

**CORRESPONDENCE**

**MEETING OF THE MUNICIPAL DISTRICT OF  
ADARE-RATHKEALE**

**9<sup>TH</sup> DECEMBER, 2025**

- Email received on 19<sup>th</sup> November, 2025 from Norma Purtill, Administrative Officer, Housing Support Services in reply to request from Councillor O'Donoghue for details of the Council nomination entitlements to the Focus Housing scheme in The Orchard, Pallaskenry.
- Email received on 24<sup>th</sup> November, 2025 from Cora McNamara, Relationship Manager, Ukrainian Response Team in reply to request from Councillor O'Donoghue and Councillor Keary for the cost per square meter of the refurbishment cost for the former Bank of Ireland in Askeaton.
- Email received on 3<sup>rd</sup> December, 2025 from Patricia Phillips, A/Senior Executive Officer, Housing Welfare & Traveller Accommodation Unit, Limerick City and County Council in reply to request from Councillor Teskey for details on works being undertaken on the Butchers Field in Rathkeale.
- Email received on 4<sup>th</sup> December, 2025 from Damien Brady, Senior Manager – Culture, Limerick City and County Council in reply to request from Councillor Keary regarding the future use of the Bank of Ireland building in Askeaton.

**From:** Purtill, Norma <norma.purtill@limerick.ie>  
**Sent:** Wednesday 19 November 2025 09:19  
**To:** Butler, Karen <karen.butler@limerick.ie>  
**Cc:** Newell, Sarah <sarah.newell@limerick.ie>; White, Kathleen <kathleen.white@limerick.ie>; Lenihan, Letitia <Letitia.Lenihan@limerick.ie>; Murray, Vincent <vincent.murray@limerick.ie>; Hayes, Mary <mary.hayes@limerick.ie>  
**Subject:** Request Councillor John O'Donoghue Adare Rathkeale MD meeting

Hi Karen,

LCCC have full nomination rights to the Focus Housing scheme in The Orchard Pallaskenry.

(Under the Capital Assistance Scheme (CAS) funding that Focus are availing of, allocations must be made to specific priority groups from the HWL, primarily Homeless (experiencing or at risk of), Elderly, Disability).

Kind regards,

Norma

**From:** McNamara, Cora <[cora.mcnamara@limerick.ie](mailto:cora.mcnamara@limerick.ie)>  
**Sent:** Monday 24 November 2025 15:52  
**To:** Burke, Karen <[karen.burke@limerick.ie](mailto:karen.burke@limerick.ie)>; Rizzo, Anne <[anne.rizzo@limerick.ie](mailto:anne.rizzo@limerick.ie)>  
**Cc:** Butler, Karen <[karen.butler@limerick.ie](mailto:karen.butler@limerick.ie)>  
**Subject:** RE: request Adare Rathkeale MD November meeting

Hi Karen,

The approximate total cost for refurbishing the Former Bank of Ireland in Askeaton—including fixtures, fittings, furniture, and appliances—was **€473.75 per sq. m.** This amount was fully reimbursed by the Department of Housing, Local Government and Heritage.

Regards  
Cora

*Cora McNamara  
Relationship Manager  
Ukrainian Response Team  
Limerick City and County Council  
[061556629](tel:061556629) | [cora.mcnamara@limerick.ie](mailto:cora.mcnamara@limerick.ie)*

**From:** Phillips, Patricia <[patricia.phillips@limerick.ie](mailto:patricia.phillips@limerick.ie)>  
**Sent:** Wednesday 3 December 2025 08:00  
**To:** Butler, Karen <[karen.butler@limerick.ie](mailto:karen.butler@limerick.ie)>; Murray, Vincent <[vincent.murray@limerick.ie](mailto:vincent.murray@limerick.ie)>  
**Subject:** Butchers Land : Question for next municipal meeting

Hi Karen,

Following a querying from councillors re the above. Please note the following:

Fairview Estate is Traveller specific accommodation when constructed the idea was the land in question at the entrance to the development would be used by the residents from the development and the children from the boy's primary school. This initially worked, however for years this area has been neglected. The grass was overgrown, which results in rubbish throughout the area and recently a horse grazing in the area.

The Traveller Accommodation Unit secured funding this year from the Dormant account and decided to clear up this area and provide a safe space for the children from the school ( Many of the children are Traveller boys ) this was a good way to integrate both communities. It would also enhance an area which has many unused buildings throughout the year.

I have spoken with the school regarding a licence agreement and the school adding the area to their public liability insurance, we hope to complete this piece of work early next year. We would also like to continue to work with Rathkeale Together to see if we can utilise the area which the school will not use.

I would have liked to add this area to the visit to the Halting Site to explain the plan. If you need further information, please do not hesitate to contact me. Regards Trish

Patricia Phillips | A / Senior Executive Officer  
Housing Department | Housing Welfare & Traveller Accommodation Unit  
Limerick City & County Council  
1<sup>st</sup> Floor | Merchants Quay | V94 EH90  
Email: [patricia.phillips@limerick.ie](mailto:patricia.phillips@limerick.ie)

**From:** Brady, Damien <[damien.brady@limerick.ie](mailto:damien.brady@limerick.ie)>  
**Sent:** Thursday, December 4, 2025 2:01:01 PM  
**To:** Murray, Vincent <[vincent.murray@limerick.ie](mailto:vincent.murray@limerick.ie)>; McCarthy, Brian <[brian.mccarthy@limerick.ie](mailto:brian.mccarthy@limerick.ie)>; Rizzo, Anne <[anne.rizzo@limerick.ie](mailto:anne.rizzo@limerick.ie)>  
**Cc:** Butler, Karen <[karen.butler@limerick.ie](mailto:karen.butler@limerick.ie)>; White, Kathleen <[kathleen.white@limerick.ie](mailto:kathleen.white@limerick.ie)>; Lenihan, Sean <[sean.lenihan@limerick.ie](mailto:sean.lenihan@limerick.ie)>; Reidy, Sonja <[sonja.reidy@limerick.ie](mailto:sonja.reidy@limerick.ie)>; O'Neill, Noreen <[noreen.oneill@limerick.ie](mailto:noreen.oneill@limerick.ie)>  
**Subject:** RE: Bank of Ireland Building Askeaton - REPORT for MD District Meeting

Vincent,

Further to your request below, I set out the following

**Reply.**

The need for an enhanced library premises was identified by both the elected members of the Municipal District of Adare/Rathkeale and the Executive of Limerick City & County Council.

In the adopted **Limerick Libraries Development Plan 2021-2025** the enhancement of the Library Service in Askeaton was identified as a priority action.

A number of notice of motions in relation to Askeaton Library were submitted to the Municipal District and in each case a response and update was provided.

I attach for your information copies of response to two notices of motion on the 12<sup>th</sup> September 2023 and the 13<sup>th</sup> May 2025 .

In addition, I attach a copy of the extensive verbal report which I delivered in person at the meeting on the 12<sup>th</sup> September 2023 which covered all aspects of the work undertaken regarding Askeaton library enhancements.

The key elements in the report are:

- In January 2022 Feeney McMahon Architects were appointed to examine the feasibility of the existing library being extended to include an upgraded library and an arts facility for both the Deal Art group and the Askeaton Contemporary Arts.
- The report found that the building could not accommodate these two uses.

In parallel in May 2022 the library staff undertook an evaluation of the recently purchased Bank of Ireland building in the square for potential library purposes and Arts purposes. The library staff reported back that in terms of location, size and accessibility that the Bank site had the potential to offer an enhanced Library and Arts Service.

These findings were reported in full to the Municipal Districts as part of the response in the notice of motions questions (attached).

In relation to the use of the Bank of Ireland building for Ukrainian Refugees I attach email correspondence from the relevant departments outlining the extensive briefings which took place in relation to same.

In mid-October 2025 the former Bank building was vacated. As the library had been identified by the Municipal District as the key service in the building, the responsibility for the building was given to the Library Service.

This involved transferring all accounts in relation to the building for heating, lighting, security to the library budget. It involved sourcing and fitting a new alarm system of the building .

A key consideration was the provision of security of the vacant building during this transition period.

In addition, a number of works were required to adapt the building from a residential space into a public space. The health and safety requirements for a public space are considerable and are currently being addressed.

When this necessary work is complete the fit out of the library element including new carpets, painting, electrics, plumbing adjustments will commence.

Following this library shelving, furniture, public access pcs, and printing will be installed.

In terms of time scale the new library will be in a position to open in March 2026.

In Parallel discussions in relation to the use of the additional 6 rooms in the bank building and the garden area will take place.

The use of the vacated library building at the quay would need to be considered by the Municipal District.

In summary this report demonstrates:

- The extensive consultation undertaken between the library service and the members of the Municipal District in relation to library facilities in Askeaton.
- The extensive consultation undertaken between the Community Department and the Municipal District in relation to the use of the Bank building as a temporary accommodation centre for Ukrainian refugees.
- The considerable work completed by the library service in evaluating the best possible option for an improved library service and associated arts service for Askeaton.

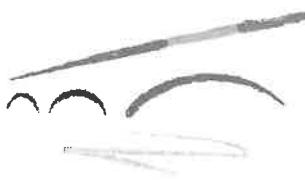
- That at all times, both the Community Department and Library Service advanced the objectives set out by the Municipal District.

The Adare/Rathkeale Municipal District is now in a position to deliver an enhanced library and arts service in Askeaton in the coming months. There is potential to develop the garden as a community garden. The former library building has a potential community use.

It is therefore a positive opportunity for the town of Askeaton and we look forward to working with the Municipal District Council to deliver the potential of this project.

Regards,  
Damien

Damien Brady  
Senior Manager - Culture  
City and County Librarian  
Rural, Community, Culture & Tourism Development  
Limerick City and County Council  
Lissanalta House | Dooradoyle | Limerick V94 K6P0



Comhairle Cathrach  
& Contae Luimnigh

Limerick City  
& County Council

Ceannciathru na Leabharlainne,  
Áras Lios an Pháiltaigh,  
Bóthar Thuar an Daill,  
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Library Headquarters,  
Lissanalta House,  
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**MEETING OF THE MUNICIPAL DISTRICT OF ADARE-RATHKEALE TO BE HELD ON  
TUESDAY 12<sup>TH</sup> SEPTEMBER 2023**

**Notice of Motion Submitted by Councillor K. Sheehan**

"I will move at the next meeting that the County Librarian be invited to prepare a detailed plan of action for the future of Askeaton Library."

**REPLY:**

We have three requests in relation to the Carnegie Library building in Askeaton:

1. A request to provide an enhanced library offer in Askeaton.
2. A request from "Deel Art Group" to acquire the top floor of the building for use as an arts space.
3. A request from Askeaton Contemporary Arts that they be included in any proposals.

Feeney McMahon Architects were appointed to produce a design proposal for the building and they submitted a design proposal with the following key recommendations in September 2022:

1. The building is not suitable for dual-function use.
2. The use of the building as a Public Library only will not yield any increase or improvement in usable space as universal public access is not possible to the upper floor.
3. The most optimal solution is to configure the building to accommodate an arts facility only.

In parallel, in May 2022 we had a new request to give consideration to use the recently purchased Bank of Ireland building in the square for library purposes and possibly arts purposes. In response, library staff visited the building and found that in terms of location, size, and accessibility the bank site has greater potential to offer an enhanced library and arts service.

However, in recent months a call to provide accommodation for Ukrainian refugees led to the designation for the moment of this building for this use. The upgrading of the building currently underway to enhance its suitability for family accommodation will enhance its potential for a Library and an Arts Centre post the Ukrainian War

  
Damien Brady  
Limerick City & County Librarian  
Date: 22<sup>nd</sup> August 2023

**Notice of Motion for the September Meeting of the Municipal District of Adare-Rathkeale**

**MEETING OF THE MUNICIPAL DISTRICT OF ADARE-RATHKEALE TO BE HELD ON  
TUESDAY 12<sup>TH</sup> SEPTEMBER 2023**

**Notice of Motion Submitted by Councillor K. Sheehan**

“I will move at the next meeting that the County Librarian be invited to prepare a detailed plan of action for the future of Askeaton Library.”

**Full reply to be given at meeting:**

Askeaton Branch Library was built by the Rathkeale Rural District Council in the first decade of the 20<sup>th</sup> century (c. 1907). The cost of the building was funded by the Carnegie Library Trust.

The existing floor plan is arranged over two floors:

- The ground floor is occupied by the Library.
- The first floor, which has a separate entrance, was formerly occupied by the Credit Union, but has been vacant for many years.

The Carnegie Library is located within an architectural conservation area.

Given its proximity to the Deel River, the Library has been flooded on occasion. As a counter measure, the bulk of the internal ground floor is raised above street level.

The Library was upgraded in 1999 with the provision of new library shelving and furniture, decoration and new carpets fitted.

It was most recently repainted internally in 2019.

We have three requests in relation to the building:

1. A request to provide an enhanced library offer in Askeaton.
2. A request from “Deel Art Group” to acquire the top floor of the building for use as an arts space. The condition of the space, which is vacant for more than 30 years, presents a challenge to adapt into a modern, useable, accessible safe space.
3. A request from Askeaton Contemporary Arts that they be included in any proposal by the Council to provide an arts space in Askeaton.

To address these three requests, we took the following actions:

- a. In July 2021, we included the enhancement of the library service in Askeaton as a priority action in the new Five Year Library Development Plan 2021-2025.
- b. In September 2021, we issued an invitation to tender for the provision of an architect-led design team, including a Grade 3 Conservation Architect, for the Askeaton Library and Arts Centre.
- c. In January 2022, Feeney McMahon Architects were appointed to produce a design proposal for the building.
- d. In September 2022, Feeney McMahon submitted a design proposal with the following key recommendations:
  1. The building is not suitable for dual-function use. Many of the challenges associated with the building over the years have arisen as a result of endeavouring to accommodate separate uses, i.e. Library and School, Library and Credit Union, etc. In order to accommodate a dual function of Library and Arts Centre, the space available to the Library would be smaller than the existing space available and would represent a decrease in the library offer to the public.
  2. The use of the building as a Public Library only will not yield any increase or improvement in usable space. Accommodating a full passenger lift to the second floor is not possible. Therefore, universal public access, which is essential for the Public Library Service, is not achievable.
  3. The most optimal solution is to configure the building to accommodate an arts facility only. This could include an exhibition space downstairs and a place to create artwork. This solution would allow for artists' workspaces upstairs, plus essential space for storage of arts equipment and materials. Access to the upstairs would be by an enhanced stairway, which would be adequate to meet these functions and would be compliant with building regulations.

In parallel, in May 2022 we had a new request to give consideration to use the recently purchased Bank of Ireland building in the square for library purposes and possibly arts purposes.

In response, library staff visited the building and found that:

- a. In terms of location, the bank site had more prominence, is more visible and accessible than the Carnegie Library.
- b. It has minimal flood risks and has secure gated grounds, allowing opportunities for outdoor activities for both library and arts.
- c. It is a well-maintained building, with an open plan ground floor enabling universal access. It has ample area on the ground floor to accommodate modern library facilities and functions with an existing disability access ramp at the entrance door.

- d. Finally, it has a separate entrance to the upper floor enabling separate use such as arts or other uses.

However, in recent months a call to provide accommodation for Ukrainian refugees led to the designation for the moment of this building for this use.

The upgrading of the building currently underway to enhance its suitability for family accommodation, will enhance its potential for a Library and an Arts Centre post the Ukrainian War.

**Conclusion:**

- The Carnegie Library cannot offer an expanded library service.
- The Carnegie Library could offer an Arts Service – if the Library were to vacate the building.
- The former Bank of Ireland building could offer an enhanced library offer – combined with an Arts Centre.

**Signed: Damien Brady**  
**Limerick City & County Librarian**  
**Date: 22<sup>nd</sup> August 2023**



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Ceanncheathrú na Leabharlainne,  
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Library Headquarters,  
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## **Notice of Motion for the May Meeting of the Municipal District of Adare-Rathkeale**

### **MEETING OF THE MUNICIPAL DISTRICT OF ADARE-RATHKEALE TO BE HELD ON 13<sup>th</sup> May 2025**

#### **Notice of Motion Submitted by Councillor Adam Teskey**

“ I will move at the next meeting given the fact the Council has honoured its obligations with the Department of Social Protection in its two year contract at Bank of Ireland Askeaton this premises be offered now for use in the provision of library services in Askeaton”

#### **Reply:**

The Carnegie Library in Askeaton cannot offer an expanded library service on its current site. Accommodating a full passenger lift to the vacant second floor is not possible. Therefore, universal public access, which is essential for the Public Library Service, is not achievable.

The former Bank of Ireland building could provide an enhanced library offer.

- a. In terms of location, the bank site has more prominence, is more visible and accessible than the Carnegie Library.
- b. It is within walking distance to pre-schools, primary and secondary schools.
- c. It has secure gated grounds, allowing opportunities for outdoor Library activities.
- d. It is a well-maintained building, with an open plan ground floor enabling universal access. It has ample area on the ground floor to accommodate modern library facilities and functions with an existing disability access ramp at the entrance door.

The upgrade of the building completed in the last two years has enhanced its potential as a Library, after its use by Social Protection. However, if the building were to become available, its adaptation and fit-out as a modern public library would be subject to capital funding from the Department of Social Protection; and Rural and Community Development and the Gaeltacht.

**Signed: Damien Brady**  
**Limerick City & County Librarian**  
**Date: 07<sup>th</sup> May 2025**

## Lenihan, Letitia

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**From:** Rizzo, Anne  
**Sent:** Thursday 4 December 2025 11:32  
**To:** Brady, Damien  
**Subject:** FW: Askeaton former Accommodation Centre

Hi Damien,

In addition to Sonja's email below, I can add

Contract in respect of Former Bank of Ireland building in Askeaton , terminated at the end of September 2025

On October 10<sup>th</sup>, all 16 residents of the Askeaton facility were relocated to other accommodations by the Department of Justice, Home Affairs and Migration.

Between October 10<sup>th</sup> and 15<sup>th</sup>, the fixtures and fittings were removed from the building in advance of the handover.

On October 16<sup>th</sup>, responsibility for the Askeaton facility reverted from the Company managing the facility to Limerick City and County Council (Libraries section).

Regards,

Anne

Anne Rizzo  
A/Senior Executive Officer  
Community Development  
Limerick City & County Council,  
City Hall,  
Merchants Quay,  
Limerick.  
087 2848610

**From:** Reidy, Sonja <sonja.reidy@limerick.ie>  
**Sent:** Thursday 4 December 2025 11:14  
**To:** Brady, Damien <damien.brady@limerick.ie>  
**Cc:** Rizzo, Anne <anne.rizzo@limerick.ie>; McNamara, Cora <cora.mcnamara@limerick.ie>  
**Subject:** Askeaton former Accommodation Centre

Good morning Damien,

Further to our conversation please be advised as follows;

- I provided a private briefing to the Municipal District Members at a workshop on 29/03/2023 and advised of the planned use for a 2 year period of the former bank premises as a temporary accommodation centre subject to provision of 100% funding from central Government for its refurbishment and operation.

- I attended a community meeting in Askeaton to advise of planned use of the premises on 12/04/2025 arranged by West Limerick Resources.
- The Department of Housing, Local Government and Heritage approved funds for the refurbishment of the former Bank of Ireland premises in Askeaton for the provision of a temporary accommodation centre for Beneficiaries of Temporary Protection (Ukraine) in April 2023.
- The Department of Children et al (now Department of Justice) approved funds for the operation of the refurbished former Bank of Ireland premises in Askeaton as a temporary accommodation centre for Beneficiaries of Temporary Protection (Ukraine) from September 2023 for a period of 2 years.
- A community walk through of the refurbished premises was held on 24<sup>th</sup> August 2023 prior to its occupation as committed to at the community meeting in April.
- The Temporary Accommodation Centre welcomed its 1<sup>st</sup> occupants on 25/08/2023.

Let me know if you need additional information.

Regards,  
Sonja

**Sonja Reidy** | Senior Executive Officer | Metropolitan District of Limerick  
Limerick City and County Council  
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