

**MINUTES OF PROCEEDINGS AT SPECIAL MEETING OF THE MUNICIPAL DISTRICT OF ADARE-RATHKEALE HELD IN ÁRAS SEÁN FINN, NEW LINE ROAD, RATHKEALE, CO. LIMERICK AND ONLINE ON TUESDAY, 30<sup>TH</sup> JUNE, 2026 AT 10.00 A.M.**

**PRESENT IN THE CHAIR:**

Councillor G. Ward, Cathaoirleach.

**MEMBERS PRESENT:**

Councillors Collins, Hartigan, Keary, O'Donoghue and Teskey.

**OFFICIALS IN ATTENDANCE:**

Director of Service, Adare-Rathkeale Municipal District (Mr. V. Murray), Meetings Administrator (Ms. K. Butler), Senior Executive Officer, Municipal Districts (Ms. K. White), Executive Engineer, Roads, Traffic and Cleansing (Mr. K. Carroll), Town Regeneration Officer, Rural Development (Ms. K. Burke), Executive Architect, Rural Development (Ms. J. Kissane), Clerical Officer (Ms. L. Lenihan).

**1. Regeneration, Community, Sport and Rural Development Directorate**

**Part VIII Procedure – Kiltteery Pier Development**

Circulated, Mayor's Report, dated 21<sup>st</sup> May, 2026 setting out details in relation to the proposal for the development at Kiltteery Pier. The Report had been prepared in accordance with Section 179 of the Planning and Development Act, 2000 (as amended) and Part VIII of the Planning and Development Regulations, 2001 (as amended).

The Town Regeneration Officer, Rural Development addressed the Meeting and advised following discussions on the proposed development of Kiltteery Pier and taking into account submissions and observations by Members, a decision would be required by Members on whether to approve, amend or reject the report as presented.

Councillor Collins asked if the Town Regeneration Officer would provide a breakdown of the proposed costings for the proposed development for all queries raised by Members. The Town Regeneration Officer, Rural Development advised the following:

- Members request to consider changing the location of the proposed structure – The location of the structure will not be changed as a number of locations were considered and discussed at design team and stakeholder meetings throughout the design process.
- Members request for the site to be connected to the water main and associated costs – Connecting the site to the water mains supply on the N69 would cost

approximately €54,000 ex. VAT in construction costs and an additional cost of approximately €2,300 for the connection fee.

- Members request for the structure to be connected to the electricity mains, include controlled access to the site and associated costs – Currently the structure cannot be connected to the electricity mains as the site is not served by a mains connection. Taking a new connection from the N69 would cost approximately €3,600 for an ESB non-domestic connection fee plus an additional €7,500 for ducting installation at the pier. During the design stage, the Design Team looked at introducing bollards to restrict vehicular access to the pier, however, this was ruled out following consultation with the stakeholders.
- Members request for associated costs for maintaining the current Part VIII toilet provision – Current waste removal at the portable toilet installed for three months of the summer costs €400 including VAT per year. If the toilet was open to the public the waste removal cost would be €400 per empty
- Members request for associated costs to prepare a new Part VIII on a different site, with full access to public toilets, with a connection to water mains and electricity – The estimated cost to prepare a new part VIII would be €35,000 - €50,000.

Discussion ensued in relation to the estimated costings for the project presented to Members. Councillor Keary queried given the estimated cost of the water connection if a well could be drilled on site to alleviate costs and also if consideration could be given to the installation of a solar powered barrier to prevent antisocial behaviour. The Town Regeneration Officer, Rural Development advised these options could be explored and incorporated into the funding proposal. Members were concerned that the overall cost of this project appeared to be excessive and queried if the scale of the structure could be reduced further and also if the proposed structure could be relocated within the site. The Town Regeneration Officer, Rural Development advised the current proposed structure for the site has been reduced as far as has been possible and is in the optimal location adding that the current proposed structure would enhance the facility for the local community and lifeguards using the pier. She further added funding has yet to be allocated to deliver this project and commencement will be subject to a successful funding application under the Outdoor Recreational Infrastructure Scheme (ORIS) and advised Members it would be unlikely additional funding would be made available for a new Part VIII proposal at the same location.

Following further discussion Councillor Collins proposed the Part VIII be adopted as presented and thanked and acknowledged the team for the contribution and work they have put into the project to date.

Councillor Ward proposed a five minute adjournment to allow Members a private discussion on this matter. This was seconded by Councillor Keary and agreed.

On resumption of the Meeting Councillor Keary advised he would second the proposal with the following conditions included in the Part VIII Report for the project:

- Installation of a wheelchair access toilet facility.
- Public toilet facilities being made accessible at all times.
- Installation of a solar powered barrier to allow access to the site.

Proposed by: Councillor Collins;

Seconded by: Councillor Keary;

And Resolved:

“That the Part VIII in relation to proposal for the development at Killeery Pier, and subject to the agreed amendments, be approved in accordance with Section 179 of the Planning and Development Act, 2000 (as amended) and Part VIII of the Planning and Development Regulations, 2001 (as amended)”.

Councillor Teskey asked what the estimated cost of the project would be to complete. The Executive Architect, Rural Development advised the estimated cost of this project would be approximately €400,000. Councillor Teskey welcomed the concept of the proposal, however, he requested the record show he could not support the costings associated with the project. He further requested a change be made to how Part VIII projects are dealt with in the future stating they should include an estimated itemised schedule cost of works at initiation. Councillor O'Donoghue and Councillor Ward also expressed concern in relation to the costings for the proposed project and Councillor O'Donoghue asked how much funding Limerick City and County Council would be required to provide to bring the project to the next stage. The Town Regeneration Officer, Rural Development advised ten percent of the overall project costs would be required to be funded by Limerick City and County Council. She concluded advising she would convene a private workshop with Members when final project costings are available before submitting an application to the Department for funding.

This concluded the Meeting.

Signed:

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**Cathaoirleach**

Dated:

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