



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick** City  
& County Council

Seirbhís Digiteacha  
Comhairle Cathrach agus Contae Luimnigh  
Tuar an Daill  
Luimneach  
V94 WV78

Digital Services  
Limerick City and County Council  
Dooradoyle  
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## Meeting of Limerick City and County Council to be held on Monday 26<sup>th</sup> May 2025

### Question submitted by Councillor (Cllr. Liam Galvin.)

I will ask at the next full Council Meeting for an update on the new system of General Data Protection Regulation (GDPR) forms.

### Reply:

The GDPR Consent portal is almost ready for release to elected members. Before that can happen, a few final steps are still outstanding:

1. The GDPR Consent portal needs to be brought within the MyLimerick portal, in order to simplify the process of accessing both portals using just one link and one set of credentials, and in turn to minimise the level of user training that will be required
2. Irish translations have to be arranged and applied to the customer-facing screens within the GDPR Consent portal and all email notifications sent to customers, in order for the portal to remain compliant with our Irish Language website obligations
3. After the changes in steps 1 and 2 are completed, a short testing phase of the new portal will be completed to ensure that it is fit for purpose, while updates will also be made to current training materials that elected members can refer to when using the new portal.

Discussions on these changes have already started with the Microsoft partner that developed the GDPR Consent portal, and the work to implement the changes and release the portal to elected members has been scheduled for July 2025.

Alan Dooley  
Head of IS – Digital Strategy

22/05/2025

Date



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**Limerick City  
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Stiúrthóireacht Iompair agus Soghluaiseachta  
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Transportation and Mobility Directorate  
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Dooradoyle, Limerick  
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## **MEETING OF LIMERICK CITY AND COUNTY COUNCIL**

**TO BE HELD ON MONDAY, 26<sup>th</sup> May, 2025.**

### **Question submitted by Councillor L. Galvin**

**I will ask at the next full Council Meeting for a full and detailed explanation of the description for Sub-Standard Roads within this Council.**

### **RESPONSE:**

The definition of substandard road is set out in the Limerick Development Plan 2022-2028 (Objective TR 037 Land Uses and Access Standards), and refers to a road being substandard either in terms of its width (less than 3m), alignment, surface condition or junction with the nearest main road.

For a road to be considered sub-standard the Planning Authority examines the location by site inspection in the context of the policy criteria set out, and where it is deemed necessary arranges for a detailed inspection by the Roads Department.

**Hugh McGrath, A/D.O.S.,  
Travel & Transport Strategy,  
Transportation & Mobility Directorate  
23<sup>rd</sup> May 2025**



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Housing Development Directorate  
Limerick City and County Council  
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Merchant's Quay  
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## **MEETING OF LIMERICK CITY AND COUNTY COUNCIL to be held on Monday, 26<sup>th</sup> May, 2025.**

### **Question submitted by Councillor D. McSweeney**

I will ask at the next Meeting of Limerick City and County Council for the following information in relation to the Local Authority Affordable Purchase Scheme, to be broken down by Municipal District: (i) The number of affordable purchase homes delivered in each year since 2022; (ii) The number of affordable purchase homes in the delivery pipeline for each year up to and including 2029; (iii) The number of units approved for funding by the Department under the Affordable Housing Fund.

In responding to this question the following context is provided:

- Affordable sale schemes to date have primarily been house/duplex typologies (typically two to three storeys) in the City suburbs and key towns.
- State and Local Authority owned land including much of the Colbert Quarter is zoned for higher-density development, where apartments are the dominant typology form—posing viability challenges under the current Affordable Housing Fund (AHF) model.
- To date, delivery of Affordable Sale in Limerick has been heavily reliant on private developers, to advance affordable sale housing.
- Based on the HNDA model of the Limerick Development Plan 2022-2028, Limerick requires 3,107 new social and affordable homes between 2022 and 2028, excluding existing unmet need. The DHLGH has set a target for local authority-led affordable housing of 264 homes from 2022-2026.

- The Government has advised that €45 million has been allocated to the Affordable Housing Fund (AHF – A.31) for 2025 nationally.

**REPLY:**

- (i) The number of affordable purchase homes delivered in each year since 2022 are shown in Table 1 below:***

District	2022	2023	2024
Metropolitan	0	25	0
Newcastle West	0	21	16
Cappamore Kilmallock	0	0	0
Adare Rathkeale	0	0	0
Total	0	46	16

Table 1: Affordable Purchase Delivery 2022 – 2024

***Context from 2022-2024***

While some progress has been made in advancing affordable purchase schemes, delivery in Limerick has been particularly challenging due to limited national subsidy availability and a constrained private sector pipeline. Recognising the need for resource capacity, discussions commenced with the Housing Delivery Coordination Office of the Local Government Management Agency in August 2023 to seek additional resources for the Affordable Housing Team. However, approval for four further posts was only secured following engagement between DHLGH and DPER in May 2024. The timing of these approvals has impacted our ability to progress delivery at significant scale in earlier years – 2022 to 2024.

- (ii) The number of affordable purchase homes in the delivery pipeline for each year up to and including 2029 are shown in Table 2 below:***

District	2025	2026	2027	2028	2029
Metropolitan	6	134	231	238	0
Newcastle West	0	44	0	0	0
Cappamore Kilmallock	12	4	10	4	0
Adare Rathkeale	0	15	10	3	0
<b>Total</b>	<b>18</b>	<b>197</b>	<b>251</b>	<b>245</b>	<b>TBC</b>

Table 2: Affordable Purchase Pipeline 2025 – 2029

### ***Context from 2025-2029***

With these resources substantially in place from mid-2024 and recognising the significant ramping up needed, we proactively launched four targeted turnkey campaigns to stimulate supply to deliver affordable sale homes. The outcome of these campaigns is now visible in the significant increase in the delivery pipeline from 2026 onwards, as projects granted planning permission progress through pre-commencement, tendering, and into on-site construction—typically a 2- to 3-year process from planning to completion. This strategic investment in staffing has laid the groundwork for an uplift in the pipeline for affordable sale housing delivery in Limerick City and County.

***(iii) The number of units approved by the Department under the Affordable Housing Fund are shown in Table 3 below:***

District	No of Approved Units
Metropolitan	370
Newcastle West	90
Cappamore Kilmallock	0
Adare Rathkeale	7
<b>Total</b>	<b>467</b>

Table 3: Affordable Purchase Units approved under AHF

### ***Context of units approved***

We are actively working with the DHLGH to progress the remaining applications in the pipeline and anticipate further approvals as additional projects reach the necessary stages. It is important to note that the Affordable Housing Fund operates within a finite national

budget each year. The Government have advised that for 2025, under the affordable tenure streams the following funding has been agreed nationally:


Affordable Housing Fund – AHF (A.31): €45 million

Cost Rental Equity Loan – CREL (A.28): €295 million

The AHF allocation this year nationally equates to 450 homes using the max subsidy available at €100,000 per home.

The remaining pipeline for Limerick of 711 homes identified in Table 2 requires the full €100,000 AHF subsidy per home, equating to just over €71m. Therefore, there will be significant competing demands from other local authorities across the country, which can impact the timing and volume of approvals for individual councils. We continue to work closely with the DHLGH to progress the remaining applications.

While we continue to pursue all avenues to progress our affordable housing for sale pipeline, it is important to emphasise that the AHF alone will not meet the full range of affordable tenure needs in Limerick. In the current market context of Limerick city, apartments are only viable when delivered as affordable rental schemes. These schemes are also vital to delivering compact growth in line with the Sustainable Residential Development and Compact Settlements Guidelines which prioritise optimised density and the efficient use of land.



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Sarah Newell  
Housing Directorate  
23<sup>rd</sup> May 2025



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Rural, Community, Culture & Tourism Development  
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## MEETING OF LIMERICK CITY AND COUNTY COUNCIL TO BE HELD ON MONDAY, 26<sup>th</sup> MAY, 2025.

### Question submitted by Councillor S. Klely

I will ask at the next Meeting of Limerick City and County Council for the following information in relation to Mary Street Garda Station following the approval of the Section 183 by this Council: (i) Was a payment made by this Local Authority to the approved purchaser and, if so, how much; (ii) Has feedback been provided by the Department of Housing, Local Government and Heritage on the reasons the proposed stabilisation works were not funded under the Historic Structures Fund; (iii) Has any expenditure been incurred to date or procured to carry out works on this property since the Section 183 was approved and, if so, how much and for what works; (iv) What works are planned to be carried out to this property during 2025, the estimated value of same and what will the status of the building be once these works are completed; and (v) Have we considered the future use of this building and explored funding avenues for capital works but also running costs in the future.

### REPLY:

The Council has received funding of approximately €200,000 under THRIVE – the Town Centre First Heritage Revival Scheme - for the King's Island Area of Limerick City. Funding for the project is to support the identification of projects that will promote the conservation and adaptive reuse of our built heritage stock while at the same time reducing vacancy and dereliction in our town centre. €500,000 has been set aside from the Mayoral Budget to undertake works on Mary Street Garda Station this year. The vision for the building is to establish and seed-fund an initiative in conjunction with LSAD to establish an interactive museum of fashion and fashion incubator to reflect Limerick's strong tradition in clothing and the creativity of our new fashion industry.

A payment was made to the approved purchaser to cover out of pocket legal and other fees when they decided to pull out of the original plans, given that there was now a new purpose for the building which would contribute to the City. The amount was €21,145.

The Council has requested and are awaiting feedback from the Department of Housing, Local Government and Heritage on the reasons the proposed stabilisation works were not funded under the Historic Structures Fund. Since the Section 183 was approved, €40,503 has been incurred in relation to health & safety works, legal/valuer fees and consultancy fees. A further €102,150 has been incurred in relation to clearance of vegetation, stabilisation of the building and removal of the old roof. In 2025, it is planned to remove/replace the roof and cease water ingress to arrest current deterioration and protect the building for future development. It is estimated that the aforementioned works will be in the region of €400,000.

**Jayne Leahy**  
**Head of Property Management Services,**  
**Rural, Community, Culture & Tourism Development Directorate,**  
**20<sup>th</sup> May, 2025.**



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Environment, Climate Action and Shared Services  
Limerick City and County Council  
Dooradoyle Road  
Dooradoyle, Limerick  
V94 WV78

## MEETING OF LIMERICK CITY AND COUNTY COUNCIL TO BE HELD ON MONDAY, 26<sup>th</sup> May 2025

### Question submitted by Councillor J. Scanlan

I will ask at the next Meeting for the number of Refuse Collectors who provide a pick-up service in Limerick.

### Response:

At present there are 7 different household kerbside waste collections companies operating across the Limerick area providing scheduled waste and recycling collections. The names of the Permit Holders are as follow:-

1. Bord na Móna Recycling Limited
2. Clean (Irl) Refuse & Recycling Co. Unlimited Company
3. Country Clean Recycling Unlimited Company
4. Higgins Environmental Services Ltd
5. Killarney Waste Disposal Unlimited
6. Pandagreen Ltd
7. Valcroft Unlimited Company

**Aidan Finn**

**Senior Engineer**

**Environment and Climate Action**

**22<sup>nd</sup> May 2025**



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## **MEETING OF LIMERICK CITY AND COUNTY COUNCIL TO BE HELD ON MONDAY, 26<sup>th</sup> MAY, 2025.**

### **Question submitted by Councillor D. McSweeney**

I will ask at the next Meeting of Limerick City and County Council for the following information in relation to the proposed disposal of 3 and 4 Creagh Lane, Limerick City: (i) What was the valuation of both properties; (ii) following the advertising of these through our Auctioneers, how many persons bid on the properties; (iii) What was the final bid placed on each of the properties; (iv) Bidders have now been advised the sale of these properties has now been suspended with the possibility of them been withdrawn from the market in the coming weeks, please advise the Department of Limerick Council which requested this action and the rationale behind such an action.

### **REPLY:**

The potential of these two houses as a possible public amenity was identified and the subject of ongoing public discussion as part of the Thrive consultation. It is considered important to reach a conclusion that there is no public interest in retaining the properties before making a decision as to their future. The proximity of the properties to a key historic building and adjacent lands in the Kings Island area needs careful consideration in any decision made and before ownership of these properties might be lost to the Council.

The houses at 3 & 4 were advertised with a guide prices of €40,000 & €50,000 respectively. Offers were received for both houses individually and together as follows: No. 3 Creagh Lane had 4 bidders and the last bid received before the house was withdrawn from the market was €75,000. No. 4 Creagh Lane had 2 bidders and the last bid received before the house was withdrawn from the market was €55,000. No. 3 & 4 Creagh Lane together had 6 bidders and the last bid before the properties were withdrawn was €255,000. The houses were withdrawn from the market so that their future use could be explored as part of the broader redevelopment to improve amenities and public realm across King's Island and encourage redevelopment in the most historic part of the City.

**Jayne Leahy**

**Head of Property Management**

**Rural, Community, Culture & Tourism Development Directorate**

**20<sup>th</sup> May, 2025.**



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## **MEETING OF LIMERICK CITY AND COUNTY COUNCIL to be held on Monday, 26<sup>th</sup> May, 2025**

### **Question submitted by Councillor S. Hickey-O'Mara**

I will ask at the next Meeting of this Council (a) For an annual breakdown of how many inspections on private rented properties, including those rented under HAP and RAS, were carried out by Limerick City and County Council over the past five years from 2021 to 2025; (b) For a breakdown of how many inspections on private rented properties, including those rented under HAP and RAS, led to the issuing of Improvement Notices to landlords over the past five years from 2021 to 2025; (c) For a further breakdown of the issues identified as a result of inspections on private rented properties, including those under HAP and RAS, that led to the issuing of Improvement Notices to landlords over the past five years from 2021 to 2025; (d) How many qualified Technicians are presently employed by Limerick City and County Council to carry out inspections on private rented properties, including those under HAP and RAS.

### **REPLY:**

a. **Annual Breakdown of how many inspections on private rented properties, including those rented under HAP and RAS were carried out by Limerick City and County Council over the past five years from 2021 to 2025**

- **2025 (Up to 30/04/2025)**  
There was a total of 1,638 Tenancies Inspected  
This includes as follows:  
82 HAP Tenancies  
28 RAS Tenancies  
1,487 Private Tenancies  
41 Other Tenancies
- **2024**  
There was a total of 3,433 Tenancies Inspected  
This includes as follows:  
876 HAP Tenancies  
156 RAS Tenancies

2386 Private Tenancies  
15 Other Tenancies

Physical Inspections were stood down for a period due to COVID 19 restrictions. 6  
Virtual inspections were carried out in 2024.

- **2023**  
There was a total of 1,515 Tenancies Inspected  
This includes as follows:  
863 HAP Tenancies  
276 RAS Tenancies  
207 Private Tenancies  
169 Other Tenancies

Physical Inspections were stood down for a period due to COVID 19 restrictions. 294  
Virtual Inspections carried out in 2023.

- **2022**  
There was a total of 901 Tenancies Inspected  
This includes as follows:  
581 HAP Tenancies  
158 RAS Tenancies  
44 Private Tenancies  
118 Other Tenancies

Physical Inspections were stood down for a period due to COVID 19 restrictions. 7  
Virtual inspections were carried out in 2022.

- **2021 – 208 inspections carried out broken down as follows:**  
There was a total of 208 Tenancies Inspected  
This includes as follows:  
124 HAP Tenancies  
81 RAS Tenancies  
3 Private Tenancies

**b. Breakdown of on how many inspections on private rented properties, including those rented under HAP and RAS, led to the issuing of Improvement Notices to landlords over the past five years from 2021 to 2025**

- **2025 up to 30/04/2025**

There was a total of 0 Improvement Notices issued and 414 Improvement Letters issued to landlords on private rented properties including properties rented under HAP and RAS

- **2024**

There was a total of 0 Improvement Notices issued and 1,366 Improvement Letters issued to landlords on private rented properties including properties rented under HAP and RAS

- **2023**

There was a total of 0 Improvement Notices issued and 1,084 Improvement Letters issued to landlords on private rented properties including properties rented under HAP and RAS

- **2022**

There was a total of 10 Improvement Notices issued and 689 Improvement Letters issued to landlords on private rented properties including properties rented under HAP and RAS

- **2021**

There was a total of 7 Improvement Notices issued and 379 Improvement Letters issued to landlords on private rented properties including properties rented under HAP and RAS

**c. Breakdown of the issues identified as a result of inspections of private rented properties, including those under HAP and RAS that led to the issuing of Improvement Notices to landlords over the past five years from 2021 to 2025**

- **2025 – Up to 30/04/2025**

212 - Structural Non-Compliant

89 - Sanitary Non-Compliant

57 – Heat

41– Food Preparation

100 – Ventilation

34 – Lighting

100 – Fire

18 – Refuse

388 – Gas & Electrical

27 – General Information

- **2024**

1,222 - Structural Non-Compliant

256 - Sanitary Non-Compliant

732 – Heat

373 – Food Preparation

612 – Ventilation

151 – Lighting  
754 – Fire  
76 – Refuse  
1,267 – Gas & Electrical  
1,008 – General Information

- **2023**  
1,111 - Structural Non-Compliant  
210 - Sanitary Non-Compliant  
732 – Heat  
347 – Food Preparation  
620 – Ventilation  
126 – Lighting  
826 – Fire  
75 – Refuse  
1,162 – Gas & Electrical  
879 – General Information

- **2022**  
624 - Structural Non-Compliant  
145 - Sanitary Non-Compliant  
414 – Heat  
237 – Food Preparation  
365 – Ventilation  
100 – Lighting  
491 – Fire  
23 – Refuse  
623 – Gas & Electrical  
582 – General Information


- **2021**  
144 - Structural Non-Compliant  
33 - Sanitary Non-Compliant  
101 – Heat  
72 – Food Preparation  
95– Ventilation  
16 – Lighting  
124 – Fire  
5 – Refuse  
168 – Gas & Electrical  
153 – General Information

**d. How many qualified Technicians are presently employed by Limerick City and County Council to carry out inspections on private rented properties, including those under HAP and RAS?**

**The full staff complement in the Private Rented Inspection Team comprises of the following staff:**

**4 Technicians and 4 Co-Op Students**

**Owing to staff promotions, inter local authority transfers, retirements etc. the current staff complement is reduced to 1 Technician, 1 Assistant Supervisor, 1 Assistant Staff Officer and 3 Co Op Students to carry out inspections on private rented properties, including those under HAP and RAS. We are actively engaging with the Human Resources Department of Limerick City and County Council to recruit additional staff to ensure the Team is at its maximum complement.**



**Brian Kennedy**  
**Director of Services**  
**Housing Directorate**  
**22<sup>nd</sup> May 2025**