

OUR REF:

YOUR REF: DC/ CRE123/0001/ SMC

DATE: DS24065

23 May 2025

Ivan Grimes  
Director of Services  
Planning Corporate Services, Culture, HR & IS  
Waterford City and County Council  
City Hall  
The Mall  
Waterford

**DOMINIC  
CREEDON  
& CO.**  
SOLICITORS

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Re:- Compulsory Purchase Acquisition (CPA) No. 7 of 2025 – Main  
Street, Ardmore, Co. Waterford  
The Estate of Mr. Michael O'Reilly and Alice Flynn

Dear Sirs,

The undersigned Dominic Creedon, Solicitor is the Executor of the late Michael O'Reilly and in that capacity the Executor of the estate of Michael O'Reilly who in turn was the Executor of the estate of the late Alice Flynn Deceased I object to the intention of Waterford City and County Council to compulsory acquire under the Derelict Sites Act the property described in the Schedule to the **attached** Notice dated the 17<sup>th</sup> of April received in this matter. The grounds of the Objection is that whilst it is purported to be exercised under the provisions of the Derelict Sites Act the site itself is not derelict within the meaning of the Derelict Sites Act and the estates of the late Michael O'Reilly and Alice Flynn are desirous of making arrangements for the purposes of remediating the property and restoring it to a standard such that the property is not derelict and as such nullifying the need for any steps of compulsory acquisition by the Council herein. I reserve the right to set out such additional grounds as may be advised in relation to the exercise by the Council of its powers under the legislation where arguably are being exercised in excess of its powers under the Derelict Sites Act.

DOMINIC CREEDON, B.C.L., Solicitor  
*Commissioner for Oaths*

MARY O'LEARY, B.A., B.C.L.,  
*Solicitor*

BERNIE DWYER,  
*Legal Executive*

E-Mail:  
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Yours sincerely,



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**DOMINIC CREEDON & CO.**  
Dominic Creedon

Encl.

Email: [igrimes@waterfordcouncil.ie](mailto:igrimes@waterfordcouncil.ie)  
[dquinn@waterfordcouncil.ie](mailto:dquinn@waterfordcouncil.ie)  
[contact@waterfordcouncil.ie](mailto:contact@waterfordcouncil.ie)



# Comhairle Cathrach & Contae Phort Láirge Waterford City & County Council

## WATERFORD CITY & COUNTY COUNCIL

### **NOTICE OF INTENTION TO ACQUIRE MAIN STREET, ARDMORE, CO. WATERFORD COMPULSORILY UNDER THE DERELICT SITES ACT, 1990 (as amended by the Planning and Development Act, 2000)**

Estate of Mr. Michael O'Reilly,  
c/o Mr. Dominic Creedon,  
Dominic Creedon & Co. Solicitors,  
15/16 Washington Street,  
Cork.  
T12 E63X

Dated: 17<sup>th</sup> April, 2025

#### **Compulsory Purchase Acquisition (CPA) No. 7 of 2025 – Main Street, Ardmore, Co. Waterford.**

A Chara,

**NOTICE** is hereby given that Waterford City & County Council (hereinafter referred to as “the Council”) in exercise of the powers conferred on it by Section 14 of the Derelict Sites Act, 1990 intends to acquire compulsorily under the said Act, the property described hereunder.

A copy of the order and of the maps referred to in it may be seen on  
<https://waterfordcouncil.ie/media/newspaper-adverts/index.htm>

Any owner, lessee or occupier (except a tenant for a month or a period less than a month) may, **on or before 23<sup>rd</sup> May, 2025** submit to the local authority an objection to the proposed compulsory acquisition of the property. Any such objection must be in writing stating the grounds of the objection and addressed to Ivan Grimes, Director of Services, Planning, Corporate Services, Culture, HR & IS, Waterford City & County Council, City Hall, The Mall, Waterford.

The Derelict Sites Act, 1990 (as amended by the Planning and Development Act, 2000) provides that if an objection is made to the proposed compulsory acquisition of the property and the objection is not withdrawn, the property shall not be acquired compulsorily by the local authority without the consent of *An Bord Pleanála*.

#### **DESCRIPTION OF THE PROPERTIES PROPOSED TO BE ACQUIRED**

## **ALL THAT AND THOSE**

the property known as Main Street, Ardmore covering an area of 0.0265 acres or thereabouts, in the District Electoral Division of Waterford City South and as more particularly delineated on Map Ref. CPA 2025 – 07 – Plot 101.

the property known as Main Street, Ardmore covering an area of 0.0156 acres or thereabouts, in the District Electoral Division of Waterford City South and as more particularly delineated on Map Ref. CPA 2025 – 07 – Plot 102.

Mise le Meas,

A handwritten signature in black ink, appearing to read 'M. Quigley', is written over a horizontal line.

**M. Quigley,  
Administrative Officer,  
Property Management Section,  
Waterford City & County Council.**