



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

An Stiúrthóireacht Tithíochta
Comhairle Cathrach agus Contae Luimnigh
Ceanncheathrú Chorporáideach
Cé na gCeannaithe
Luimneach. V94 EH90

Housing Directorate
Limerick City and County Council
Corporate Headquarters
Merchant's Quay
Limerick. V94 EH90

t: +353 (0) 61 556 000

MEETING OF THE MUNICIPAL DISTRICT OF NEWCASTLE WEST be held on Wednesday, 7th October 2026.

Question Councillor F. Foley

I will ask at the next meeting for an update on the new housing project at Cois na Feile Abbeyfeale.

REPLY:

Clúid Housing have completed the pre-qualification tender for the main contractor to complete the works at the site, and three contractors have been shortlisted. The second part of the tender process has not yet commenced as there is ongoing work being completed around utility access points and primarily water connections. Representatives of Clúid met with Council engineers and Uisce Eireann in Abbeyfeale earlier in September to progress this. It is anticipated that the second stage of the tender process will commence in October.

Once the tenderer is determined, Clúid Housing will seek to update the funding approvals with the Department of Housing, Local Government and Heritage via the Capital Advance Leasing Facility scheme and the Housing Finance Agency.

Clúid Housing, Limerick City and County Council and their legal representatives met in August to progress the land transfer. When final funding approvals are received, and the land transfer has concluded, Clúid Housing will be in a position to sign contracts and to commence on site. The aim is to commence on site before year end or early 2027. It is estimated that the build will take approximately 15 months.

Sarah Newell
Senior Executive Officer
Housing Strategy and Mixed-Tenure Partnership Unit
29th September 2026



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Limerick City
& County Council

An Stiúrthóireacht Athghiniúna, Pobail, Spóirt
agus Forbartha Tuaithe
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Luimneach. V94 EH90

Regeneration, Community, Sport
& Rural Development Directorate
Limerick City and County Council
Corporate Headquarters
Merchant's Quay
Limerick. V94 EH90

LIMERICK CITY AND COUNTY COUNCIL

MUNICIPAL DISTRICT OF NEWCASTLE WEST

MEETING TO BE HELD ON WEDNESDAY, 7th OCTOBER 2026

Question submitted by Councillor L. Galvin

☎: +353 (0) 61 556 000
✉: customerservices@limerick.ie

I will ask at the next Meeting for a detailed update on Daly's building at Main Street, Abbeyfeale.

REPLY:

Dear Councillor Galvin,

A pre-planning meeting was held on 22nd September 2026 in respect of the proposed mixed-use redevelopment of J.D. Daly's building in Abbeyfeale.

The Design Team is progressing the design for a Part VIII application with an anticipated lodge date of mid-November 2026.

In parallel, the Design Team is also preparing documentation for stabilisation works to the existing structure. Approval is currently being sought for funding to undertake these stabilisation works.

Kind regards,

Richard O'Connor

Executive Architect,

Regeneration, Community, Sport and Rural Development Directorate

30th September 2026

MEETING OF THE MUNICIPAL DISTRICT OF NEWCASTLE WEST be held on Wednesday, 7th October 2026.

Question Councillor L. Galvin

I will ask at the next meeting for a detailed update on (B) The housing development in Abbeyfeale, please give break down of each house and its location.

REPLY:

The Council's objective remains to bring the 6 properties in Abbeyfeale back into productive use as quickly as possible, delivering much-needed housing accommodation while ensuring that all governance, financial, statutory and procurement requirements are fully complied with.

Property	Property type	Current Status
6 Colbert Terrace	3 bed mid-terrace	Contractor appointed for fit-out works
7 Colbert Terrace	3 bed mid-terrace	Contractor appointed for fit-out works
Convent Road	2 bed detached	Contractor appointed for fit-out works
Old Church Street	3 bed end terrace	Contractor appointed for fit-out works
Bridge Inn	4 bed mid-terrace	Contractor appointed for fit-out works
Bridge Inn	1 bed mid-terrace	Contractor appointed for fit-out works



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Progress has been made as follows:

- Fit-out works to bring to an appropriate standard due for completion by November and December 2026;
- The Council is also progressing the statutory approval processes required to facilitate the proposed transfer of the properties to Limerick Twenty Thirty. This includes the preparation of documentation for consideration at the October Newcastle West District Meeting.
- Engagement is ongoing with the Department of Housing, Local Government and Heritage and other stakeholders regarding funding matters and the most appropriate mechanism to support delivery of the project.

Sarah Newell
Senior Executive Officer
Housing Strategy and Mixed-Tenure Partnership Unit
30th September 2026



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MEETING OF THE MUNICIPAL DISTRICT OF NEWCASTLE WEST be held on Wednesday, 7th October 2026.

Question Councillor L. Galvin

I will ask at the next meeting for a detailed update on the Clúid housing project at Clash, Abbeyfeale

REPLY:

Clúid Housing have completed the pre-qualification tender for the main contractor to complete the works at the site, and three contractors have been shortlisted. The second part of the tender process has not yet commenced as there is ongoing work being completed around utility access points and primarily water connections. Representatives of Clúid met with Council engineers and Uisce Eireann in Abbeyfeale earlier in September to progress this. It is anticipated that the second stage of the tender process will commence in October.

Once the tenderer is determined, Clúid Housing will seek to update the funding approvals with the Department of Housing, Local Government and Heritage via the Capital Advance Leasing Facility scheme and the Housing Finance Agency.

Clúid Housing, Limerick City and County Council and their legal representatives met in August to progress the land transfer. When final funding approvals are received, and the land transfer has concluded, Clúid Housing will be in a position to sign contracts and to commence on site. The aim is to commence on site before year end or early 2027. It is estimated that the build will take approximately 15 months.

Sarah Newell
Senior Executive Officer
Housing Strategy and Mixed-Tenure Partnership Unit
29th September 2026



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MEETING OF THE MUNICIPAL DISTRICT OF NEWCASTLE WEST be held on Wednesday, 7th October 2026.

Question submitted by Councillor J. Scanlan

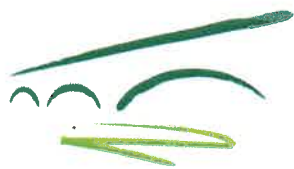
I will ask at the next Meeting as to the number of current vacant tenancies at each of the following locations: Ardagh, Ballygran, Broadford, Dromcollogher and Feenagh.

REPLY:

The following is a list of Vacant properties:

<u>Location</u>	<u>Number of Vacancies</u>
Ardagh	2
Ballygran	3
Broadford	1
Dromcollogher	0
Feenagh	1

Brendan Kidney
Senior Engineer
Housing Construction and Maintenance
29th September 2026



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MEETING OF THE MUNICIPAL DISTRICT OF NEWCASTLE WEST be held on Wednesday, 7th October 2026.

Question submitted by Councillor J. Scanlan

I will ask at the next Meeting when the four vacant properties at Michael Harnett Close, Maiden Street are likely to be available for tenanting.

REPLY:

There are currently three vacant properties at Michael Hartnett Close, Maiden Street, Newcastle West. The fourth property is currently occupied. The status of the vacant properties are as follows:

Location	Estimated Completion Date
Lower Maiden Street, Newcastle West	31/01/2027
Lower Maiden Street, Newcastle West	31/01/2027
Lower Maiden Street, Newcastle West	04/12/2026

Brendan Kidney
Senior Engineer
Housing Construction and Maintenance
29th September 2026



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Dúiche Bardais an Chaisleáin Nua Thiar,
Comhairle Cathrach agus Contae Luimnigh,
Áras William Smith O'Brien,
Gortbui,
An Caisleán Nua Thiar,
Co. Luimnigh.

Newcastle West Municipal District,
Limerick City and County Council,
Áras William Smith O'Brien,
Gortboy,
Newcastle West,
Co. Limerick.

**LIMERICK CITY AND COUNTY COUNCIL
MUNICIPAL DISTRICT OF NEWCASTLE WEST
MEETING TO BE HELD ON WEDNESDAY 7th OCTOBER 2026**

Eircode: V42EH73

t: +353 (0) 69 62100

Question Councillor J. Scanlan

I will ask at the next Meeting why resurfacing/reconstruction works are not taking place along Gortboy from the junction with Sheehan's Road towards Hazelwood.

Reply:

The roads department have appointed a geotechnical company to assist them in assessing ground conditions in this area. This is required in order to determine the most efficient and long term solution for the road in terms of surfacing.

Ben Noonan
Senior Executive Engineer
Newcastle West Municipal District

25th September 2026