



Comhairle Cathrach  
& Contae **Luimnigh**  

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**Limerick City**  
& County Council

27<sup>th</sup> 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 16<sup>th</sup> 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 20<sup>th</sup> 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.

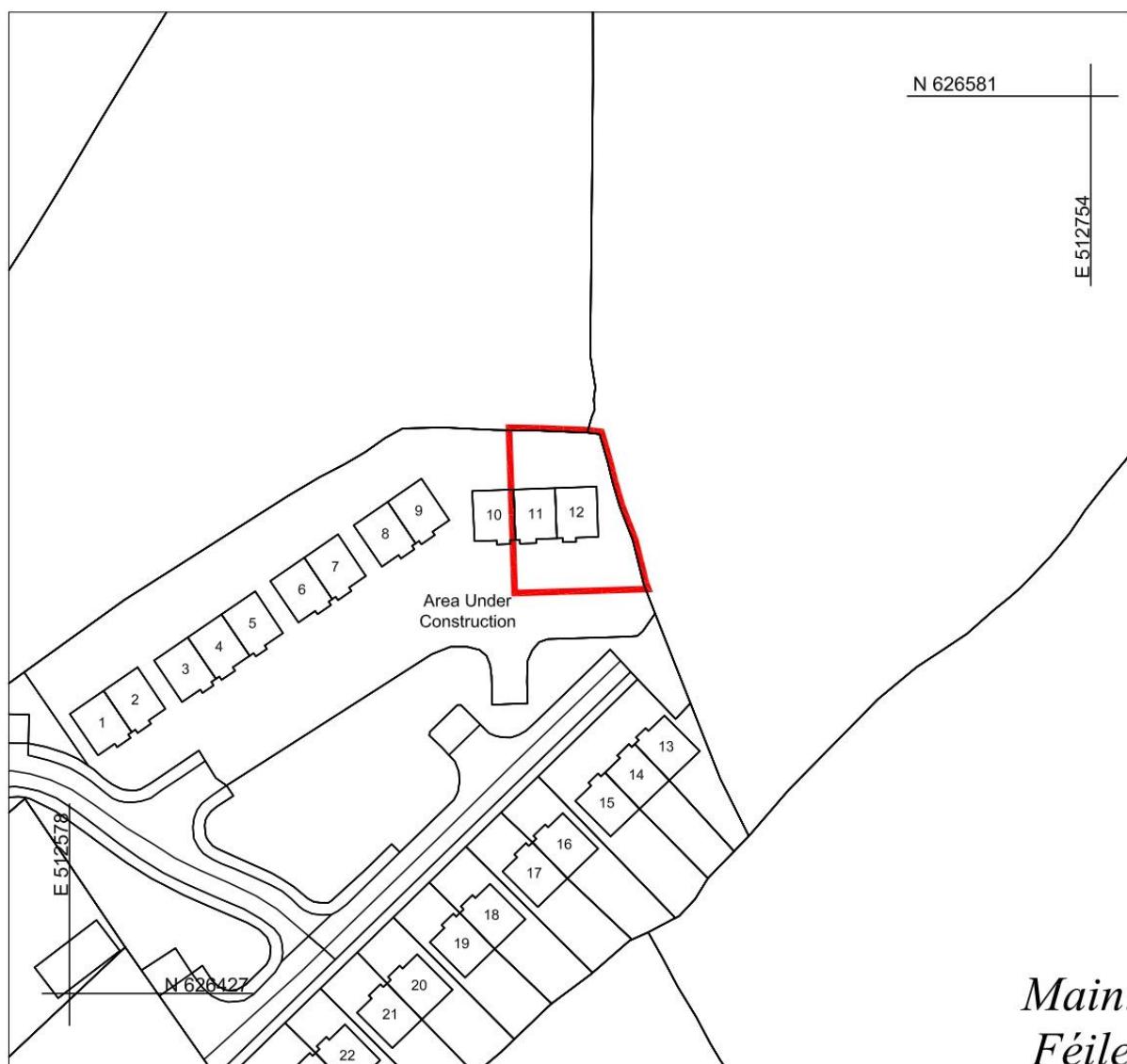
It's intended to bring the disposal forward to the Newcastle West meeting in early January 2024 and to Full Council on the 22<sup>nd</sup> January 2024.

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\1 Agreement Maps\AG5197 - 0 - Disposal of 11 and 12 Cois na Feile, Abbeyfeale.dwg

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 or be used for any other project or purpose without the written permission of Limerick City and County Council with whom copyright resides.	REVISIONS				 <b>Limerick City and County Council</b> Property & Community Facilities Barrow House, Michael St, Limerick	PROJECT: Disposal of 11 & 12 Cois na Feile, Abbeyfeale	STAGE: Land Transfer	DRAWING TITLE: Land Transfer Map
	DATE	SCALE	DRAWN	CHECKED				
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.	-	-	-	-				
	DATE REV. BY. CH.	DESCRIPTION	FILE REF:	n/a	AG TYPE: Disposal			
	AG/5197	A4	-					