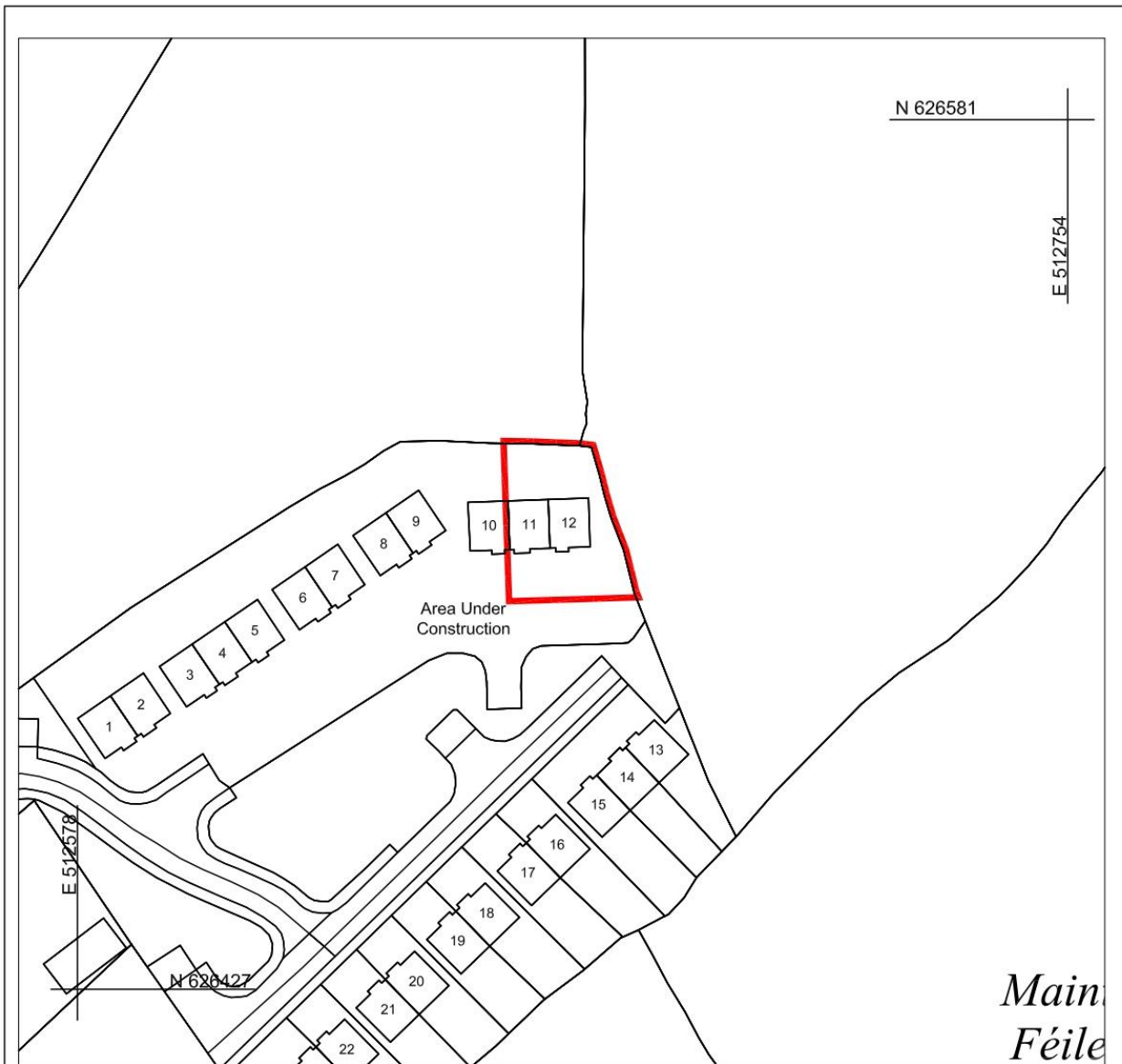


Sarah Newell
Senior Executive Officer
Housing Directorate

Endorsed by:



Caroline Curley
Director of Service
Housing Directorate



Note: Lands to be transferred from Limerick City & County Council to Cluid Housing Association outlined in red above.
Area of lands to be transferred = 0.0498hectares/0.1231acres.



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L:\FN_Property_01 (Property Services)\Property Drawings\I Agreement Maps\AG5197 - 0 - Disposal of 11 and 12 Cois na Feile, Abbeyfeale.dwg

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DO NOT SCALE from this drawing. Use figured 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: 30-11-2023

SCALE: 1:1000

DRAWN: BH

CHECKED: -

FILE REF: n/a

AG TYPE: Disposal

PROJECT:
Disposal of 11 & 12 Cois na Feile, Abbeyfeale

STAGE:
Land Transfer

DRAWING TITLE:
Land Transfer Map

DRAWING NO:
AG/5197

SHEET SIZE:
A4

REVISION:
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