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, 13TH OCTOBER, 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 Officer, Municipal Districts & Príomh Chomhairleoir (Ms. K. White), Senior Executive Engineer, Adare-Rathkeale Municipal District (Mr. K. Murphy), Director of Service, Financial Management (Mr. M. White), Management Accountant, Financial Management (Ms. I. Griffin), Director of Service, Economic, Tourism, Culture, Property and Corporate Buildings (Mr. S. Lenihan), Head of Property Services (Ms. J. Leahy), Administrative Officer, Property Services (Ms. T. Knox), Administrative Officer, Property Services (Ms. A. Crowe), A/Chief Executive Officer, Discover Limerick DAC (Ms. K. O'Riordan), Executive Engineer, Property Services (Mr. G. O'Donovan), Senior Engineer, LA Housing Construction (Mr. B. Kidney), Executive Architect, LA Housing Construction (Mr. M. Moloney), Administrative Officer, Housing Strategy (Mr. J. Hayes), A/Senior Executive Engineer, Active Travel (Mr. J. O'Callaghan), Executive Engineer, Active Travel (Mr. R. Gorey), Clerical Officer (Ms. L. Lenihan).

At the outset of the Meeting, Councillor Teskey congratulated Director of Service, Adare-Rathkeale Municipal District on his new appointment to the University of Limerick adding he would be a huge loss to Limerick City and County Council. All Members wished to be associated with Councillor Teskey's sentiments.

1. Minutes

Circulated, copy of draft Minutes of the Municipal District of Adare-Rathkeale held on 8th September, 2026.

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

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

Councillor Teskey referred to his request at the September Meeting to receive an update on the derelict site in East Square, Askeaton at the September Meeting. The Meetings Administrator advised she had received a verbal update from Brian Hickey, Property Services. Councillor Teskey asked for the response to be provided in writing to District

Members. The Meetings Administrator agreed to follow up on this matter and revert in due course.

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. Finance Investment and Governance Directorate

GMA Draft Budgetary Plan Budget 2027

Circulated, report of the Mayor of Limerick dated 23rd September, 2026 which sets out the background to the General Municipal Allocation (GMA), along with details of the Draft Budgetary Plan 2026 for the Municipal District of Adare-Rathkeale in the total sum of €280,800.

The proposed Draft Budgetary Plan 2027 was outlined as follows:

Svc	General Municipal Allocation -2027	Adare Rathkeale Municipal District
D05	Special Projects (Tourism Development Recreation and Amenity)	250,000
F04	Community Initiatives	30,800
Total	General Municipal Allocation	280,800

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

"That the General Municipal Allocation for the Municipal District of Adare-Rathkeale for 2027, is hereby adopted, in accordance with Section 102 of the Local Government Act, 2001 (as amended)".

4. 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.

The A/Chief Executive Officer, Discover Limerick DAC gave Members a presentation on the proposed refurbishment of the Adare Heritage Centre, Adare. The refurbishment will include extended opening hours until 8pm from April until October, a new grab-and-go coffee unit and an upgraded café, a golf simulator and a new retail unit selling Limerick/Adare and Ryder Cup merchandise, under licence from Ryder Cup Europe.

Councillor Teskey queried the costs associated with the proposed refurbishment. The A/Chief Executive Officer, Discover Limerick DAC advised funding from Central Government has been secured for €1.2 million to carry out works. Discover Limerick DAC are the contracting Authority and therefore liable for any costs outside of Government funding.

Councillor Collins proposed the disposal which was seconded by Councillor O'Donoghue, however, discussion ensued in relation to the lease of the shop units with Councillor Teskey putting forward a counterproposal asking for a caveat to include an addendum to allow tenants sign up to a thirty year lease agreement following a ten year review.

Following further discussion it was proposed by Councillor Teskey, seconded by Councillor Keary and agreed to dispose of Adare Heritage Centre from Limerick City and County Council to Discover Limerick DAC by way of a thirty year lease to include a break clause at year ten and year twenty.

Councillor Teskey advised there was a concern amount residents of Adare within the 2km restrictive zone regarding accessibility to their properties for the duration of the Ryder Cup. The Director, Adare-Rathkeale Municipal District advised anyone living within that area would be granted full access to their property at all times. The Director of Service, Economic, Tourism, Culture, Property and Corporate Buildings advised he would relay residents concerns back to Stephane Duclot, Director of Service Ryder Cup and Elaine O'Connor, Ryder Cup Co-Ordinator and seek clarification on the matter. The Director, Adare-Rathkeale Municipal District further advised a presentation is currently being finalised in relation to this and would be presented once completed.

5. <u>Economic, Tourism, Culture, Property and Corporate Buildings Directorate</u>

<u>Property Services</u>

The Administrative Officer, Property Services gave Members a presentation on all derelict sites in the Adare-Rathkeale Municipal District and how derelict sites are identified. She advised there are currently 367 houses in total on the Derelict Sites Register for Limerick City and County with 23.4% of properties in the Adare-Rathkeale Municipal District. She further advised that this is the highest figure per District due to the large number of houses in Ballywilliam Estate, Rathkeale. She advised due to

sensitive information on this register she would not be able to discuss individual properties in a public forum.

Councillor Teskey proposed standing orders be suspended for twenty minutes to discuss this item in committee. This was seconded by Councillor O'Donoghue and agreed.

On resumption of the Meeting Item 6 on the Agenda was taken next.

6. Housing Directorate

Part VIII Procedure – The former Shanagolden Garda Station Building

Circulated, Report of the Director of Housing, dated 17th September, 2026 and enclosed Mayor's Report dated 29th September, 2026 setting out details in relation to the proposed refurbishment of the former Shanagolden Garda Station. The development will consist of 1. The former Garda residence is to be sub0divided into tow residential units. 2. The change of use of the former station annex to a one bedroom dwelling. 3. Ancillary site works, at the former Shanagolden Garda Station property, Ballycormick Td., Shanagolden, Co. Limerick, V94C6R9. The Report had been prepared in accordance with Section 179 3(a) of the Planning and Development Act, 2000 (as amened) and Part VIII of the Planning and Development Regulations 2001 (as amended).

The report, as circulated, was proposed by Councillor Hartigan, seconded by Councillor Collins and agreed.

7. Social Housing Delivery

Circulated, report of the Housing Strategy and Mixed-Tenure Partnership Unit dated 13th October, 2026 setting out details in relation to the Social Housing Deliver for the Adare-Rathkeale Municipal District.

The Administrative Officer, Housing Strategy updated Members on the social housing progress in the District which included:

- There is an overall 154 new build units in the Limerick City and County Council Housing Strategy target for delivery by December 2026 with 64 units approved to date.
- 17 approved acquisitions units.
- 12 approved lease units.
- 9 Void properties with estimated completion dates of Q3 & Q4, 2026.
- There are currently 2 ongoing progression of affordable purchase/cost rental schemes in Cois Sruthain, Croom and Cois Curran, Pallaskenry as well as 2 additional new affordable purchase schemes in Rathkeale Road, Graige, Adare and Main Street, Askeaton.

- 74 Social Build units are planned under the Housing Delivery Action Plan 2027 – 2030 and 35 Affordable Build units are also planned.

Discussion ensued in relation to the cost of bringing current Local Authority Voids back into use. The Senior Engineer, LA Housing Construction advised Members there are currently 97 Voids in County Limerick with funding of €11,000 per unit being provided from the Department of Enivornment and local gov……..
to refurbish these properties adding the average cost of refurbishment is €27,000 per unit. Councillor Teskey proposed a District Motion be forwarded to Full Council that €3,000,000 be requested from the Mayoral Fund 2026 to renovate and bring back into use the current 97 Voids of Council Housing Stock. This Motion was seconded by Councillor Keary and agreed.

Councillor O'Donoghue requested an update on the proposed use of the Purchase/Cost Rental Scheme in Cois Sruthain, Croom. The Senior Engineer, LA Housing Construction advised these properties are supported tenancies and will have a nurse/carer living with tenants. Both units will be owned by Limerick City and County Council and operated by an Approved Housing Body with all tenants approved from the Housing waiting list.

Discussion then ensued in relation to the proposed Social Housing Scheme for Adare and the eight serviced sites included in this scheme. Councillor Keary queried if various affordable options could be looked at including the alternative of building eight houses on these sites commencing in the coming months which would provide a home for eligible people in the area to purchase. The Director, Adare-Rathkeale Municipal District advised the Senior Engineer would look into various options in relation to the serviced sites and revert to Members at the November Municipal District Meeting.

8. Transportation, Mobility and Public Realm Directorate

Part VIII Procedure – Croagh Footpath Improvement

Circulated, Mayor's Report dated 29th September, 2026 setting out details in relation to the proposed Croagh Footpath Improvement. The development works will consist of new pedestrian footpaths, installation of dropped kerbs and tactile paving at pedestrian crossing points, new uncontrolled raised pedestrian crossing, provision of public lighting, relocation of existing overhead services to underground infrastructure, landscaping enhancements, boundary adjustments, school zone and associated road markings, and all associated site works at Adamswood and Croagh (townland), Croagh, Co. Limerick. The Report had been prepared in accordance with Section 179 3(a) of the Planning and Development Act, 2000 (as amened) and Part VIII of the Planning and Development Regulations 2001 (as amended).

The report, as circulated, was proposed by Councillor Keary, seconded by Councillor Collins and agreed.

9. Active Travel

The Cathaoirleach welcomed the A/Senior Executive Engineer, Active Travel to the meeting to discuss bus shelters in the District.

Councillor Teskey requested an update on the proposed installation of a bus shelter at Reens Pike, Ardagh. The A/Senior Executive Engineer, Active Travel advised he had spoken to Traffic Infrastructure Ireland in relation to this location who deemed the N21 location unsuitable for bus shelter installation and advised alternative options are currently being examined.

Councillor Hartigan requested an update on the proposed Active Travel works at Kildimo and also the newly installed Pallaskenry bus shelter. The A/Senior Executive Engineer, Active Travel advised he had spoken with the Community Council in Kildimo and a contractor has been engaged to carry out works at this location before the end of 2026. With regard to Pallaskenry, he advised hedges have been cut back at this location and following discussions with the local landowner a land transfer has been agreed and he was hopeful works be completed in the near future at this location.

Councillor O'Donoghue requested an update on the proposed installation of a bus shelter at Ballyneety Village. The A/Senior Executive Engineer, Active Travel advised plans have been designed which will include a layby at both sides of the road with works also to take place inside of the existing wall at this location. These works will require a Part VIII and a presentation on this proposal will be provided at a future meeting of the District.

Councillor Ward requested an update on the proposed bus stop installation on the N69 at Kilcornan. The A/Senior Executive Engineer, Active Travel advised drawings have been completed for this location with land acquisition agreed with the local landowner and also discussion currently ongoing with Planning Department and Traffic Infrastructure Ireland.

Councillor Keary requested an update on his request for the installation of a second bus stop and shelter in Rathkeale Town near the Fire Station. The A/Senior Executive Engineer, Active Travel advised he had spoken with Bus Eireann and Local Link and they have advised they will not be rerouting their current services to accommodate this request.

Councillor Keary also requested an update on the area opposite the Lantern Lodge, Adare currently used as an unofficial bus stop. The A/Senior Executive Engineer, Active Travel advised signage has been ordered and will be erected at this location in the near future.

10. District Engineers Report

It was agreed this item would be deferred until the 20th October, 2026.

11. General Municipal Allocation (GMA)

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

- €1,000 to Newcastle West Rugby Club.
- €3,000 to Kildimo Community Council.
- €1,000 to Copsewood Secondary School.
- €500 to Crecora Community Council.
- €2,000 to Ballyhahill Community Council.

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

- €3,000 to Shanagolden Community Council.
- €3,000 to Croagh/Kilfinny Camogie Club.

On the proposal of Councillor O'Donoghue, seconded by Councillor Hartigan, it was agreed to allocate €2,000 to Ballyhahill Parish Hall.

On the proposal of Councillor Teskey, seconded by Councillor Keary, it was agreed to allocate €3,000 to Killeedy GAA Club.

QUESTIONS

12. Question submitted by Councillor J. O'Donoghue

I will ask at the next Meeting that Limerick City and County Council provide copies of all completed wind-farm noise survey and monitoring reports and to publish these reports on the Council's website, or otherwise make them readily available to members of the public on request, as environmental records.

Reply: The publishing of wind farm noise surveys and monitoring reports held by Limerick City and County Council publicly or online presents legal and privacy risks that differ from general noise compliance reports. Surveys and reports of investigations directly relate to individual citizens

complaints at their household locations. Even with direct redaction, the location of complainants' homes can be determined or inferred breaching personal data protections.
Furthermore, making reports from complaint investigations publicly available risks interfering with ongoing or future civil litigation and may unfairly single out wind farm operators.

13. Question submitted by Councillor J. O'Donoghue

I will ask at the next Meeting that Limerick City and County Council confirm the number of wind-farm noise survey reports currently held by the Council, the wind farms to which they relate, and the dates on which the surveys were undertaken, in table format.
If the Council considers that any such reports, or parts thereof, cannot be disclosed, please identify the legal basis for withholding them.

Reply: The following table (Table 1) includes the survey period for reports prepared either by Limerick City and County Council or on behalf of the relevant operator.

Table 1

Report Number	Wind Farm	Survey Period for Report
1	Athea	6th February 2014 to 4th June 2014
2	Athea	25th May 2016 to 1st September 2016
3	Athea	25th May 2016 to 1st September 2016
4	Athea	28th March 2018 to 22nd May 2018
5	Athea	26th September 2019 to 16th December 2019
6	Grouselodge	13th September 2011 to 27th September 2011
7	Grouselodge	21st December 2011 to 28th December 2011
8	Grouselodge	21st December 2011 to 30th January 2012
9	Grouselodge	17th July 2014
10	Grouselodge	20th January 2015 to 2nd March 2015
11	Grouselodge	26th May 2016 to 26th August 2016
12	Grouselodge	26th May 2016 to 15th September 2016
13	Kilmeedy	2nd November 2018 to 10th December 2018
14	Mauricetown	16th December 2020 to 21st February 2021
15	Rathcahill	8th April 2014 to 29th April 2014

Noise survey reports prepared by applicants as part of the planning application process are a matter of public record and such details may be accessed on Limerick City and County Council's website.

14. <u>Question submitted by Councillor T. Hartigan</u>

I will ask at the next Meeting, further to the resolution adopted by Limerick City and County Council in September 2025 concerning the referral of open and future wind-farm noise and shadow-flicker complaints to the HSE for investigation, to provide confirmation:

(a) whether all open wind-farm noise and shadow-flicker complaints held by the Council (both Environment & Planning Departments) have been referred to the HSE (please provide dates and brief details).

(b) and in light of the recent disclosure that the HSE Environmental Health Service investigated wind-farm noise complaints at the request of a neighbouring County Council (see attached), does the Council expect to fully implement Limerick City & County Council's September 2025 resolution. Please make a statement on the matter.

<u>Reply:</u> Please find below a Notice of Motion (NOM) submitted by the Municipal District of Adare - Rathkeale. Sept 2025

- We will move at the next Meeting that Limerick City and County Council request that any open and future noise wind turbines complaints and shadow flicker be referred to the Health Service Executive for proper investigation as a matter of urgency.

  Response received from the HSE: 08.10.2025

  The HSE role in the planning process is as a statutory consultee and has no role in the decision making or deciding on the merits of any planning application. The HSE, when notified of such applications, makes observations to Planning Authorities in the development process that it considers will add value to decision-making of the Planning Authority. These observations to the Planning Authorities are observations on the protection of Public and Environmental Health and are based on compliance with recognised Health Protection Standards.

Planning conditions in relation to noise emissions and shadow flicker exposure in the consent for a wind farm development is a health protection measure.
The HSE has no statutory function regarding the investigation of noise or shadow flicker complaints from the operation of wind turbines. Any complaints with regard to noise and shadow flicker received by the HSE would therefore have to be referred to the Local Authority that conditioned the consent for the development and has responsibility for ensuring compliance with the conditions.

Taking account of the response from the HSE, no complaints have thus been referred or will in the future unless there is legislative change.

15. <u>Correspondence</u>

Correspondence was noted and taken as read.

16. <u>A.O.B</u>

- Councillor O'Donoghue requested Aidan Finn, Senior Engineer, Environment, Rural Water and Climate Action attend the November Municipal District Meeting to discuss replies received to questions on the Agenda.

- Councillor Teskey requested an update on Rathkeale Playground be included on the Agenda for the November Municipal District Meeting.

- Councillor Keary requested an update on the Public Realm for Adare be included on the Agenda for the November Municipal District Meeting.

- Councillor Teskey proposed a Civic Reception be held to honour Charlie Ward from Rathkeale who was awarded a bronze medal in cooking at the WorldSkills Shanghai 2026 competition. The Meetings Administrator requested contact details for the recipient as well as a proposed date for the Civic Reception be forwarded following the Meeting.

This concluded the Meeting.

Signed: _____

Cathaoirleach

Dated: _____