



From: Eoin Curran, Executive Engineer
To: David Quinn, Senior Executive Planner

Derelict Sites Register: DS23192.
Property Management Reference: CPA 2025 - No. 04.
Location: No. 2 Manor Hill, Bunkers Hill, Longcourse, Waterford, X91 KH5H.
Property Registration: Not Registered.
Owner/Reputed Owner: John Brennan, Apt. 4, Lady Lane House, Lady Lane, Waterford, X91 VF67.
Date of Addition to Derelict Sites Register: 23rd August 2023.
Proposed end use: Private Residential.
Property on RZLT No – 2 Manor Hill is not in the RZLT.
Date of Report: 8th April 2025.

DESCRIPTION OF CPO CONTEXT

The Urban Regeneration and Development Fund (URDF) aims for the delivery of compact and sustainable growth and development, as set out within Project Ireland 2040. Distinct from previous URDF funding calls, the third round of funding will complement current and future URDF projects and is specifically designed to address long term vacancy and dereliction in URDF cities and towns to accelerate the provision of residential accommodation. This compliments The Housing for All plan which seeks to ensure existing vacant homes are brought back into productive use and is a key priority in terms of sustainable development within communities.

In line with the identified need to bring existing derelict and long-term vacant properties into use for residential and other purposes, Waterford City and County Council seek to use the powers set out within the Derelict Sites Act (1990) to undertake a compulsory acquisition of the derelict and vacant property at 2 Manor Hill, Bunkers Hill, Longcourse, Waterford, X91 KH5H, as depicted in Figure 1 of this report.

The definition of dereliction, as set out within The Derelict Sites Act (1990), is:

“3.—In this section “derelict site” means any land (in this section referred to as “the land in question”) which detracts, or is likely to detract, to a material degree from the amenity, character or appearance of land in the neighbourhood of the land in question because of—

(a) the existence on the land in question of structures which are in a ruinous, derelict or dangerous condition, or

(b) the neglected, unsightly or objectionable condition of the land or any structures on the land in question, or

(c) the presence, deposit or collection on the land in question of any litter, rubbish, debris or waste, except where the presence, deposit or collection of such litter, rubbish, debris or waste results from the exercise of a right conferred by or under statute or by common law.”

DESCRIPTION OF DERELICT SITE

Site Location

The site is outlined in red in Figure 1 below. The site is a long term vacant and derelict terrace property and is not a listed property. Number 2 Manor Hill is on the National Inventory of Architectural Heritage (NIAH) registration no. **22830229**. The site is located approx. 100m to the west of the main architectural conservation area (ACA) of Waterford city centre. The property is located on the *eastern* side of Manor Hill Road (L-5516-1), a local secondary road, known locally as Bunker’s Hill. The site is outside the zoned ‘Town Core Zone’. The site is located to the north of Cork Road, one of the city’s main interior arterial routes, and south of the T junction of Barrack St & Manor Hill. Mount Sion CBS Secondary School lies directly to the south and east, while Good Shepard Campus of W.I.T is located south across the Manor Hill Road. To the rear of the property, it has a small open space walled garden, on either side of the other terraced properties 1 & 3 Manor Hill, and over the northern boundary lies the rear 41 – 40 Barrack St., premises of Carry – out Off licence / convenience store.



Figure 1: Site Location No. 2 Manor Hill, Longcourse (site area in red), is not registered with the PRA Land Direct.



Figure 2: Site outline in green, there is no planning permissions on the property. The open space to the rear has evidence of rubbish, debris and possibly overgrown vegetation. Adjoining properties, No. 1 & 3 are occupied and none of the terrace properties have active or historic planning applications on them.

Description Of Derelict Site

The subject property is a derelict and long term vacant two storey residential property which appears not to be occupied. The property is a mid terrace, with similar sized 2 storey properties adjoining it to the west and east.

The property is rendered with 1 No. timber front door in very poor condition, located to the LHS of one timber sash type window, and one timber sash type window also on the first floor. The adjoining properties are of residential type also and similar in layout, while the overall surrounding area is mixed educational, residential and commercial and some multi - unit residential properties in the locality.

The derelict and vacant property is in a very poor state of repair with the following issues identified:

- The property is neglected, unsightly and has an objectionable appearance from the public road and surrounding residential area i.e. (windows are dirty, downpipes / gutters damaged and in need replacement, loose items on the roof, timber doors and windows require significant repair and repainting;
- Signs of vegetation overgrown in the open space to the rear;
- Paint is flaking off the front elevation on the doorway and windows, and the plasterwork requires washing / repair;
- Entrance doorway is partially broken, paint peeling while internally curtains are drawn and in mouldy dirty and unsightly condition with the build up of debris on the window cills;



Number 2 Manor Hill in green, with Nos. 1 & 3 book ending the small, raised terrace.

Please see following images A, B C are from the initial site visit on 24th July 2024.

The 8(2) notice was posted on 19th July 2024 (image D) & 8(7) notice posting on 23rd August 2023. Image G is from 4th October 2024. Recent images, images H, I & J are from 12th February 2025, while most recent images K & L are from 3rd April 2025.

There has been no improvement or works undertaken on the property during the course of the dereliction process and ***no update on condition.***



Image A, B & C above from 11th July 2024 during Derelict Site Report Inspection: Front view of the property.



Image D of 8(2) notice posting above from 19th July 2024. No change in the condition of the property at 2 Manor Hill.



Image E & F Section 8(7) notice posting above from 19th August 2024, No change in the condition of the property at 2 Manor Hill.



Image G from 4th October 2024, with notices still visible. No change in the condition of the property at 2 Manor Hill.



Images H from 12th February 2025. No change in the condition of the property at 2 Manor Hill.



Images I & J from 12th February 2025. Vegetation growing along the façade, paint work peeling from door and window, and window showing signs of rotting. No change in the condition of the property at 2 Manor Hill.



Images K & L from 3rd April 2025. Vegetation still growing along the façade and doorway, paint work peeling from door and windows. No change in the condition of the property at 2 Manor Hill.

HISTORY OF DERELICT SITE CASE

- 11th July 2024 – Initial site inspection undertaken by Planning Authority (PA) and Derelict Sites (DS) report developed.
- 18th July 2024 – A Section 8(2) Notice was served under the Derelict Sites Act (1990) (as amended). This notice was issued by registered post to the reputed owner of the property at 2 Manor Hill and a copy was affixed to the property addressed to 'The Owner'. The registered post copy was returned undelivered (marked 'Not called for') on 29th July 2024. This was reposted by normal post on 29th July 2024 to the reputed owner. Following the issuing of the first correspondence notice under section 8(2) and affixing to the property there has been no responses received or on file, and no material change to the composition of the property was undertaken.
- 19th August 2024 – A Section 8(7) Notice was served under the Derelict Sites Act (1990) (as amended). This notice was issued by registered post to the reputed owner and a copy erected on the property addressed to 'The Owner'. The registered post copy was returned undelivered (marked 'Not called for') on 28th August 2024. This was reposted by normal post on 28th August 2024 to the reputed owner. Subsequent to the 8(7) notice being received there has been no material change to the composition of the property was undertaken.
- 18th September 2024 – On foot of the above notices posted onsite, a Mr. John Brennan called to Derelict Sites Office, and detailed how his aunt purchased property over 50 years ago and gave it to his brother. His brother lived there until his death last year (*FREDERICK (FREDDY) BRENNAN Deceased 13th May 2023 Derelict Team Research*)

Note). John is aware that property is not registered on Land Direct and has been emptying it bit by bit. John had been away since July 2024 and only returned to see notices and that the locks were changed. Derelict Sites Team confirmed that they had not changed the locks on the property.

- 25th November 2024 – A Section 22(3) Notice was served under the Derelict Sites Act (1990) (as amended) by registered post to the reputed owner (Mr. John Brennan, Apt. 4, Lady Lane House, Lady Lane, Waterford) notifying that the derelict property in question was valued by Real Estate Agents O'Shea O'Toole to the value of €75,000, and that future derelict site levies would be calculated at this value. This notice was delivered on 26th November 2024. There is no known response was received or on file from the reputed owner, and there has been no material change to the composition of the property as of week ending 4th April 2025.
- 14th January 2024 – A Section 23(5) Notice was served under the Derelict Sites Act (1990) (as amended) and issued by registered post to the reputed owner notifying him that Derelict Site Levies was due to be commenced from 01/01/2025 at 7% of the previous valuation of €75,000. This notice was confirmed delivered on 22nd January 2025. Following the issue of the Section 23(5) Notice, the Derelict Site Dept. has no known response was received or on file from the reputed owner, and there has been no material change to the composition of the property as of week ending 4th April 2025.
- 6th February 2025 – A follow up letter was issued to the reputed owner, Mr. John Brennan, seeking update further to the Derelict Sites Team conversation with Mr. Brennan on the 18th September 2024, on if any works had been undertaken on the façade of the property at 2 Manor Hill since then. Following the issue of the follow up letter week ending 6th February 2024, the Derelict Site Dept. has no known response was received or on file from the reputed owner, and there has been no material change to the composition of the property as of week ending 4th April 2025.
- 2nd April 2025 – An email was received to the Derelict Sites Inbox from a Mr. Walter Brennan, claiming to be a relative of the late (*FREDERICK (FREDDY) BRENNAN*) previous owner. Within this correspondence Mr. Brennan mentioned that he was attempting to locate title deeds from Land Direct or The Registry of Deeds and was awaiting results of these searches. This receipt of this email was acknowledged by the Derelict Sites Team. Derelict Sites Team has undertaken these searches again after this correspondence and there is no record of deeds in the late Frederick Brennan's name or any changes to the property being registered on the PRA website. There is also no record of the property or the late Frederick Brennan's estate registered with the probate court.

It was noted by Derelict Sites Team that during the most recent site visit subsequent to the above correspondence, that the building's front door had been opened forcibly without a key, and a new temporary pad bolt and lock had been placed on the front door, but there has been no material change to the composition of the property as of week ending 4th April 2025.

- Considering the information set out above, the site is considered to materially detract from the character and amenity of the surrounding area, its condition is affecting neighbouring properties and such falls within the definition of a derelict site as set out by The Act.
- Copies of Chief Executive Orders (CEO) & Section notices, are included in **Appendix 2**.

PLANNING HISTORY

A review of the planning history for the derelict site was undertaken. There appears to be no live or historic planning permissions pertaining to the subject site.

PLANNING POLICY DESIGNATIONS

The statutory development for the site comprises the adopted Waterford City and County Council Development Plan 2022-2028. The site benefits from the following designations:

- Waterford City Settlement Boundary (within);
- Regeneration and Opportunity Site with an objective to *“provide for the development and enhancement of town core uses including retail, residential, commercial, civic and other uses”*
- RS – Residential Zone;

It is noted that the property is not listed on the NIAH – see below Figure 3 & 4 for adjoining listed properties:

The screenshot shows the NBHS website interface. At the top, there is a navigation bar with links for Search Surveys, Guidance, Building of the Month, Vernacular, Publications, Places to Visit, Resources, News, and About Us. The main heading is "2 Manor Hill, WATERFORD CITY, Waterford, WATERFORD". Below this is a photo of a two-story house with a white door and windows. To the right of the photo is a "View on map" button. Further right is a "Survey Data" table with the following information:

Reg No	22830229
Rating	Regional
Categories of Special Interest	Architectural
Original Use	House
In Use As	House
Date	1890 - 1910
Coordinates	260254, 111928
Date Recorded	07/08/2003
Date Updated	--/--

Below the photo and table is a "Description" section:

Description
Terraced two-bay two-storey house, c.1900, retaining original fenestration. Reroofed, pre-1999. One of a terrace of three. Pitched (shared) roof with replacement artificial slate, pre-1999, clay ridge tiles, rendered (shared) chimney stacks, and replacement uPVC rainwater goods, pre-1999, on overhanging timber eaves. Unpainted rendered walls. Square-headed window openings with stone sills, and 1/1 timber sash windows. Square-headed door opening with timber door. Set back from line of road on elevated base with random rubble stone retaining wall having hoop iron railings over.

Figure 3 above: No. 2 Manor Hill, is on the NIAH list, Reference 22830229, however it is the only one of 3 No. terrace properties that is.

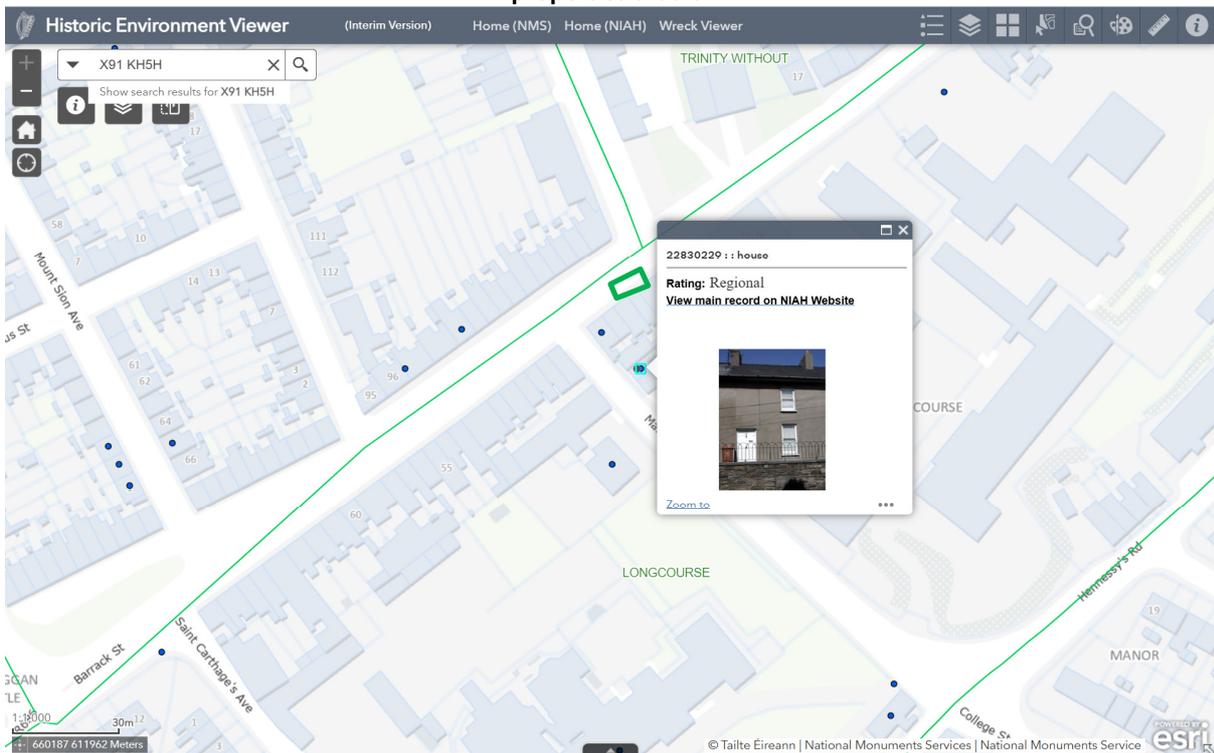


Figure 4: Map shows other NIAH buildings in the vicinity of 2 Manor Hill.

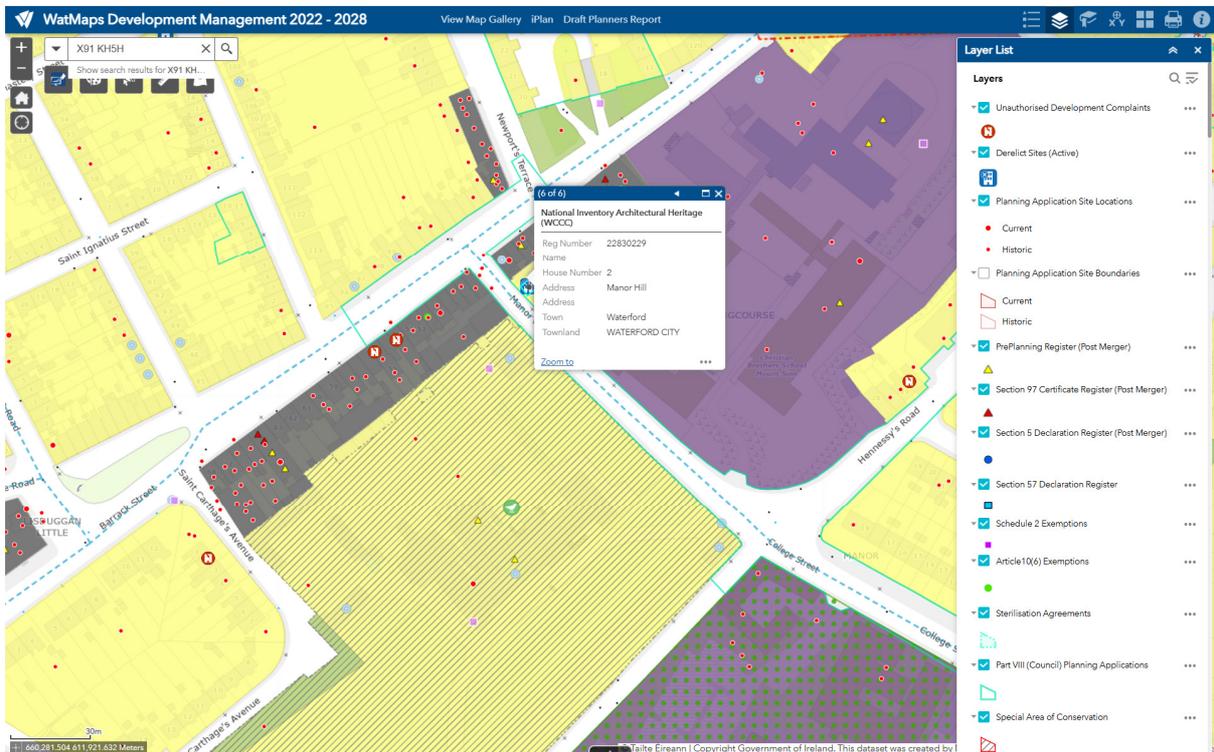


Figure 5: Development Map, existing RS area, DeCarbonizing Zone, Not Town Core Zone, Not ACA, & Not SMR.

The Development Plan sets out the following policy objectives in relation to derelict sites:

Economic Policy Objectives

Policy Objective ECON 04 City and Town Centre First Approach The policy states that the Council “will support national policy as stated in *Town Centre First: A Policy Approach for Irish Towns (DHLG&H/ DRCD) 2022 across Waterford City and County*. When considering advancing local authority initiatives, and submitted development proposals, we will adopt a city and town and city centre first approach in a manner consistent with the principles of compact growth and mixed-use development, as committed to in ‘Town Centre First’... The Policy further states that the Council supports...”*Incentivising the regeneration, upgrading and reuse of underused and vacant building stock.*”

Policy Objective ECON 07 relates the Active Land Management. The policy states “to carry out the functions of the local authority in a co-ordinated manner in order to assist in the proactive targeting of underutilised, vacant and derelict lands and buildings, and general building stock, in pursuing the achievement of the policy objectives of this Development Plan, and in order to facilitate an Active Land Management approach to the sustainable growth and development of Waterford City and County. This will be achieved/ assisted by:
...Measures to support the change of use from vacant commercial units to residential, using the Council’s statutory powers, where appropriate, under the Derelict Sites Act 1990 (as amended) and the Urban Regeneration and Housing Act 2015 (as amended) ...”

Regeneration Policy Objectives

Policy Objective H 06 “We will utilise our legislative power under the Derelict Sites Act 1990, The Urban Regeneration and Housing Act 2015, as amended and general CPO powers to prevent anti-social behaviour and remove dereliction and vacancy where appropriate.”

General Placemaking Policy Objective

Policy Objective Place 01 “Use specific powers, such as the compulsory purchase orders (CPO’s) and statutory powers under the Derelict Sites Act 1990 and the Urban Regeneration and Housing Act 2015, as amended, to address issues of dereliction, vacancy and underutilisation of lands in settlements across Waterford.” This policy further states that it “...provides for, protect and strengthen the vitality and viability of town centres, through consolidating development, encouraging a mix of uses and maximising the use of land whilst promoting sympathetic reuse of structures...”

Built Heritage Policy Objectives

Heritage Strategic Objectives To seek the protection, sustainable management and enhancement of Waterford’s built heritage; to promote the appropriate regeneration and reuse of our historic structures which strengthen a sense of place; to promote awareness and enjoyment of our built heritage for the present and future generations.

Policy Objective BH 08 Reusing our Heritage Buildings It is a policy of the Council to encourage sympathetic development or reuse of historic buildings to promote heritage led economic growth and regeneration whilst not adversely detracting from the building or its

setting. Any proposals shall respect features of the special architectural and historic character by appropriate design, materials, scale, and setting.

Policy Objective BH 13 Vacant and Derelict Structures It is the policy of the Council to encourage the sensitive redevelopment of vacant or derelict sites within the ACA and historic cores of the city, towns and villages whilst promoting a high standard design which respects urban plots, roof lines vistas and streetscape.

OWNERSHIP INVESTIGATIONS

In order to confirm ownership details of the property, the following steps were taken:

- Land registry search / planning history search;
- Engagement with other Council Departments: Economic Development and Finance;
- Erection of Derelict Site Notices on property.

Details of the findings of this research are included in Appendix 1.

Notices are to be served on the following:

Owner(s)/Reputed Owner(s)
<ul style="list-style-type: none">• John Brennan, Apt. 4, Lady Lane House, Lady Lane, Waterford, X91 VF67.

RECOMMENDATION

Having regard to the observed condition of the property at *2 Manor Hill, Bunkers Hill, Longcourse, Waterford, X91 KH5H*, in particular its neglected and unsightly state, it is considered that the site materially detracts from the amenity, character and appearance of land in the neighbourhood and is therefore a derelict site within the meaning of Section 3 of the Derelict Sites Act, 1990, as amended.

Subsequently, it is considered reasonable that the local authority seeks to compulsorily acquire the land as outlined in Figure 1, as provided by Section 14 of the Act to render the site non-derelict and to prevent it continuing to be a derelict site.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way



Eoin Curran
Executive Engineer

Date: 08/04/2025



David Quinn
Senior Executive Planner

Date: 08.04.2025

APPENDIX 1

OWNERSHIP & SITE INVESTIGATIONS

APPENDIX 2

CHIEF EXECUTIVE ORDERS (CEO) & SITE NOTICES

APPENDIX 3

DERELICT SITE REPORT