

MINUTES OF PROCEEDINGS AT MONTHLY MEETING OF THE MUNICIPAL DISTRICT OF ADARE-RATHKEALE HELD IN ÁRAS SEÁN FINN, NEW LINE ROAD, RATHKEALE, CO. LIMERICK AND ONLINE ON TUESDAY, 8TH SEPTEMBER, 2026 AT 9.30 A.M.

PRESENT IN THE CHAIR:

Councillor A. Teskey, Cathaoirleach.

MEMBERS PRESENT:

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

OFFICIALS IN ATTENDANCE:

Director of Service, Adare-Rathkeale Municipal District (Mr. V. Murray), Meetings Administrator (Ms. K. Butler), Senior Executive Engineer, Adare-Rathkeale Municipal District (Mr. K. Murphy), Executive Engineer, Adare-Rathkeale Municipal District (Mr. K. Carroll), Head of Property Services (Ms. J. Leahy), Administrative Officer, Property Services (Ms. T. Knox), Head of Economic and Tourism (Mr. B. Troy), A/Chief Executive Officer, Discover Limerick DAC (Ms. K. O'Riordan), Senior Executive Technician, Active Travel (Ms. C. Gallagher), Clerical Officer (Ms. L. Lenihan).

Apologies for her inability to attend were received from Senior Executive Officer, Municipal Districts & Príomh Chomhairleoir (Ms. K. White).

1. Minutes

Circulated, copy of draft Minutes of the Municipal District of Adare-Rathkeale held on 14th July, 2026.

Proposed by Councillor O'Donoghue;
Seconded by Councillor Keary;
And Resolved:

"That the draft Minutes, as circulated, be taken as read, 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 Cathaoirleach of any declaration of interest in any item due for discussion at the Meeting.

No such interest was declared.

3. Disposal of Land

- (a) Circulated, Report of the Head of Economic and Tourism dated 31st August, 2026 setting out proposals for the disposal of Adare Heritage Centre from Limerick City and County Council to Discover Limerick DAC and the intention to bring a Section 183 Notice to Full Council in this regard, for approval.

Following discussion with the A/Chief Executive Officer, Discover Limerick DAC it was agreed to defer this item until the October Meeting to allow for the presentation of the final design for the Adare Heritage Centre to Members.

- (b) Circulated, Report of the Head of Economic and Tourism Development dated 31st August, 2026 setting out proposals for the disposal of 3.2138 Acres (1.3005 Hectares) of land at Skagh, Croom, Co. Limerick to Croom Community Development Association CLG and the intention to bring a Section 183 Notice to Full Council in this regard, for approval.

The report, as circulated, was noted by Members.

- (c) Circulated, Report of the Head of Property Services dated 31st August, 2026 setting out proposals for the disposal of lands, by way of a 50-year lease (2 no. leases) to Croom United Associated Football Club (Croom Utd AFC) at Skagh, Croom, Co. Limerick and Tooreen, Croom, Co. Limerick and the intention to bring a Section 183 Notice to Full Council in this regard, for approval.

The report, as circulated, was noted by Members.

Councillor Teskey advised he would be requesting a Special Meeting in October to receive an update on the Derelict Sites Register pertaining to the Adare-Rathkeale Municipal District.

Councillor Collins requested an update on Shannon House in Foynes be included on the Agenda for the October Special Meeting.

The Administrative Officer, Property Services advised works are to commence in the coming weeks on the Shannon House, Foynes and the owners of the property have been actively working on procuring a publicans licence to enable the property to commence trading.

Councillor Keary requested a communication be forwarded to Central Government and also write to the relevant Minister for Housing, Local Government to request additional funding to allow Limerick City and County Council deal with the significant derelict properties on its register.

The Head of Property Services advised she would compile a report in relation to the derelict sites register within the Adare-Rathkeale Municipal District and revert in due course. Councillor Keary requested the total amount of derelict property levies collected and uncollected in the Adare-Rathkeale District be included in the report. The Head of Property Services advised that this figure could only be provided for the County as a whole as it is not broken down per area.

Councillor Teskey also requested an update on Ballywilliam Estate, Rathkeale. The Head of Property Services advised the legals surrounding this estate are ongoing and could not be discussed at the present time. She further advised that mediation around the site is well advanced and a meeting is due to take place on the matter in the near future adding she was hopeful a resolution is imminent. Councillor Keary requested the figures for the expenses Limerick City and County Council have incurred on this estate from the time the Compulsory Purchase Order commenced to date, including all legal fees, also be provided. Councillor Hartigan asked for the entire cost associated with the site be included in the report.

Councillor Keary proposed an open competition be commenced when the legals are complete to allow the Ballywilliam Estate to be given over to a property developer who can produce a design and build scenario to enable the properties be returned for habitation for the citizens of Rathkeale. This was seconded by Councillor Teskey and agreed.

It was agreed a Special Meeting on the subject would be held to discuss the matter further at a date to be agreed with the Members and the Executive.

4. Corporate Services, Human Resources and Organisational Development Directorate

The Meetings Administrator advised that the Municipal District was required to consider the nomination of a Member to the Corporate Policy Group.

Proposed by Councillor Collins;
Seconded by Councillor O'Donoghue;
And Resolved:

"That, Councillor Teskey be appointed as the Adare-Rathkeale Municipal District Member to the Corporate Policy Group".

5. Transportation, Mobility and Public Realm Directorate

District Engineers Report

Circulated, report of the Senior Executive Engineer, Adare-Rathkeale Municipal District outlining details of proposed works, projects and future projects planned for the District.

- Councillor O'Donoghue requested a site visit of the Adare Bypass project be convened. It was agreed this would take place following the completion of the Agenda for the October Municipal District Meeting.
- Councillor Hartigan requested the District write to Central Services, Limerick City and County Council requesting Members be kept informed of any works being carried out on the National Roads within the District going forward.

6. Active Travel

As the A/Senior Executive Engineer, Active Travel was unable to attend the meeting it was agreed to defer this item to the October Municipal District Meeting.

It was agreed Item 9 on the Agenda would be taken next.

9. Deputation from Foynes & District Community Council.

The Cathaoirleach welcomed representatives from Foynes & District Community Council to the Meeting. The Deputation consisted of Ms. Nicola Synan O'Sullivan, Mr. Sean Kelly and Ms. Rachel Rimmer.

Ms. Synan O'Sullivan gave Members a presentation on behalf of the group on a comprehensive infrastructure and public realm proposal for Foynes town. The group requested that the following be addressed as part of their proposal which would improve mobility and connectivity in the town:

- Footpaths to be improved within the town and installation of a new footpath connecting the town along the N69 with residential areas either side of the Harbour Entrance East Side.
- Safer pedestrian crossings in the town.
- Improved public lighting and installation of new public lighting at the section of the walkway beyond the Yacht Club.
- Develop the area around the Community Centre to include an inclusive Town Park.
- Improve Monument Hill walking route and all public spaces to support visitors, residents and the Wild Atlantic Way.

Ms. Synan O'Sullivan concluded her presentation advising the group did not expect all improvements to be addressed immediately and requested Members support their comprehensive infrastructure and Public Realm proposal for Foynes.

Members complemented the delegation for their presentation for Foynes Town and agreed Foynes merited a full Public Realm Plan following which Councillor Teskey

proposed a Public Realm Plan be prepared for Foynes Town. This was seconded by Councillor Hartigan and agreed. Councillor Keary added sewerage infrastructure would be vitally important to support expansion of the town together with restoration and refurbishment of the hotel and hospital buildings. Councillor Keary suggested the Director of Service, Adare-Rathkeale Municipal District seek funding from the Urban Regeneration and Development Fund to assist in the progression and preparation of a Public Realm plan for Foynes.

It was agreed Item 8 on the Agenda would be taken next.

8. General Municipal Allocation (GMA)

On the proposal of Councillor Hartigan, seconded by Councillor O'Donoghue, it was agreed to allocate the following:

- €3,500 to Road Maintenance Rathkeale for signage.
- €1,000 to Adare History Book Project.
- €1,000 to Coláiste Mhuire, Askeaton.
- €2,000 to Cappagh LGFA.

On the proposal of Councillor Keary, seconded by Councillor Collins, it was agreed to allocate €2,000 to Cappagh LGFA.

On the proposal of Councillor O'Donoghue, seconded by Councillor Collins, it was agreed to allocate the following:

- €3,000 to Croom Active Retirement Group.
- €2,000 to Croom Meals on Wheels.
- €4,000 to Granagh/Ballingarry GAA Club.
- €3,500 to Road Maintenance Rathkeale for signage.

On the proposal of Councillor Teskey, seconded by Councillor Collins, it was agreed to allocate the following:

- €3,000 to Road Maintenance Rathkeale.
- €3,000 to Ballyhahill Development Association.

It was agreed Item 7 on the Agenda would be taken next.

7. Section 38 Safe Route to School

The Senior Executive Technician, Active Travel gave Members a presentation on the Safe Route to School proposal for road amendments adjacent to Main Street and Bank Place, Rathkeale, Co. Limerick. These amendments include:

- Introduction of 2 number belisha beacon pedestrian crossings at Main Street.
- Introduction of 2 number signage pedestrian crossings at Bank Place.
- Introduction of permanent traffic island at Bank Place Junction.
- Narrowing of carriageway and build out area.
- All associated road markings.

She advised while funding is tied to St. Josephs Boys National School the installation of pedestrian crossings and traffic islands will benefit the town as a whole.

Discussion ensued regarding the loss of car parking spaces outside Spar supermarket and Giltenane's pharmacy. The Senior Executive Technician, Active Travel advised loss of car parking spaces would be minimal during the proposed project works.

Members expressed concern that narrowing the junction at Giltenane's pharmacy and installing a pedestrian crossing would cause increased risk for pedestrian and road users due to the already heavy traffic flow at this location. The Senior Executive Technician, Active Travel advised it is necessary to narrow the road outside the pharmacy to prevent cars parking on the proposed pedestrian crossing. Members suggested the pedestrian crossing be relocated to an alternative location on Main Street.

Councillor O'Donoghue also added the criteria for eligibility for school bus transport needed to be reviewed from current criteria whereby qualified children must reside more than 3.2kms from a National School and 4.8kms from a Secondary School.

The Senior Executive Technician, Active Travel agreed to discuss Members concerns and suggestions with the National Transport Authority and revert.

QUESTIONS

10. Question submitted by Councillor B. Collins

I will ask at the next Meeting that Limerick City and County Council outline the procedure, backed by legislation and regulations, on the changing of a property, which was previously in commercial use, to private residential, setting out all the necessary applications, notifications, sections and other procedures that must be in place be compliant with national and local policy.

Reply: The change of use of a property from commercial to residential constitutes development under the Planning and Development Act, 2000 (as amended) and as such whereby planning permission may be required. The procedures for same are detailed in the relevant statute.

The Planning and Development Regulations 2001 (as amended) set out exempted development provisions for certain changes of uses; however, these exemptions may depend on a range of land use criteria, including but not limited to, for example if the property is a protected structure, its location and the planning history of the site.

Should a member of the public wish to receive confirmation as to whether planning permission is required, a request can be made to the Planning Authority under Section 5 of the Planning and Development Act, 2000 (as amended) for a determination.

The Planning Department would be happy to liaise with Cllr. Collins on the options available on a site-specific basis.

11. Question submitted by Councillor B. Collins

I will ask at the next Meeting that Limerick City and County Council outline the procedure and process that was followed in choosing the recipients of the Development Levy Funding and how the distribution of this fund was managed, who is responsible for these decisions and allocations and how long it has taken for each recipient to receive their allocation and also, can improvements be made to increase the efficiency of this process going forward.

Reply: A formal application process commenced in February 2026 when applications were invited from Council Directorates including Area Offices. Review, consultation and approval stages took place between March and June.

The applications were reviewed by the Forward Planning Section responsible for the management of the Development Contribution Scheme. Projects were assessed in accordance with scheme eligibility, previous allocations, available funding, other funding sources to avoid duplication and commitments previously given to projects.

As part of the process, and as agreed with the Director General and the Elected Members during the adoption of the Development Contribution scheme, the Forward Planning Section met with the Cathaoirleach of each Municipal and Metro District to discuss projects in the context of local

priorities. Once agreed, the allocations were signed off by the Director General. From there, the funding was transferred to the relevant Limerick City and County Council sections.

Forward Planning will commence preparation for the next funding cycle in Q4 2026 and will shortly engage with Directorates to review priority projects and funding requirements for 2027.

12. Question submitted by Councillor J. O'Donoghue

I will ask at the next Meeting that Limerick City and County Council to provide a list of all open planning enforcement cases for all wind farms; to provide the information in table form including the following details; date opened; enforcement ID; description of complaint (which planning conditions noise, shadow flicker etc) and current status.

Reply: The following are the current open cases regarding windfarm developments:

MAURICETOWN/ GLENDUFF				
File Ref	Date received	Address	Description	Status
DC-342-21	27/09/2021	Glenduff Darrery & Coolnanoglah, Ballagh, Co Limerick	Non-compliance with planning permission 12/379 re pasture for hen harriers	Warning Letter Served
DC-048-21	11/02/2021	Glenduff Darrery & Coolnanoglah, Ballaugh, Co. Limerick	Non-compliance with planning permission 12/379 - condition 10(a) & 10(c) - noise levels	Enforcement Notice Served
DC-270-19	06/08/2019	Glenduff, Ballaugh, Co. Limerick	Works within an SPA	Enforcement Notice Served
DC-239-23	31/05/2023	Glenduff, Ashford, Ballagh, Co. Limerick	Shadow flicker	Under investigation
DC-267-20	10/09/2020	Glenduff Ashford, Ballagh, Co. Limerick	Drainage & roadway	Enforcement Notice Served
KILMEEDY				

File Ref	Date Received	Address	Description	Status
DC-065-20	26/02/2020	Ballinruane & Ballyhahil, Kilmeedy, Co. Limerick	Non-compliance with condition no 1 of 11/165 regarding duration of daily shadow flicker	Warning Letter Served
DC-078-18	13/03/2018	Ballinruane & Ballyhahil, Kilmeedy, Co. Limerick	Non-compliance with condition no 8 of 11/165 regarding shadow flicker time and EIS	Warning Letter served

NOTICES OF MOTION

13. Notice of Motion submitted by Councillor B. Collins

I will move at the next Meeting that Limerick City and County Council write to An Garda Síochána, TII and the NTA to stop bucket collections being licensed or allowed in the village of Adare until after the bypass of the village is opened.

The Notice of Motion was proposed by Councillor Collins. There was no seconder to this motion.

In proposing the Motion Councillor Collins advised she was not anti-community fundraising as these initiatives are an important source of funding for different community groups, however, she felt that they currently cause significant delays through the village of Adare. Members were of the view delays would occur in Adare village regardless of fundraising collections.

Councillor Collins requested her Motion be forwarded to An Garda Síochána for consideration.

14. Notice of Motion submitted by Councillor T. Hartigan

I will move at the next Meeting that the Municipal District request additional funding to secure the rent of a second patching truck ahead of the upcoming winter season.

The Notice of Motion was proposed by Councillor Hartigan, seconded by Councillor Teskey and agreed.

In proposing the Motion Councillor Hartigan stated that the District would benefit from a second patching truck and asked that his Motion be given consideration.

Reply: The Municipal District Engineer contacted Central Services to seek additional funding for a second patching unit for the final three months of the year.

He was advised by the Senior Engineer that no additional funding would be made available for road maintenance between now and the end of the year.

15. Notice of Motion submitted by Councillor T. Hartigan

I will move at the next Meeting to request an update on the Orchard housing estate in Pallaskenry.

The Notice of Motion was proposed by Councillor Hartigan, seconded by Councillor Teskey and agreed.

In proposing the Motion Councillor Hartigan expressed dissatisfaction with the lack of updates regarding the allocation of houses within the Orchard housing estate, Pallaskenry. Councillor Teskey requested Sarah Newell, Senior Executive Officer, Housing Strategy attend the October Municipal District Meeting to discuss the matter. The Director of Service, Adare-Rathkeale Municipal District advised the delay in allocating these houses is as a result of the Contractors availability and advised he would follow up and request an update for the next meeting.

Reply: Limerick City & County Council (LCCC) completed the purchase of 8 houses at The Orchards, Pallaskenry, in August 2025. There are 8 units remaining to be completed within the development – 7 units are being purchased by Focus Housing Association via the Capital Assistance Scheme (CAS) and one further unit being purchased by LCCC under Part V. Upon completion, all units within the 16-unit turnkey scheme will be occupied by persons from LCCC's Housing Waiting List.

In terms of the 8 remaining units to be completed, the latest status update is as follows:

- Unit Numbers 13, 14, 15 and 16 are near completion and expected to be ready for snagging before end of September 2026. These houses are awaiting ESB connection which is expected to be in place by first week of September. Focus will be acquiring 3 units (2x4 bed and 1x3-bed) with LCCC acquiring a 1x3-bed unit. All allocations will be to persons from LCCC's Housing Waiting List.

- Completion of Unit Numbers 5, 6, 7 and 8 have been delayed with the builder advising an early 2027 handover date for the 4x3-bed units to Focus. Focus Housing Association are engaging regularly with the Builder to encourage an earlier delivery date. While the Builder is providing weekly updates and is aware of the urgency for these units to be completed, construction worker and subcontractor availability are cited as the reason for the delay in completing these units.

16. Notice of Motion submitted by Councillor J. O'Donoghue

I will move at the next Meeting that Housing Developments with fully paid Planning contributions to Limerick City and County Council in the last ten years have their development contributions considered when applying as part of a Local Improvement or Community Involvement Scheme.

The Notice of Motion was proposed by Councillor O'Donoghue, seconded by Councillor Teskey and agreed.

In proposing the Motion Councillor O'Donoghue amended the wording slight to read:

"I will move at the next Meeting that Housing Developments with fully paid Planning contributions to Limerick City and County Council in the *previous* ten years have their development contributions considered when applying as part of a Local Improvement or Community Involvement Scheme".

Councillor O'Donoghue felt people who purchased a site in a rural area and already pay a development contribution for the upkeep of the roads in its vicinity should be entitled to have this factor considered due to the fact they have already contributed towards the upkeep of the road during the planning stages of their property.

Reply: Development contributions are levied under Section 48 of the Planning and Development Act 2000 and are intended to fund public infrastructure and facilities that support development including roads, transportation, drainage, community infrastructure and related capital projects. Limerick City and County Council applies these charges through its Development Contribution Scheme.

The Local Improvement Scheme (LIS) is a national programme funded by the Department of Rural and Community Development to improve certain private or non-public roads, primarily those providing access to agricultural holdings and rural land users. Local Authorities administer and prioritise applications in accordance with the Department guidelines. The

beneficiaries are normally required to contribute to the cost normally up to 10% of the overall costs of the works.

Community Involvement schemes (CIS) is a programme operated by Limerick City and County Council to facilitate the improvement of public roads and local infrastructure where there is significant community benefit and where local residents are willing to contribute financially towards the works. The local community contributes to the cost of the scheme generally up to 10% to the overall cost.

Development fund contributions are charged

- As a condition of planning
- To offset infrastructure costs associated with new development.
- On a county wide or area wide basis

LIS and CIS programmes are intended to address specific local infrastructure deficiencies and are funded through separate mechanisms. Furthermore, the grants available to the applicants are generous with the Department generally covering 90% of the overall cost of each scheme.

The payment of the Development charge does not create an entitlement to preference under another scheme. Furthermore, LIS and CIS schemes are governed by Department eligibility criteria. Local Authorities must prioritise applications within National guidelines. Any preferential treatment based on development contribution payment would conflict with those criteria.

17. Correspondence

Correspondence was noted and taken as read.

18. A.O.B

- Councillor Keary requested an update on the status of the proposed Social Housing and serviced sites Scheme in Adare and asked if Limerick City and County Council had received permission from the landowner in the vicinity to connect into his property's storm water sewer. The Director of Service, Adare-Rathkeale Municipal District advised there is an agreement in principle to sign off on the site and advised his Department are currently awaiting Department of Housing, Local Government and Heritage sanction to sign off on tender pricing for the scheme. Councillor Keary expressed frustration that the increased market construction costs will now be incurred by the purchasers of the proposed serviced sites.

- Councillor Teskey referred to the Compulsory Purchase Order (CPO) of a derelict building opposite the parklet in East Square, Askeaton and requested an update be provided on the commitment given for the provision of a carpark to be located in this area. The Director of Service, Adare-Rathkeale Municipal District agreed to follow up and revert.
- Councillor Teskey referred to the funding commitment for the improvement works of the playground in Rathkeale and requested clarification if funding for the shortfall of €26,000 had been identified to upgrade the playground. The Meetings Administrator advised the following reply was received from Shane O'Doherty, Rathkeale Development Officer:

"The Community Council has as of last week entered into a funding agreement through with Leader for the playground. The delay in this had been due to the absence of a lease with LCCC. Tina Knox advised that the Lease is to go to full Council for approval at the September meeting and that the lease would take a minimum of 6 weeks after this approval to get signed.

WLR were happy to rely on a letter of comfort from LCCC and last week entered the funding agreement with the Community Council. The equipment has been ordered by the Community Council and 50% of the funds paid to secure this order.

The cost of the upgrades is €86,000 and funding €60,000 has been provided through leader. The Community Council has been looking for funding to bridge this gap and I know they had contacted the mayor about same.

I am not aware of any funding stream that can cover this shortfall. I had been in regular contact with Councillor Teskey in relation to this matter and fully updated him again last Friday".

- Councillor Keary requested an update on the machinery yard facility at Kilcornan, Co. Limerick. The Senior Executive Engineer, Adare-Rathkeale Municipal District advised he would follow up and revert.

This concluded the Meeting.

Signed: _____
Cathaoirleach

Dated: _____