

6th March 2026

Memo To: The Mayor of Limerick City and County Council

Declaration of Roads to be Public Roads – Proposed Taking-in-Charge of The Manor Fields Road, Adare, Co. Limerick.

It is proposed that the Manor Fields Road, Adare, Co. Limerick be taken in charge by Limerick City and County Council. This will serve as an access to the Manor Brook estate which is currently progressing through the Taking in charge process. It will also play a key role in the delivery of the Ryder Cup preparation works.

In accordance with Section 11 of the Roads Act 1993, public notice was given of the Council's intention to consider the matter. The intention to declare this roadway as a public road was advertised from Wednesday the 05th of November 2025 to Wednesday the 3rd of December 2025. Submissions and objections had to be submitted by the 17th of December 2025.

Three submissions were received.

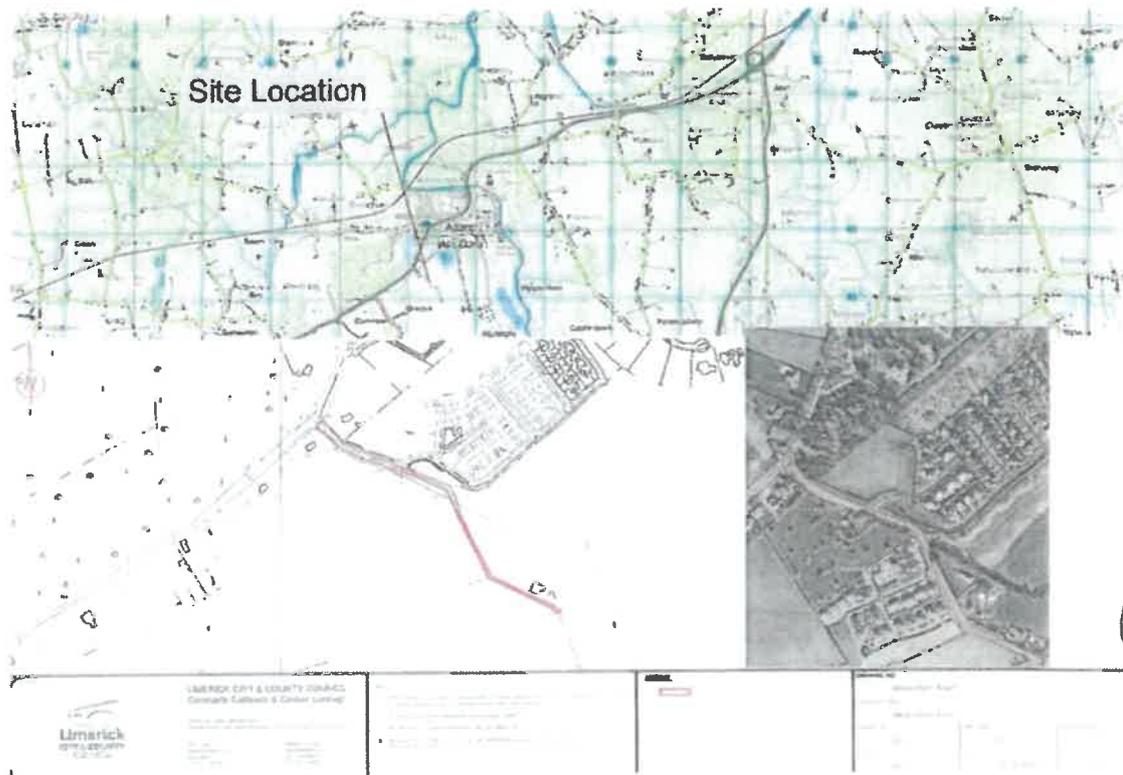
The cost associated in taking the Manor Fields Road in charge are estimated to be in the order of €670,000. The works required to the existing Manor Fields Road include localised road widening to ensure a minimum road width of 6m, footpath infills, localised drainage and surfacing of the full length of the road.

It must be noted that submissions 3.1.3 and 3.2.3 refer to previous investment by the Adare Recreation and Complex committee by way of a 15 year loan and for Limerick City and County Council to make a financial contribution for their previous investment. The taking in charge of the Manor Fields Road is to allow the road to be brought up to an acceptable standard for use by all of the community. As identified in the report and in this memo, there is significant costs associated with the improvements required and therefore, it is the advice of officials that it is not proposed or appropriate to make any financial contribution to the Adare Recreation & Community Complex as part of the taking in charge process or otherwise to alleviate pressures they perceive on their operating model given the overall changed circumstances resulting in the need to upgrade this road. Should the committee wish to further discussions relating to their financial matters, the Regeneration, Community, Sport and Rural Directorate may be able to advise on that matter.

Signed: Trevor McKechnie
Senior Engineer
Ryder Cup

**TRANSPORT AND MOBILITY REPORT IN ACCORDANCE WITH SECTION 11 OF THE
ROADS ACT, 1993**

**Re: DECLARATION OF A PUBLIC ROAD, ACCESS ROAD NAMELY THE
MANORFIELDS ROAD PROVIDING ACCESS TO MANOR BROOK AND THE MANOR
FIELDS ADARE.**



**Pursuant to SECTION 11 OF THE ROADS ACT, 1993, it is recommended that the
523m of roadway accessing Manor Brook and the Manor Fields, Adare, Limerick
is taken in charge by Limerick City and County Council.**

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1.0 Foreword

Under Section 11 of the 1993 Roads Act, a Road Authority may, by order, declare any road over which a public right of way exists to be a public road and thereafter be responsible for the public road maintenance. In accordance with the Act where a road authority proposes to declare a road to be a public road it shall:

- Satisfy itself that the road is of general public utility,
- Consider the financial implications for the authority of the proposed declaration,
- Advertise in accordance with regulations that it is proposed to declare the road to be a public road and consider any objections or representations made to it. The consideration of objections or representations and the making of an order are reserved functions.

A report detailing the financial implications of this process is included at Appendix. A of this document. Works required to the existing Manor Fields Road include localised road widening to ensure a minimum road width of 6m, footpath infills, localised drainage and surfacing of the full length of the road.

2.0 Details of advertisement.

The intention to declare this roadway as a public road was advertised from Wednesday the 05th of November 2025 to Wednesday the 3rd of December 2025. Submissions and objections had to be submitted by the 17th of December 2025.

3.0 Submissions

Submission Ref	Submitted by
001	Barry O'Halloran
002	Mary Fitzgerald
003	Siobhan Clifford

3.1 Submission 001 - Barry O'Halloran on behalf of Adare Recreation & Community Complex

Submission with comments:

3.11 Support for the Proposal

We support the proposed declaration. As you would expect, the safety and security of the publicly accessible amenity known as The Manor Fields Adare is paramount in our considerations, and we welcome any steps that strengthen its long term management and accessibility.

Limerick City & County Council (LCCC) are pleased with the support from Adare Recreation

& Community Complex regarding this proposal.

3.1.2 Future Residential Development and need for a cycle path

In addition to the current housing stock, within the coming years more than 278 *additional* residential units will be located within approximately 700 metres of The Manor Fields - many of these will be home to young families. In light of this significant increase in local population and the importance of safe active travel routes, we strongly recommend that a cycle path from the traffic lights to The Manor Fields be incorporated into the design and construction of the roadway, when it is taken in charge.

As part of the Taking in charge (TIC) process, LCCC will upgrade the existing Manor Fields Road to an acceptable standard, the road as it exists has deteriorated to a very poor condition. As part of the proposal, LCCC will improve the safety and longevity of the existing road infrastructure. The proposed works involves widening the road to a minimum of 6m along with junction improvement works at the Adare Recreation & Community Complex. There will also be improvements to the Storm drainage infrastructure and a full resurfacing to the road. The introduction of additional infrastructure such as cycle lanes will be considered in the future as part of an active travel strategy and the design process, but this current process is to ensure the existing road infrastructure is improved to an accepted standard for use by the community.

3.1.3 Historical Investment by Adare Recreation & Community Complex

In 2012, Adare Recreation & Community Complex constructed approximately 500 metres of access road, pathway, services, and lighting at a cost of €350,000. This infrastructure is now used by residents of the adjacent Manor Brook development and other private housing. The roadway project was funded by a 15-year loan, which remains a significant financial burden, on our community. In the interest of fairness, we are asking that some proportion of this expenditure should be recouped to Adare Recreation & Community Complex as part of the taking-in-charge process

The Manor fields road is currently in a very poor condition. As part of the TIC process significant additional funding of €670,000 is essential to upgrade the road to an acceptable and safe standard for it to be taken in charge by the Local Authority. This investment will significantly benefit all members of the public including enhancing safe accessibility to the Adare Recreation & Community Complex.

3.1.4 Proposed Road name

We request that the road be formally named Manor Fields Road (Fields plural), reflecting the established name of the community amenity it serves. We ask that these points be given full consideration in advance of any final decision under Section 11 of the Roads Act 1993.

This request has been noted. When a road is declared a public road and included in LCCC's Roads Schedule a unique road number will be assigned to the road. The formal naming of a public road is a reserved function of the Elected Members of the Adare-Rathkeale MD.

3.2 Submission 002 - Mary Fitzgerald (Chairperson of the Adare Community Trust)

3.2.1 Support for the proposal.

We wish to confirm our support for the proposed declaration. The safety and security of the publicly accessible amenity known as The Manor Fields Adare is paramount in our considerations, and we welcome any steps that strengthen its long-term management, maintenance, and accessibility for the community.

LCCC are pleased with the support from Adare Community Trust regarding this proposal.

3.2.2 Proposed Residential Development and the Need for a Cycle Path

In addition to the current housing stock, more than 278 additional residential units are expected to be located within approximately 700 metres of The Manor Fields in the coming years. Many of these homes will be occupied by young families.

In light of this significant increase in local population, and the importance of safe active travel routes, we strongly recommend that a dedicated cycle path from the traffic lights to The Manor Fields be incorporated into the design and construction of the roadway when it is taken in charge. This would significantly improve road safety, promote sustainable travel, and encourage greater use of The Manor Fields by the community.

As part of the Taking in charge (TIC) process, LCCC has committed to upgrade the existing Manor fields Road to an acceptable standard. The road has deteriorated significantly and is in a very poor condition. As part of this process, LCCC has committed to improve road safety and the longevity of the existing road infrastructure with upgrades including fully resurfacing the Manor Fields Road, footpath infill, localised road widening and drainage works. The provision of additional road infrastructure such as cycle lanes will be considered in the future as part of an active travel strategy and the design process after the road is in the charge of LCCC. This process is to bring the existing road infrastructure to an acceptable standard such that it can be taken in charge by the Local Authority.

3.2.3 Investment by Adare Recreation & Community Complex

We are aware that in 2012, Adare Recreation & Community Complex constructed approximately 500 metres of access road, pathway, services, and public lighting at a cost of €350,000. This infrastructure is now used not only by visitors to The Manor Fields but also by residents of the adjacent Manor Brook development and other private housing.

The roadway project was funded by means of a 15-year loan, which remains a significant financial burden on the community and on the voluntary board involved.

In the interest of fairness, we respectfully request that a proportion of this expenditure be recouped to Adare Recreation & Community Complex as part of the taking-in-charge process, in recognition of the substantial community-led investment that has benefitted the wider public in the region and as mentioned access to the Manor Brook estate and other housing development in that area.

The road known as the Manor fields road is in a very poor condition and not to an acceptable standard for adoption into LCCC's Roads Schedule. As part of this proposal significant additional funding in the order of €670,000 is required to upgrade the road to an acceptable condition and safe standard. This investment will significantly benefit all members of the public including enhancing safe accessibility to the Adare Recreation & Community Complex.

3.2.4 Proposed Road Name

We request that the road be formally named "Manor Fields Road" reflecting the established name of the community amenity it serves, namely The Manor Fields Adare. This would provide clarity, consistency, and a strong sense of place for residents and visitors. We respectfully ask that the above points be given full consideration in advance of any final decision under Section 11 of the Roads Act 1993.

This request has been noted. When a road is declared a public road and included in LCCC's Roads Schedule a unique road number will be assigned to the road. The formal naming of a public road is a reserved function of the Elected Members of the Adare-Rathkeale MD.

3.3.1 Submission 003-Siobhan Clifford, Graigue, Adare

I refer to the road plan in relation to the Manor Fields Adare. It is vital that this road plan includes a cycle lane and widening of the existing road to ensure safety, given the hundreds of cars/pedestrians/cyclists who use this road weekly to access community amenities. The existing road is extremely narrow, and we all fear an 'accident waiting to happen'.

The Manor fields road has deteriorated to a very poor state. As part of this process, LCCC will bring the Manor Fields Road up to an acceptable standard for it to be Taken in charge, including widening of the road to a minimum of 6m and resurfacing the full extent of the road. The provision of additional infrastructure such as cycle lanes will be considered in the future

as part of an active travel strategy and the design process. This process is to ensure the existing road infrastructure is improved to an accepted standard for its inclusion in LCCC's Roads Schedule

4.0 Conclusion

Following the recent declaration by Limerick City and County Council (LCCC) to take the Manor Brook estate into charge in Q2 2026, it has been noted that the access road serving the estate was not included in this process, as it lies outside the redline boundary of the original planning permission. For LCCC to formally take the Manor Brook estate into charge, the adoption of the Manor Fields Road into LCCC's Road Schedule must first be completed.

The taking in charge of the Manor Fields Road will also provide formalised and improved access for all other residents living along or adjacent to the road, as well as the significant number of users accessing the wider Manor Fields complex on a daily basis.

The costs associated with LCCC taking the Manor Fields Road in charge are estimated to be in the order of €670,000. Appendix A outlines the identified road defects and the associated cost estimates required to bring the road up to an acceptable standard.

Taking the Manor Fields Road in charge will also play a key role in supporting the delivery of the Ryder Cup preparation works and the successful hosting of the event in September 2027. The Manor Fields Road has been identified as the primary vehicular access route to the event, making its upgrade and formalisation as a public road essential to the overall transport and mobility plan for the Ryder Cup.

As part of these preparations, Limerick City and County Council has secured funding from Central Government to cover the cost of the improvement works outlined above. This ensures that the necessary upgrades can be delivered without imposing additional financial burdens on the Council's local budget.

It is therefore recommended to the Members of the Adare-Rathkeale Municipal District that the Manor Fields Road, Adare, Co. Limerick, be declared a Public Road.

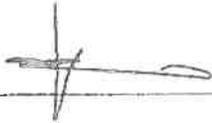
Project	Manor Fields Access Road - TIC - Pricing Document	
Item	Description	Total
1	Road Resurfacing: Macadam Overlay Works	
2	Preliminaries	€20,760.00
3	Ironworks	€34,617.42
4	Soft Spot - Reconstruction	€88,670.00
5	Pavements	€183,506.09
6	Road Widening section - Manor Brook to Adare Playground	€50,100.00
7	Pavements	€38,818.37
8	Drainage Works	€24,175.00
9	Repair works to the Existing Storm Drainage	€4,300.00
10	Line Marking Works	€2,264.85
11	Topsoil and Reseed Green Verges	€4,200.00
12	Tabletop Junctions	€75,760.00
13	Kerb and Footway Alteration	€10,500.00
14	Boundary Setback & Footpath Construction	€52,300.00
	Sub-total Excl Vat	€569,211.73
	Vat @13.5%	€76,843.58
	Total Cost Incl Vat	€669,617.91

**TRANSPORT AND MOBILITY REPORT IN ACCORDANCE WITH SECTION 11 OF THE
ROADS ACT, 1993**

**Re: DECLARATION OF A PUBLIC ROAD, ACCESS ROAD NAMELY THE MANORFIELD ROAD
PROVIDING ACCESS TO MANOR BROOK AND THE MANOR FIELDS ADARE.**



John Sheehan
A/Senior Engineer,
Roads, Traffic & Cleansing,
Transportation & Mobility Directorate, Limerick City and County Council.
Date: 2/3/2026



Hugh McGrath C.Eng
Director of Services,(Acting)
Transportation & Mobility Directorate,
Manager Cappamore - Kilmallock Municipal District, Limerick City and County Council.

Date: 04/03/2026

Type your text

John Moran
Mayor of Limerick,
Limerick City and County Council.

Date:

