

MINUTES OF PROCEEDINGS AT MEETING OF THE MUNICIPAL DISTRICT OF NEWCASTLE WEST HELD IN ÁRAS WILLIAM SMITH OBRIEN, NEWCASTLE WEST, CO. LIMERICK, AND ONLINE ON WEDNESDAY, 8TH JULY, 2026, AT 10 A.M.

PRESENT IN THE CHAIR:

Councillor L. Galvin, Cathaoirleach.

MEMBERS PRESENT:

Councillors Collins, Foley, Scanlan and Sheahan.

OFFICIALS IN ATTENDANCE:

Senior Executive Officer, Municipal Districts (Ms. K. White), Meetings Administrator, Adare/Rathkeale Municipal District (Ms. K Butler), Senior Executive Engineer, Newcastle West Municipal District (Mr. B. Noonan), Town Regeneration Officer, Rural Development (Ms. K. Burke), Executive Architect, Rural Development (Ms. J. Kissane), Executive Architect, Rural Development (Mr. R. O'Connor), Administrative Officer, Strategy and Non LA Housing Construction (Mr. J. Hayes), Administrative Officer, Strategy and Non LA Housing Construction (Mr. D. O'Grady), Project Manager, Strategy and Non LA Housing Construction (Mr. A. Doyle), Executive Engineer, Roads, Newcastle West (Mr. P. Vallely), Clerical Officer, Newcastle West (Ms. A. Lenihan).

APOLOGIES:

Councillor Ruddle.

Director, Planning, Heritage and Ryder Cup (Mr. S. Duclot).

Meetings Administrator, Newcastle West (Ms. H. Supple).

At the outset of the Meeting, Councillor Galvin welcomed everyone in attendance to the July Meeting of the District.

1. Adoption of Minutes

- (a) Circulated, copy of draft Minutes of Meeting of Municipal District of Newcastle West, held on 19th June, 2026.

Proposed by: Councillor Collins

Seconded by: Councillor Scanlan

And Resolved:

"That, the draft Minutes, as circulated, be taken as read and adopted and signed".

- (b) Circulated, copy of draft Minutes of the Annual General Meeting of Municipal District of Newcastle West, held on 19th June, 2026.

Proposed by: Councillor Collins
Seconded by: Councillor Foley
And Resolved:

“That, the draft Minutes, as circulated, be taken as read and adopted and signed”.

2. Declaration of Interest.

The Meetings Administrator stated that, in line with Part 15 of the Local Government Act, 2001, as amended, and the Code of Conduct, she was inviting those present to notify the Cathoairleach of any declaration of interest in any item due for discussion at the Meeting. No such interests were declared.

3. Regeneration, Community, Sport and Rural Development Directorate.

Part VIII Procedure – Multi-functional Community, Arts and Commercial Space for Newcastle West.

Pursuant to Section 179 of the Planning and Development Act, 2000 (as amended), and Part 8 of the Planning and Development Regulations 2001 (as amended), to consider the Mayoral report (as previously circulated) for the proposed of a Multifunctional Community, Arts and Commercial development, at Maiden Street, Newcastle West, Co. Limerick.

Circulated, Report of the Mayor, dated 3rd July, 2026, in respect of the proposed Part VIII Multi-functional Community, Arts and Commercial Space for Newcastle West, Co. Limerick.

The Town Regeneration Officer discussed the proposed development, the recommendations of the Mayor’s report and referred to submissions received in respect of the proposed development.

All the Members concurred that the proposed facility would be a wonderful asset to the town of Newcastle West and that it would provide a valuable service to the communities of West Limerick, North Cork and Kerry. Following discussion, concerns were raised regarding the capacity of the town centre car parks availability to facilitate users of the proposed development and capacity of the town to accommodate events in the arts facility. In replying, the Town Regeneration Officer stated that, it is envisaged that the available car parking in the town centre would be available to accommodate evening events. Concerns were also raised in relation to the capacity of the theatre with capacity to seat 140 patrons, in replying the Town Regeneration Officer, outlined that it was considered appropriate, based on research of other facilities in similar scaled settlements. However, she stated that this can be reviewed during the planning design stage.

Following discussion, the report was proposed by Councillor Sheahan, seconded by Councillor Collins and agreed.

4. Regeneration, Community, Sport and Rural Development Directorate.

Part VIII Procedure – Abbeyfeale Tourist Hostel.

Pursuant to Section 179 of the Planning and Development Act, 2000 (as amended), and Part 8 of the Planning and Development Regulations 2001 (as amended), to consider the Mayoral report (as previously circulated) for the proposed redevelopment of the former Bank of Ireland to a Tourist Hostel, in The Square, Abbeyfeale, Co. Limerick.

Circulated, Report of the Mayor, dated 30th June, 2026, in respect of the proposed Part VIII Abbeyfeale Tourist Hostel, Abbeyfeale, Co. Limerick.

The Town Regeneration Officer discussed the proposed development and the recommendations of the Mayor's report. She stated that two submissions with respect to the proposed development had been received.

The Members acknowledged that it was positive to see the building being brought back into use. However, concerns were expressed regarding the provision of 35 beds in the proposed development, specifically whether all 35 beds would be occupied on a full time basis. Concern was also raised about the long-term viability of the project and, if it were not successful, what alternative use the building would serve.

Councillor Galvin referred to the significant amount of investment made in the building and that he had previously hoped to see the building used as a library or a community creche and while he did not wish to interfere with the planning process, he stated that he had concerns about the proposal. Councillor Sheahan referred to a business case for the proposed development and stated that he would like expressions of interest sought from potential operators, to run in tandem with the application for funding.

Prior to conclusion, the Town Regeneration Officer confirmed to Councillor Scanlan that the development will include nine dormitory rooms, a wheelchair accessible double room on the ground floor and an ensuite double room on the second floor. The remaining dormitory rooms will accommodate between three and six people each.

Following further discussion, the report was proposed by Councillor Foley, seconded by Councillor Galvin and agreed.

5. Corporate Services, Human Resources and Organisational Development Directorate.

Nomination of a Member of Newcastle West Municipal District to the Corporate Policy Group.

The Cathaoirleach referred to a Nomination of a Member of the Newcastle West Municipal District to the Corporate Policy Group.

It was proposed by Councillor Sheahan, seconded by Councillor Foley, and agreed by all that Councillor Galvin be nominated a Member of the Corporate Policy Group.

With the permission of the Cathaoirleach and in accordance with Standing Orders it was agreed to take Notice of Motion No. 15 on the Agenda as follows.

15. Notice of Motion submitted by Councillor M. Collins

I will move at the next Meeting that the junction at Broadford village where the L1311 and the R515 meet have a safety audit done to consider restricting the parking of vehicles too close to the junction inhibiting adequate and proper sightlines.

The Motion was seconded by Councillor Scanlan.

In proposing the Motion, Councillor Collins referred to the junction at Broadford village where the L1311 and the R515 meet and highlighted safety concerns with regard to the parking of vehicles at this location.

REPLY: This location has been reviewed and considered by the Roads Engineer. It is proposed to install upgraded road markings and install double yellow lines at both sides of the junction. These works will be carried out in the coming weeks.

6. Housing Development Directorate

To receive Update from the Housing Directorate for the Newcastle West Municipal District.

Circulated, report of the Housing Strategy and Non-LA Housing Construction, dated 8th July, 2026.

The Administrative Officer, Strategy and Non-LA Housing Construction, presented the update in relation to Social Housing Delivery in the Municipal District of Newcastle West. He referred to the target build of 198 housing units under the Housing for All programme in the Newcastle West Municipal District. He stated that 79 of these housing units (40%) was approved in the Newcastle West District as at 21st May, 2026 with slippage due to issues with Uisce Éireann infrastructure. He outlined to the Members the build timeline, 79 housing units across 21 sites as follows:

6 No. LA sites: 25 units total
8 No. AHB sites: 23 units total
2 No. Turnkey sites: 18 units total
5 No. Part V sites: 13 units total

The Administrative Officer gave an update to the Members on Social Housing in the District as follows:

- 16 complete leasing units in the District.
- Key Project SHIP Construction - O'Connor Park, Ardagh - New Build Tenant Incremental Purchase Scheme with a Launch Date week commencing 24th August, 2026, for 2 No. three bed housing units.
- 5 void properties completed to date this year with works on a further 10 properties to be completed this year.
- Acquisitions – 30 acquisitions complete with 15 in progress. 24 acquisitions completed to date have been Notice to Quit properties.
- Affordable Housing New Build Target: 264. There are currently 97 LCCC Affordable Sale and 12 AHB Cost Rental (Total: 109) in the pipeline in the District of Newcastle West. An update was given on the Affordable Housing project at Castle Place, Churchtown, Newcastle West which will consist of 51 No. three and four bed houses over four phases. Phase 3 of 23 No. three bed houses is to be launched in August 2026.
- Tenant in Situ Scheme - The key observations and number of cases on review under the Tenant in Situ Scheme from October 2022 to May 2026 was outlined. As of May 2026, there were 1187 cases on review, 98 of these are in the Newcastle West District.

The Administrative Officer stated that the funding for second hand acquisitions in 2026 was announced in February, €4.8 million has been earmarked for LA Priority acquisitions which include tenant in situ properties. He also stated that refurbishments works are not recoupable from the Department of Housing, Local Government and Heritage, these works must be funded internally.

Following the presentation, the Members referred to a number of matters including the 1187 cases on review under the Tenant in Situ scheme and costing, Notices to Quit, the funding of €4.8 million for LA Priority acquisitions, how many applicants for Rent to Buy and how many vacant Local Authority state owned houses in the District. Councillor Sheahan asked if properties that are CPO'd are included in the numbers of acquisitions. The number of houses on hold due to Uisce Éireann infrastructure issues was also raised. Councillor Galvin queried how many of the 1187 cases on review involve HAP payments. Councillor Galvin expressed dissatisfaction at the number of voids in the District and stated that this matter needs to be elevated to the Mayor for clarification. An update on the Clúid housing development at Abbeyfeale was also sought.

Councillor Scanlan referred to the need for temporary accommodation for people experiencing homelessness and the need to provide temporary accommodation was also raised.

The necessity of having a Housing Team in each Municipal District dealing with voids, dereliction, tenant purchases and thereby having a housing presence at every Monthly Meeting was raised.

It was agreed that the Administrative Officer would revert to the Members regarding the queries raised and would continue to keep them updated on housing matters within the District.

The Members thanked all for the housing update and attendance at the Meeting.

7. General Municipal Allocation (GMA)

On the proposal of Councillor Scanlan, seconded by Councillor Galvin, it was agreed to allocate €6,000 to Dromcollogher26 (Sub Committee Dromcollogher Community Council) towards the Dromcollogher26 Commemoration.

On the proposal of Councillor Ruddle, seconded by Councillor Galvin, it was agreed to allocate €3,000 to Dromcollogher26 (Sub Committee Dromcollogher Community Council) towards the Dromcollogher26 Commemoration.

On the proposal of Councillor Collins, seconded by Councillor Galvin, it was agreed to allocate €3,000 to Dromcollogher26 (Sub Committee Dromcollogher Community Council) towards the Dromcollogher26 Commemoration.

On the proposal of Councillor Sheahan, seconded by Councillor Galvin, it was agreed to allocate €1,500 to Dromcollogher26 (Sub Committee Dromcollogher Community Council) towards the Dromcollogher26 Commemoration.

On the proposal of Councillor Foley, seconded by Councillor Galvin, it was agreed to allocate €1,500 to Dromcollogher26 (Sub Committee Dromcollogher Community Council) towards the Dromcollogher26 Commemoration.

On the proposal of Councillor Galvin, seconded by Councillor Foley, it was agreed to allocate €2,000 to Dromcollogher26 (Sub Committee Dromcollogher Community Council) towards the Dromcollogher26 Commemoration.

On the proposal of Councillor Foley, seconded by Councillor Galvin, it was agreed to allocate €1,838 to Reilig Íde Naofa Development Group for the purchase of lawn mower and pole pruner.

On the proposal of Councillor Galvin, seconded by Councillor Foley, it was agreed to allocate €2,000 to Tournafulla GAA Club for fencing.

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On the proposal of Councillor Collins, seconded by Councillor Galvin, it was agreed to allocate €2,000 to Tournafulla GAA Club for fencing.

On the proposal of Councillor Scanlan, seconded by Councillor Foley, it was agreed to allocate €1,000 to Tournafulla GAA Club for fencing.

On the proposal of Councillor Scanlan, seconded by Councillor Galvin, it was agreed to allocate €1,445.25 to Newcastle Indian Cultural Association from his 2024 previous General Municipal Allocation to this Group.

On the proposal of Councillor Ruddle, seconded by Councillor Galvin, it was agreed to allocate €1,560.00 to Newcastle Indian Cultural Association broken down as follows: €310.50 from his 2025 previous General Municipal Allocation and the remainder €1,249.50 from 2026 General Municipal Allocation.

On the proposal of Councillor Collins, seconded by Councillor Galvin, it was agreed to allocate €1,445.00 to Newcastle Indian Cultural Association broken down as follows: €310.50 from his 2024 previous General Municipal Allocation and the remainder €1,134.50 from 2026 General Municipal Allocation.

With the permission of the Cathaoirleach and in accordance with Standing Orders, it was agreed to take Notice of Motion No. 19 on the Agenda as follows.

19. Notice of Motion submitted by Councillor J. Sheahan

I will move at the next Meeting that Limerick City and County Council use the powers it has over dereliction to do whatever is necessary to bring the two derelict commercial units in Ardmoyle estate, Carrigkerry into use either as commercial or residential.

The Motion was seconded by Councillor Galvin.

In proposing the Motion, Councillor Sheahan referred to the derelict condition of the two commercial units at Ardmoyle estate in Carrigkerry which are in private ownership and which have been derelict for a lengthy time. Councillor Sheahan requested that these commercial units be taken over by the Council under the Derelict Sites Act legislation. Reference was also made to the lack of engagement with the Council on this matter. The other Members concurred with Councillor Sheahan on this issue. Following discussion, the Senior Executive Officer stated that the Derelict Sites process is currently operational, however, the process is currently operating approximately one year in arrears.

REPLY: The properties are currently on the Derelict Sites Register. The properties can be considered for compulsory acquisition under the Derelict Sites Act, 1990. Limerick City and County Council will continue to review this derelict site case.

QUESTIONS

Replies to the following Questions on the Agenda were circulated to all Members prior to the Meeting and the Questions were therefore taken as having been dealt with.

8. Question submitted by Councillor L. Galvin

I will ask at the next Meeting for a detailed update on the derelict building at the junction of New Street and Colbert's Terrace (formally Danaher's).

REPLY:

Further to an internal housing meeting, we are to proceed with the refurbishment of the corner unit. Costing will be undertaken on the semi-detached units to the rear of the corner unit previously granted a Part 8 and presented to the Department of Housing, Local Government and Heritage to ascertain if value for money is being achieved.

9. Question submitted by Councillor L. Galvin

I will ask at the next Meeting for a detailed update on (a) Lees Cross (b) Dore's Cross, Templeglantine (c) Devon Road Cross, Templeglantine.

REPLY:

- (a) The land acquisition and external Department of Transport (Project Funder) commercial appraisal for the project are currently near completion.

Subject to confirmation to proceed thereafter by the Project Funder, it is programmed to move to the Contractor open procurement stage in coming weeks. It is intended to site mobilise in Q4 2026.

- (b) Limerick City and County Council have developed a number of options for the delivery of a footpath extension from Templeglantine Village to Dore's Cross, improvements to the L7055 Dore's Cross Junction along with the relocation of the speed limit and traffic calming gateway to the east of this junction. These options have been incorporated into a Feasibility report which has been submitted to Transport Infrastructure Ireland (TII) for consideration. Limerick City and County Council will continue to engage with TII to promote the progression of this scheme.

- (c) Mid West National Roads Design Office (MWNRO) issued Tender Documents for an Underground Utilities Survey in June and is awaiting submission of same from suppliers.

Upon submission of Tender Documents a Tender Assessment Report will be completed whereby a successful Tenderer will be identified.

This tenderer will be appointed to complete the Underground Utilities Survey pending Limerick City and County Council and Transport Infrastructure Ireland approvals in

July. Upon appointment of the successful tenderer the plan is to undertake the survey in August.

Mid West National Road Design Office are currently preparing Tender Documents for a CCTV survey which is required to ascertain the condition of existing drainage pipes. MWNRDO plans to issue Tender Documents for the CCTV survey in July with a view of appointing a Contractor in September pending Limerick City and County Council and Transport Infrastructure Ireland approvals.

The survey above will provide information which is necessary to progress the design and produce the Preliminary Design Report (PDR). MWNRDO plans to submit the PDR in Q4 2026.

Pending TII approval of the PDR the Mid West National Road Design Office anticipates initiating the Part 8 process in early 2027.

10. Question submitted by Councillor L. Galvin

I will ask at the next Meeting for an update on the housing development at Mountcollins.

REPLY:

Housing Construction

Stage 4 Submission (to proceed to site) issued to the Department of Housing, Local Government and Heritage 23.06.26 for 4 units (1 x 1-Bed, 1 x 2-Bed and 2 x 3-Bed) at Radharc an Ghleanna, Mountcollins, Co Limerick.

Housing Strategy and Mixed- Tenure Partnership Unit

Funding approval submission is currently with the Department of Housing, Local Government and Heritage for a proposed turnkey project in Mountcollins (2 x 3-bed). We are awaiting decision on this proposal.

11. Question submitted by Councillor J. Scanlan

I will ask at the next Meeting that double yellow lines be put in place at the Newcastle West road junction with Main Street, Broadford.

REPLY: These works will be carried out in the coming weeks.

12. Question submitted by Councillor J. Scanlan

I will ask at the next Meeting when repair and safety measures will be undertaken at the Moanroe junction with the R522 as well as along Bunoke Bridge.

REPLY: A preliminary design and costing will be carried out at these locations and when completed a funding stream can be determined to progress any identified works.

13. Question submitted by Councillor T. Ruddle

I will ask at the next Meeting how much if any cut back is expected in this year's road schedule for the Newcastle West Municipal area due to the significant rise in the cost of materials.

REPLY: The Roads Department are currently reviewing all projects and budgets in line with inflation etc. There is a risk that this years road works scheme will be impacted and it is anticipated that by end of Quarter 3 the extent of the cut backs will be known.

14. Question submitted by Councillor J. Sheahan

I will ask at the next Meeting for an update on the current status of Ardmoyle estate, Carrigkerry with regards to its ownership and future plans for the estate.

REPLY:

The site was placed on the Derelict Sites Register in July 2025. Derelict Site Levies have been accruing on the site since 1st January, 2026.

The property and land are in private ownership. The owner has not engaged with Limerick City and County Council so we are unaware of their future plans for the site. Limerick City and County Council will use the derelict site process if there is no development with the properties.

NOTICES OF MOTION

16. Notice of Motion submitted by Councillor J. Scanlan

I will move at the next Meeting that a Low Cost Safety Scheme be implemented at the Clounscherick end of the Camas Road.

The Motion was seconded by Councillor Galvin.

In proposing the Motion, Councillor Scanlan referred to safety concerns at the Clounsherick end of the Camas Road and requested that a Low Cost Safety Scheme be implemented at this location.

REPLY: The Roads Department has completed works at this location.

It was proposed by the Cathaoirleach, that in the absence of Councillor Ruddle, the Notices of Motion at Item No. 17 and Item No. 18 on the Agenda would be deferred to the September Meeting of the Municipal District of Newcastle West.

The following items were also raised.

Reference was made to an incident of illegal dumping in the District and to the fact that there is currently no Environmental Control Officer assigned to the District. A discussion took place on illegal dumping and to cases of illegal dumping which are now being referred to the Roads Team in the Newcastle West office. In replying, the Senior Executive Engineer stated that there is a clear distinction between the responsibilities of the Roads Team and the Environment Section in dealing with illegal dumping in the District. He stated, however, that the Roads Team work closely with the Environment Section on these matters.

The provision of speed ramps in Mountcollins was raised. In replying, the Executive Engineer agreed to meet on site to examine and assess whether the location is suitable for traffic calming measures at this location. He stated that if the location meets Limerick City and County Council's Traffic Calming Policy, funding can then be considered for the proposed works.

An update was sought on having resident only parking signage put in place at Chapel Close and Hawthorne Drive housing estates in Newcastle West. In replying, the Executive Engineer stated that signage is ordered and is due to be delivered in the near future for erection at these locations.

Reference was made to the proposed road renewal works to be undertaken in Newcastle West town and an update was sought on this matter. In replying, the Senior Executive Engineer stated that the roads in the Newcastle West town which are included in the 2026 Road Works Scheme will be completed in Q3 2026.

The carrying out of an audit of all disabled parking spaces in the town of Newcastle West and having proper signage in place was raised. Reference was also made to a meeting which was to take place with individuals affected to ascertain the difficulties being encountered.

An update was sought on the ongoing issue of water damage on the R515 Milford Line, Dromcollogher road and to contact which was made with Uisce Éireann on this matter. The works being carried out by Uisce Éireann in Abbeyfeale town was also raised. A discussion took place regarding the terms and conditions to be complied with by Uisce Éireann in relation to the works being undertaken. The supervision by the Council of Uisce Éireann works carried out in the town of Abbeyfeale along with the requirements for proper reinstatement following the completion of works in the District was raised. In replying, the Senior Executive Engineer stated that the Council is actively monitoring the works which are ongoing in Abbeyfeale on a daily basis to ensure there is no interference with traffic flow through the town and that any requested issues are raised with Uisce Éireann, when required. He also stated there is a key person assigned to dealing with Road Opening Licences in the District.

It was agreed to hold the September Meeting of the District on Wednesday, 2nd September, 2026, at 10.00 a.m., at Áras William Smith OBrien.

Prior to conclusion of the Meeting, the Cathaoirleach wished everyone well over the Summer break.

This concluded the Meeting.

Signed:

Cathaoirleach

Dated: