

Application for CPO

1. Location of land (attach map): 21 Church Street, Dungarvan, Co. Waterford X35HD58

2. Scheme name: URBAN REGENERATION DEVELOPMENT FUND

3. Purpose: The third round of URDF funding is specifically designed to address long term vacancy and dereliction in the Waterford City, Tramore and Dungarvan and to accelerate the provision of residential accommodation within these settlements.

4. Funded by & Job Code: 5320000C **Op Code** W620K

5. History of attempts to purchase by agreement: None

6. Recommendation to CPO Signed by:



Grade: Senior Executive Planner Date: 02/ 05 /2025

Acting Director of Planning & Property Management Approval:



Mark O' Toole

Date: 02 / 05/2025

*Documents will be required as evidence in event of oral hearing or arbitration.

7. Planning report prepared by: Eoin Curran

Date: 01/05/2025

Must be prior to CPO commencement.

8. If applicable:

Is there a business case?

Has structural/condition survey been completed?

EIS/EIA surveys undertaken?

Is Planning history included in Planning Report?



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

Derelict Sites Register: DS23212.
Property Management Reference: CPA 2025 – No. 10.
Location: No. 21 Church St., Dungarvan, Co. Waterford, X35HD58.
Property Registration: Not registered on the PRA.
Owner/Reputed Owner: Joseph P. Gordon (Joseph P. Gordon and Co. Solicitors)
(Register of Deeds 16/01/2002), Burgery, Dungarvan, Co. Waterford.
Date of Addition to Derelict Sites Register: 11th July 2023.
Proposed end use: Commercial Office / Private Residential.
Property on RZLT No - Residential Zoned Land Tax area of Coady's Quay to the East.
Date of Report: 1st May 2025.

DESCRIPTION OF CPO CONTEXT

Waterford City and County Council's policy for 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 Council policy aligns and is consistent with the aims and objectives of URDF Circulars 03/2023 and 01/2023, 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 and the Waterford City and County Council's Development Plan 2022 – 2028.

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 *21 Church St., Dungarvan, Co. Waterford, X35HD58*, 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 semi-detached property. The site is located within the architectural conservation area (ACA) and Town Core Zone of Dungarvan. The property is located on the *eastern* side of *Church St. (L-3128-1)* a local primary road, and on the southern edge of the Town Core Zone. Church St runs north / south between Market House / Quay St. to north, and Emmet St. / Jacknell St. to south, with 17# Protected Structures along Church St., and Dungarvan Castle (Anglo Norman) some 150m to the north. 21 Church St., is on the record of protected structure, and is physically described as *a*:

“End-of-terrace three-bay three-storey house, c.1760, on a corner site retaining original fenestration possibly incorporating medieval fabric, 1618, with two-bay three-storey lower return to east. Reroofed, c.1960. Now in use as offices. One of a pair. Pitched (shared) roof (hipped to return) with replacement artificial slate, c.1960, clay ridge tiles, rendered chimney stacks, and cast-iron rainwater goods on rendered eaves having iron brackets. Unpainted rendered wall to front (west) elevation with inset cast-iron boot scraper to ground floor, rendered pier to left ground floor, stringcourse to first floor, and rendered quoined pier to end to upper floors. Unpainted roughcast lime rendered wall to side (north) elevation over random rubble stone construction incorporating medieval fabric, dated 1618, with one inscribed cut stone. Square-headed window openings (in elliptical-headed recesses to ground floor) with cut-limestone sills (forming sill course to first floor). 3/6 and 6/6 timber sash windows with 8/8 timber sash windows to return. Round-headed door opening in elliptical-headed recess with cut-limestone step, timber panelled door, and decorative fanlight. Road fronted on a corner site with concrete footpath to front.”

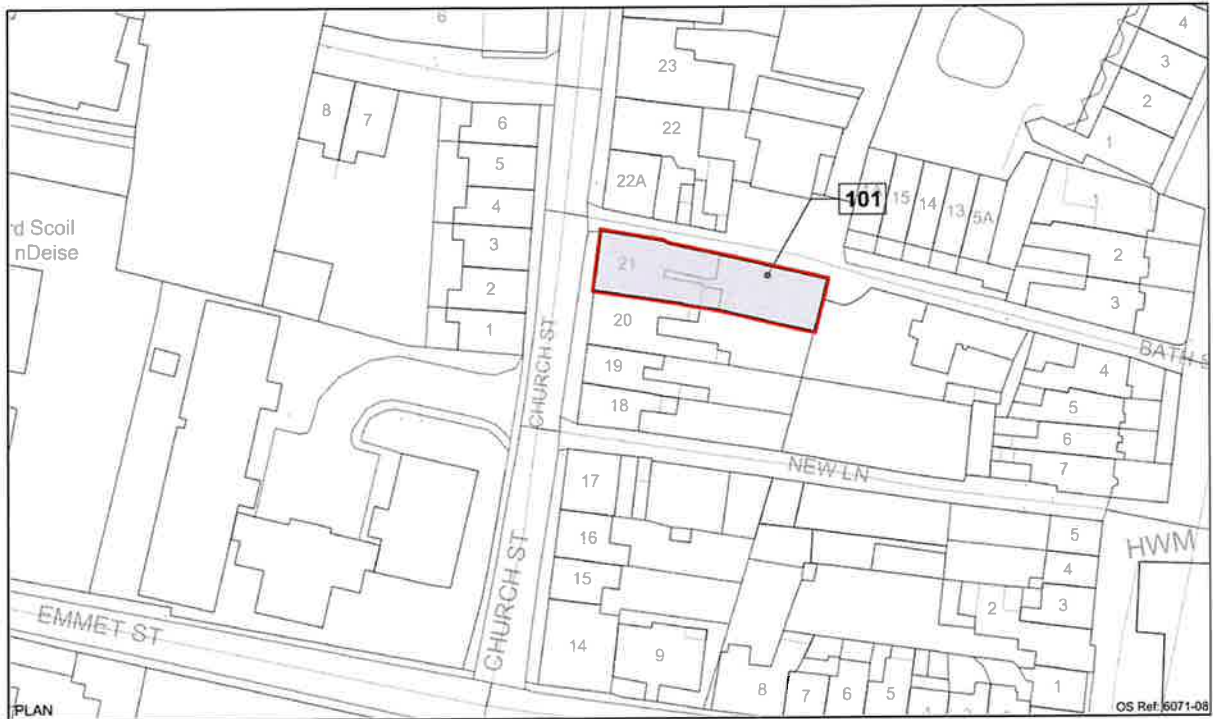


Figure 1: Site Location (Site area in red), not registered with the PRA Land Direct.



Figure 2: Site outline in red, no historic planning permissions on the property. Rear adjoining planning ref. 87510020 & 00510033 on Laurel Cottage, Bath St., are minor extensions in nature.

Description Of Derelict Site

The subject property is a derelict and long term vacant three bay - three storey terrace dwelling and does not appear to be occupied or in use. The property is end of terrace, adjoining 20 Church St., which mirrors the subject site in form and structure, and both 20 & 21 Church St. are listed as a protected structures under the RPS & NIAH. The southern part of the terrace, there are a further two number two bay two storey terrace properties which are occupied residential dwellings leading onto the southern end of terrace abounding New Lane to Coady's Quay.

The property is finished in an unpainted rendered finish, with a timber doorway and glazed fanlight over to the left-hand side of 2# white timber sash windows. The surrounding area is primarily residential in nature. To the rear of No. 21 Church St., there is a large open space / garden courtyard, however this was inaccessible during site inspections but there is access to this space from a gated entrance off Bath St. On the opposite side of Church St., there are 8 No. 3 Storey townhouses constructed post 2001.

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

- Broken and damaged windows on the front, side and rear façades.
- Paint on the front door and window canopy, and windows in a very poor state of repair.
- Rainwater goods in very poor condition.
- Vegetation growing on the gable and rear elevations, and from top of chimney stack.
- Cast iron rainwater downpipes / vent stacks to gable of property on Bath St., have been damaged and partially removed, and roof rainwater is spilling / flowing down over the gable end stone façade of the terrace properties and issuing openly onto the ground from a height.
- Excess vegetation growing in the rear garden.

Please see following images A, B, C & D are from November 2023 from the initial site visit. Image E is from 8(7) notice posting on 15th December 2023, image F and G are from 1st April 2025, and images H, I, J, K, L, M, N & O are taken 30th April 2025 and the google street view from June 2017 further illustrate the condition of the derelict property during the dereliction site process, and the deterioration of the over that time.

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



Images A & B above and images C & D below, from November 2023: Front view of the property from Church St. showing broken / damaged windows, peeling paintwork to timber windows and main doorway, and poor condition / stained appearance of the front and gable façade of the building, and the rear and side of the property onto Bath St heavily overgrown with vegetation.





Image E above 15th December 2023: View of the 8(7) notices.



Above: Images F & G from 1st April 2025, showing rear upper windows of 21 Church St. in broken / damaged condition, vegetation growing from the roof / gutter and along the side gable. Rear roof gutter and downpipe look in poor condition also.



Above: Images H & I front façade showing crack above entrance doorway, staining and untidy wiring & to the right, shows windows with damaged timber and paintwork.



Above: Images J & K showing front façade cracked and stained, roof eaves and gutter in poor / rotting condition, first floor windows damaged / broken sashes & showing curtains / blinds discoloured and in poor condition, taken from the site visit 30th April 2025.



Above: Images L, M N & O showing the gable to Bath St. with large crack in elevation from 3rd floor roof to ground, the rear entrance off Bath St. and evidence of vegetation growing from roof / gable, more damaged / broken timber sash windows, and the overgrown rear open garden space.

Below google street view from June 2017 showing the property vacant and not being maintained.



HISTORY OF DERELICT SITE CASE

- 11th July 2023 – Initial site inspection undertaken by Planning Authority (PA) and derelict site report developed with remedial measures listed.
- 16th November 2023 – A Section 8(2) notice was issued under the Derelict Sites Act (1990) (as amended). This notice was issued by registered post to 'The Owner', and a copy was affixed to the property addressed to "The Owner". The registered post to 'The Owner' was returned undelivered on 28th November 2023. The notice was then reposted by normal mail on the 1st December 2023. Following the issuing of the Section 8(2) notice of the Derelict Sites Act (1990) (as amended) by post, there has been no material change to the composition of the property was undertaken.
- 11th December 2023 – A letter was received by the Planning Dept. from a Mr. Joseph P. Gordon on behalf of 'The Owner' in reply to the Section 8(2) notice affixed on site. Within this 1st correspondence letter, Mr. Gordon, acknowledged receipt of the site notice, and enclosed an objection to the proposal to place the property on the derelict site register. Within this preliminary objection there were 3 no. reasons outlined, and 8 no. points of note in relation to the condition of the property, and a record of the Commercial Rates payments and it was dated 7th December 2023 and signed by Mr. Joseph P. Gordon. This letter was acknowledged by post to Mr. Joseph P. Gordon & Co., Burgery, Dungarvan Co. Waterford, by the Derelict Site Team on 11th December 2023, and records of both kept on file.

- 18th December 2023 – A Section 8(7) & Section 29(1) Notices were served under the Derelict Sites Act (1990) (as amended). These notices were issued by registered post to 'The Owner(s) / Occupier(s) / Leasee(s)' and a copy of the Section 8(7) Notice was affixed to the property. The registered post was returned undelivered on 22nd December 2023 with the note 'Not called for' from An Post. The Notices were then reposted by normal mail on the 3rd January 2024, and the following the issuing of the Notices on the property and by normal post, no material change to the composition of the property was undertaken.
- A letter was received by the Planning Dept. 14th December 2023, from a Mr. Joseph P. Gordon on behalf of their 'client' in reply to the Section 8(2) notice posted on site. Within this 2nd letter, Mr. Gordon, acknowledge receipt of the letter containing the previous notices, and enclosed a further objection to the proposal to place the property on the derelict site register. Within the 'preliminary objection' there were 3 no. reasons outlined against, and 8 no. points of note in relation to the condition of the property, and a record of the Commercial Rates payments and it was dated 13th December 2023 and signed by Mr. Joseph P. Gordon & Co. This letter was acknowledged by post to Mr. Joseph P. Gordon & Co., Burgery, Dungarvan Co. Waterford, by the Derelict Site Team on 18th December 2023, included the Section 8(7) and 29(1) notices and a brochure was included for 'Guidance for owners of vacant or derelict properties'.
- 15th August 2024 – A Section 22(3) Notice was issued by registered post to 21 Church St. attention of 'The Owner' and to Joseph P. Gordon, & Co., Burgery, Dungarvan Co. Waterford, notifying that the derelict property in question was valued by Real Estate Agents (REA) qualified under Section 22(4) of the Derelict Sites Act, 1990 to the value of €250,000. The registered post to 21 Church St. was returned undelivered on 21st August 2024, noting 'No Access' by An Post. This notice was then resent by normal post on 22nd August 2024. A 3rd letter dated 23rd August 2024, from Mr. Joseph P. Gordon & Co. was received by Planning Dept. on 26th August 2024, requesting a copy for their client of the REA valuation referred to in the Section 22(3) notice dated 15th August 2024. A copy of said valuation was posted to Joseph P. Gordon, & Co., Burgery, Dungarvan Co. Waterford on 28th August 2024. Further to the above valuation being issued, there are no known responses on file and there has been no material change to the composition of the property was undertaken.
- 5th December 2024 – Further to the previous Section 29(1) notice issued, no known response was received, and a follow up cover letter and Section 29(1) notice was issued to 'The Owner(s) / Occupier(s) / Leasee(s)' of 21 Church St., Dungarvan, Co. Waterford, C/O Joseph P. Gordon, & Co., Burgery, Dungarvan, Co. Waterford by registered post on 6th December 2024, and this was delivered on 09 December 2024 08:28am. This notice gave 14 days for Mr Gordon to response, and further to being issued, there are no known responses received or on file and there has been no material change to the composition of the property was undertaken.

- 21st January 2025 – A Section 23(5) Derelict Site Levy notice was issued by registered post to Mr Joseph P. Gordon, Joseph P. Gordon & Co., Burgery, Dungarvan, Co. Waterford and Maher Claire Dalton at 21 Church St. the later was return undelivered on 27th January 2025 and reposted by normal mail on 30th January 2025. The later was also returned undelivered on 4th February 2025 with the note ‘Gone away’ from An Post. On the 4th April 2025, Maher Claire Dalton presented at the customer service desk in Dungarvan WCCC, with a copy of the above notice. She noted that she never owned 21 Church St. Further to this notice being issued to Mr. Joseph P. Gordon, there are no known responses received or on file and there has been no material change to the composition of the property was undertaken apart from vegetarian cut from the gable wall.
- 3rd April 2025 – A Section 23(8) Derelict Site Levy interest notice was posted to Mr Joseph P. Gordon, Joseph P. Gordon & Co. Solicitors, Burgery, Dungarvan, Co. Waterford, referring to unpaid levies due, and the accumulation of interest beginning two months after the date of when the levy was demanded – 21st January 2025. The levy interest @ 1.25% of the levy amount was noted within the notices, with details of how to contact the derelict site team to arrange a payment plan for same. Further to this notice being issued, there are no known responses received or on file and there has been no material change to the composition of the property was undertaken.

Copies of these notices and the accompanying Chief Executive Orders are included within **Appendix 2.**

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.

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:

- Dungarvan and Ballinroad Settlement Boundary (within);
- Town Core Zone (TC) with an objective to *“provide for the development and enhancement of town core uses including retail, residential, commercial, civic and other uses”*.
- Zone of Notification - **R131279** (RMP & SMR); and
- Architectural Conservation Area (Dungarvan).
- It is noted that the property is listed under protected structures RPS **DV740011** and NIAH Ref **22821134** – see below **Figure 3:**

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">• Reputed Owner - Joseph P. Gordon, Joseph P. Gordon and Co. Solicitors, Burgery, Dungarvan, Co. Waterford.

RECOMMENDATION

Having regard to the observed condition of the property at *21 Church St., Dungarvan, Co. Waterford, X35HD58*, 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 in order 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

Eoin Curran
Executive Engineer

Date: 01/05/2025

David Curran

David Quinn
Senior Executive Planner

Date: 02.05.2025

APPENDIX 1

OWNERSHIP INVESTIGATIONS



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Planning Department

Derelict Sites

From: Audrey O'Mahony, Assistant Planner
To: Hugh O'Brien, Senior Executive Planner

Site Particulars

Derelict Sites Reference	DS23212	
Date of Site Inspection	11.07.2023	
Location/Address	21 Church Street, Dungarvan, Co. Waterford. X35 HD58	
	ITM	Area (ha)
	626,232.271 / 592,966.971	0.02
Occupied	Vacant	
Owner(s)	Unknown	
Reputed Owner	Unknown	
Folio Reference	Unavailable	
Description of Land	<p>As per the Record of Protected Structures (RPS):</p> <p><i>"End-of-terrace three-bay three-storey house, c.1760, on a corner site retaining original fenestration possibly incorporating medieval fabric, 1618, with two-bay three-storey lower return to east. Reroofed, c.1960. Now in use as offices. One of a pair."</i></p> <p>The property is located within Dungarvan Architectural Conservation Area.</p>	
Planning History	There is no associated planning record. (TBC – checking paper files in Dungarvan)	
	Record of Protected Structures	NIAH
	DV740011	22821134

Having carried out a site inspection at the above address, it is considered that it falls within the definition of dereliction as set out within Section 3 of the Derelict Sites Act (1990) (as amended) for the following reason(s):

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

The Derelict Sites Act (1990) provides a definition of a derelict site and states: **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.*

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

X

Recommendation:

- A Section 8(2) notice should be prepared to be erected on the property as there is no identified owner.
- If there is no engagement from an owner(s) a Section 8(7) notice is to be prepared for erection on the property.

Signed:



Audrey O'Mahony
Assistant Planner

Date: 15.11.2023



Hugh O'Brien
Senior Executive Planner

Date: 15.11.2023

Site Photographs





Tel: 058 41494/41294

AT No. IEF3179704P

e-mail: legal@josephpgordon.com

Fax: 058 43573

Joseph P. Gordon & Co.

Solicitors

Burgery, Dungarvan, Co. Waterford

Joseph P. Gordon B.C.L.

Máire Nic Craith B.C.L.

W. Kieran O'Connell B.C.L.

Planning Department
Waterford City & County Council
Menapia Building,
The Mall,
Waterford.
Attn: Kieran Kehoe

DATE: 7th December 2023

OUR REF: A/A/GOP005007

YOUR REF: DS23212

RE: 21 Church Street, Dungarvan, Co. Waterford.

Dear Mr. Kehoe,

We refer to a Notice affixed to premises 21 Church Street, Dungarvan, Co. Waterford on 29th November 2023 under reference DS23212 and now enclose on behalf of the party named herein an objection to the proposal to place this property on the derelict site register.

You might acknowledge safe receipt of the within in due course.

Yours faithfully,
JOSEPH P. GORDON & CO.



Doc ID:258693

Dublin Office: 24-26 Upper Ormond Quay, Dublin 7

**SUBMISSION IN RESPECT OF NOTICE AFFIXED TO PREMISES NUMBER 21
CHURCH STREET DUNGARVAN, CO. WATERFORD, PURSUANT TO THE
PROVISIONS OF SECTION 8(2) OF THE DERELICT SITES ACT 1990.**

REFERENCE: - DS23212.

PRELIMINARY OBJECTION

It is submitted that the Notice affixed to premises 21 Church Street, Dungarvan, Co. Waterford, is not a good and valid notice for the following reasons.

1. The issuing authority has not complied with the provisions of Section 6(1) of the Derelict Sites Act 1990, in that the owner and/or occupier of the premises has not been named in the notice.
2. It is submitted that the authority has not complied with the requirements of Section 6(1), paragraphs A, B, C, and D of said Act.
3. It is submitted that no particulars have been set forth in the notice is served giving details of the assertion made by the authority that the property falls within the statutory definition of dereliction as set forth in the statute.

Without Prejudice to the foregoing the following submission is made: -

1. This is a solid three story building fully serviced awaiting a tenant.
2. It is denied that any features exist in respect of the building which would bring the property within the definition of a derelict building as said forth in the statute.
3. It is submitted that the property having regard to its maturity does not fall within the category of dereliction within the statutory such as to bring it within the requirements of statute having regard to dereliction.
4. Commercial Rates has been discharged on this property up to date copy receipt annexed.

5. The building as it stands reflects its maturity which does not constitute dereliction notwithstanding the assertion to that effect set forth in the notice served.
6. The property full complies with the requirements of the Fire Officer with all requisite equipment therein.
7. The property is the subject matter of a protected structure order made by the Waterford City and County Council.
8. Maintenance and conservation works on this property are ongoing.
9. It is submitted that the categorisation of this property as being derelict constitutes an abusive process by the relevant authority.
10. I reserve the right to adduce further and other evidence in this connection as time and circumstances permit and require.

Dated this

7th day of December 2023

Signed/

JOSEPH P. GORDON



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Rates Invoice 2023 – Sonrasc Rátaí 2023

PATRICK GORDON
BURGERY
DUNGARVAN
CO WATERFORD

LAI D No: 21400000 Valuation No: 1688621

Assessable Valuation: €16,570.00

Rates Account: 70000875 Online PIN: 2881

Annual Rate of Valuation (ARV 2023) = 0.2863

Invoice No: 84303287

Location: 21, CHURCH STREET, DUNGARVAN, DUNGARVAN

Rates Bill for the City & County Rate made on 25th January 2023 for service of year ending 31st December 2023, leviable in two moieties. *Sonrasc Rátaí Contae & Cathrach déanta 25 Eanáir 2023 le haghaidh seirbhís na bliana dar chríoch 31 ú Nollaig 2023 agus é ingheartha i dhá leath le aon riaráistí.*

1 st Moiety	2 nd Moiety	Total
€2,372.00	€2,371.99	€4,743.99
Payable Forthwith	Payable 1st July	

I hereby request payment of the Rate as set out above. The FIRST Moiety of the RATE being PAYABLE FORTHWITH and the SECOND MOIETY on 1st July 2023.

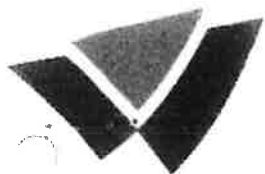
Iam leis seo fur n-íocfar an Ráta mar atá leagfaidh amach thuas. An chéad leath don ráta a íoc gan mhoill agus an dara leath ar an 1 Iúil 2023.

Your Revenue Collector	Our Address	Our Bank Details
Your revenue collector for the account is: Susan O'Brien (058 21437) rates@waterfordcouncil.ie	Waterford City & County Council City Hall, The Mall Waterford. Waterford City & County Council, Civic Offices, Davitts Quay, Dungarvan, Co. Waterford.	IBAN: IE71 AIBK 9340 7022 296086 BIC: AIBKIE2D Your rates account number should be quoted on all correspondence.

Environmental Scheme: In 2022 almost 1,000 businesses across Waterford took advantage of the Rates Energy Discount Scheme. The Rates Energy Discount Scheme was introduced to encourage businesses to play their part in reducing carbon emissions, joining householders, the local authority and many more in the county.

The Rates Energy Discount Scheme will continue in 2023, businesses are being asked to go one step further and to complete an energy audit. An energy audit will help your business to identify energy saving opportunities. Businesses whose annual rate bill is less than €10,000 or who operate in the hospitality industry will be eligible to receive a Rates Energy Discount credit of 8% once they have completed an energy audit and uploaded evidence of the audit to a council platform by September 29th 2023. Accounts must also be fully paid by the 29/09/23, net of the credit, or are in an agreed Direct Debit/payment plan. Details of the reporting platform, Submit.com, to follow.

There are two ways to complete an audit (see overleaf).



Comhairle Cathrach & Contae Phort Láirge Waterford City & County Council



3377|3370|||

Patrick Gordon
Burgery
Dungarvan
Co Waterford

Statement Date: 27/10/2023

Our Ref: 70000875

Contact Person: Susan O'Brien

Contact Number: 058 21437

Rates Customer Statement: 01 Jan 2023 - 26 Oct 2023

Your rates can be paid via EFT using IBAN IE71 AIBK 9340 7022 2960 86 quoting your customer number as the reference. You can also pay online by visiting www.waterfordcouncil.ie. Select online payments option. Use customer number above and PIN 2881. If you have queries please contact us at rates@waterfordcouncil.ie.

Date	Details	Debit	Credit	Balance
Jan 01, 2023	Open Bal			0.00
Jan 01, 2023	Accrual 21400000	2,372.00		2,372.00
Jul 01, 2023	Accrual 21400000	2,371.99		4,743.99
Sep 27, 2023	Pay RV CC2/251628		2,846.39	1,897.60
Closing Balance				€1,897.60



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Joseph P. Gordon & Co
Burgery
Dungarvan
Co Waterford

Our Ref.: DS 23212

Our Ref: DS 23211

Date: 11th of December 2023

Dear Mr. Gordon,

I am writing to confirm that I have received your letter dated 7th December 2023 regarding the properties at 20 & 21 Church Street, Dungarvan, County Waterford.

I wish to inform you that your correspondence has been duly noted and saved in our records.

Yours sincerely,

David Quinn,
Executive Planner,
Waterford City and County Council

Tel: 058 41494/41294

VAT IEF3179704P

e-mail: legal@josephpgordon.com

Fax: 058 43573

Joseph P. Gordon & Co.

Solicitors

Burgery, Dungarvan, Co. Waterford

Joseph P. Gordon B.C.L.

Máire Nic Craith B.C.L.

W. Kieran O'Connell B.C.L.

Secretary
Waterford City & County Council
City Hall
The Mall,
Waterford.
Registered Post
Attn: Audrey O'Mahony

DATE: 13th December 2023

OUR REF: A/A/GOP005007

YOUR REF: DS23212

RE: 21 Church Street, Dungarvan, Co. Waterford.

Dear Ms. O'Mahony,

We have been referred to your letter dated 16th November 2023 posted on 1st December 2023 and now enclose objection to the proposal therein set forth under cover of registered post.

You might acknowledge safe receipt of same in due course.

Objection is made to the proposal to take the course of action proposed in your letter under reply.

We confirm that our client is available to discuss any matters of concern to your authority.

We look forward to hearing from you in due course.

Yours faithfully,
JOSEPH P. GORDON & CO.



Doc ID:258693

Dublin Office: 24-26 Upper Ormond Quay, Dublin 7

**SUBMISSION IN RESPECT OF NOTICE DATED 16TH NOVEMBER 2023 MAILED
ON 1ST DECEMBER 2023 ADDRESSED TO THE OWNER 21 CHUCH STREET,
DUNGARVAN, CO. WATERFORD, PURSUANT TO THE PROVISIONS OF
SECTION 8(2) OF THE DERELICT SITES ACT 1990.**

REFERENCE: - DS23212.

PRELIMINARY OBJECTION

It is submitted that the Notice affixed to premises 21 Church Street, Dungarvan, Co. Waterford, is not a good and valid notice for the following reasons.

1. The issuing authority has not complied with the provisions of Section 6(1) of the Derelict Sites Act 1990, in that the owner and/or occupier of the premises has not been named in the notice.
2. It is submitted that the authority has not complied with the requirements of Section 6(1), paragraphs A, B, C, and D of said Act.
3. It is submitted that no particulars have been set forth in the notice is served giving details of the assertion made by the authority that the property falls within the statutory definition of dereliction as set forth in the statute.

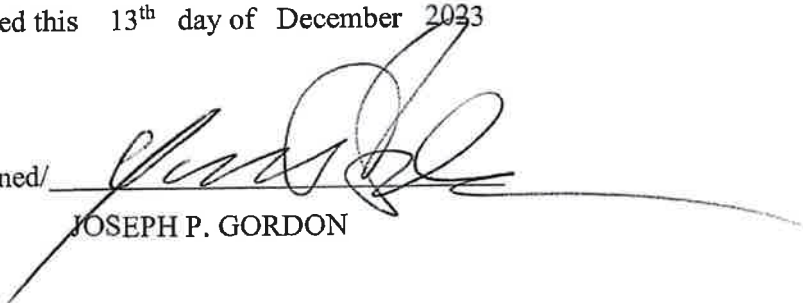
Without Prejudice to the foregoing the following submission is made: -

1. This is a solid three story building fully serviced awaiting a tenant.
2. It is denied that any features exist in respect of the building which would bring the property within the definition of a derelict building as said forth in the statute.
3. It is submitted that the property having regard to its maturity does not fall within the category of dereliction within the statutory such as to bring it within the requirements of statute having regard to dereliction.
4. Commercial Rates has been discharged on this property up to date copy receipt annexed.

4. Commercial Rates has been discharged on this property up to date copy receipt annexed.
5. The building as it stands reflects its maturity which does not constitute dereliction notwithstanding the assertion to that effect set forth in the notice served.
6. The property full complies with the requirements of the Fire Officer with all requisite equipment therein.
7. The property is the subject matter of a protected structure order made by the Waterford City and County Council.
8. Maintenance and conservation works on this property are ongoing.
9. It is submitted that the categorisation of this property as being derelict constitutes an abusive process by the relevant authority.
10. I reserve the right to adduce further and other evidence in this connection as time and circumstances permit and require.

Dated this 13th day of December 2023

Signed/


JOSEPH P. GORDON

3774|3237|1|1|



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Rates Invoice 2023 – Sonrasc Rátaí 2023

PATRICK GORDON
BURGERY
DUNGARVAN
CO WATERFORD

LAID No: 21400000

Valuation No: 1688621

Assessable Valuation: €16,570.00

Rates Account: 70000875 Online PIN: 2881

Annual Rate of Valuation (ARV 2023) = 0.2863

Invoice No: 84303287

Location: 21, CHURCH STREET, DUNGARVAN, DUNGARVAN

Rates Bill for the City & County Rate made on 25th January 2023 for service of year ending 31st December 2023, leviable in two moieties. *Sonrasc Rátaí Contae & Cathrach déanta 25 Eanáir 2023 le haghaidh seirbhís na bliana dar chríoch 31 ú Nollaig 2023 agus é ingheartha i dhá leath le aon riaráistí.*

1 st Moiety	2 nd Moiety	Total
€2,372.00	€2,371.99	€4,743.99
Payable Forthwith	Payable 1 st July	

I hereby request payment of the Rate as set out above. The FIRST Moiety of the RATE being PAYABLE FORTHWITH and the SECOND MOIETY on 1st July 2023.

Iaram leis seo fur n-íocfar an Ráta mar atá leagfaidh amach thuas. An chéad leath don ráta a íoc gan mhoill agus an dara leath ar an 1 Iúil 2023.

Your Revenue Collector	Our Address	Our Bank Details
<p>Your revenue collector for the account is:</p> <p>Susan O'Brien (058 21437) rates@waterfordcouncil.ie</p>	<p>Waterford City & County Council City Hall, The Mall Waterford.</p> <p>Waterford City & County Council, Civic Offices, Davitts Quay, Dungarvan, Co. Waterford.</p>	<p>IBAN: IE71 AIBK 9340 7022 296086 BIC: AIBKIE2D</p> <p>Your rates account number should be quoted on all correspondence.</p>

Environmental Scheme: In 2022 almost 1,000 businesses across Waterford took advantage of the Rates Energy Discount Scheme. The Rates Energy Discount Scheme was introduced to encourage businesses to play their part in reducing carbon emissions, joining householders, the local authority and many more in the county.

The Rates Energy Discount Scheme will continue in 2023, businesses are being asked to go one step further and to complete an energy audit. An energy audit will help your business to identify energy saving opportunities. Businesses whose annual rate bill is less than €10,000 or who operate in the hospitality industry will be eligible to receive a Rates Energy Discount credit of 8% once they have completed an energy audit and uploaded evidence of the audit to a council platform by September 29th, 2023. Accounts must also be fully paid by the 29/09/23, net of the credit, or are in an agreed Direct Debit/payment plan. Details of the reporting platform, Submit.com, to follow.

There are two ways to complete an audit (see overleaf).



Comhairle Cathrach & Contae Phort Láirge Waterford City & County Council



3377[3370]1|1

Patrick Gordon
Burgery
Dungarvan
Co Waterford

Statement Date: 27/10/2023
Our Ref: 70000875
Contact Person: Susan O'Brien
Contact Number: 058 21437

Rates Customer Statement: 01 Jan 2023 - 26 Oct 2023

Your rates can be paid via EFT using IBAN IE71 AIBK 9340 7022 2960 86 quoting your customer number as the reference. You can also pay online by visiting www.waterfordcouncil.ie. Select online payments option. Use customer number above and PIN 2881. If you have queries please contact us at rates@waterfordcouncil.ie.

Date	Details	Debit	Credit	Balance
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Sep 27, 2023	Pay RV CC2/251628		2,846.39	1,897.60
Closing Balance				€1,897.60

Tel: 058 41494/41294
VAT No. IEF3179704P
e-mail: legal@josephgordon.com
Fax 3 43573

Joseph P. Gordon & Co.

Solicitors

Burgery, Dungarvan, Co. Waterford

Joseph P. Gordon B.C.L.
Máire Nic Craith B.C.L.
W. Kieran O'Connell B.C.L.

Planning Section,
Waterford City & County Council
City Hall,
The Mall,
Waterford.
ATTN: Colette O'Brien,
Senior Staff Officer

DATE: 23rd August, 2024
OUR REF: A/J/GOP005007
YOUR REF: DS23212

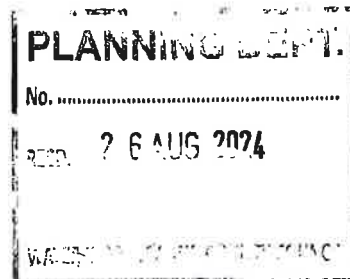
RE: 21 Church Street, Dungarvan, Co. Waterford.

Dear Sirs,

We thank you for your letter dated 20th inst.

Please pass us on a copy of the Valuation therein referred to to enable us take instructions in relation to the matter.

Yours faithfully,
JOSEPH P. GORDON & CO.





Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Our Ref.: DS23212

Your Ref: A/J/GOP005007

Joseph P. Gordon & Co.
Solicitors
Burgery
Dungarvan
Co. Waterford

28th August 2024

Valuation Report for 21 Church Street, Dungarvan, Co. Waterford

Dear Mr. Gordon

I acknowledge receipt of your letter, dated 23rd August.

Please find attached copy of valuation report as requested.

Yours sincerely,

Colette O' Brien
Senior Staff Officer
Planning Section
058-22016



REA O'SHEA O'TOOLE
11 Gladstone Street,
Waterford, X91 Y573
T +353 (0)51 876757
F +353 (0)51 876506
E info@osheaotoole.com
W www.osheaotoole.com

Waterford City and County Council
FAO: David Quinn
Planning Section,
Menapia Building,
The Mall,
Waterford

26th July 2024

Our Ref: BMcD/BOS/CV780

Re: Valuation Report – 21 Church Street, Dungarvan, Co. Waterford X35 HD58

Dear Mr Quinn,

In accordance with your instructions of the 19th June 2024, we have carried out an inspection of the above property and made other relevant enquiries. We set out hereunder our report and valuation as follows;

Terms of Reference

Client	Waterford City and County Council
Basis of Valuation.	We are instructed to report on the vacant Market Value of the property as described herein.
Purpose of Valuation	The valuation has been undertaken for Vacant / Derelict Property Levy assessment.
Date of Inspection	The property was inspected on 1 st July 2024.
Date of Valuation	26 th July 2024.
Valuer	This valuation has been carried out by Barry McDonald, MIPAV REV of REA O'Shea O'Toole.

We confirm that the person responsible for this valuation has the appropriate experience, knowledge and understanding to undertake this valuation objectively and is qualified for the valuation in accordance with the guidelines as set out in TEGOVA EVS-2020 Blue Book 9th edition, effective from 1st January 2021.

In preparing this valuation we have acted as External valuers, subject to any disclosures made to you.

The total fees, including the fee for this assignment, earned by REA O' Shea O' Toole from the client are less than 5% of the total revenue for the company.

We confirm that the appointed valuer is in a position to provide an objective and unbiased valuation. The valuer has no material connection or involvement with the subject asset or the other parties to the valuation assignment.

Underlying Valuation Rationale, Assumptions & Limitations

For the purpose of this valuation we have adopted certain rationale, made a number of assumptions and have relied on certain sources of information. These are referred to below.

In the event of the instructing party being unhappy with any of our assumptions or rationale, it is important that this is brought to our attention as any amendment or omission of same may impact on our valuation.

Terms of Engagement The valuation has been carried out in accordance with your instructions contained within signed Services Contract of 12th October 2023. This agreement is available for inspection upon request.

Sources of Information We have reviewed records on National Planning website (myplan.ie), rateable valuation information where applicable (valoff.ie), lands registry website (landdirect.ie) and Waterford City and County Council planning section (waterfordcouncil.ie). Where the specific records were obtainable these were cross-checked with the information provided.

We have relied upon all of the information provided and sourced; we have assumed it to be correct.

Inspection Type / Limitations The subject property as described herein was inspected on a drive-by basis only. Assumptions have been made for the purpose of this report given the limitations of the inspection.

Assumptions Unless explicitly stated differently in the body of the report, or set out as a Special Assumption hereunder, our valuation is on the basis that the General Assumptions contained at the end of this report apply.

'Market Value' Our valuation is on the basis of Market Value (MV) as defined by the European Valuation Standards (Blue Book) 9th Edition effective from 1 January 2021.

The definition of Market Value is defined in European Valuation Standards (Blue Book) 9th Edition as: "The estimated amount for which the property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each

acted knowledgeably, prudently and without being under compulsion."

Value Added Tax

We have not been advised whether the property as described herein is elected for VAT. All capital values stated in this report are exclusive of VAT.

Acquisition Costs

We have not made any deduction for acquisition costs to the valuation figures in this report.

Valuation Fluctuation

A valuation is essentially a snapshot in time. Economic circumstances can change materially in a short period.

The subjective nature of aspects of this report i.e. providing commentary forecast on market activity, future value implications and a likely sales period, is speculative and subject to change in line with changing global, national and regional economic and demographic circumstances.

Property Ref: DS23212

Address: 21 Church Street, Dungarvan, Co. Waterford X35 HD58

Folio: N/A

Location:

The property is located on the corner of Church Street and Bath Street, in Dungarvan town, close to Main Street and within a short walk of Grattan Square. It is a short distance to the waterfront, Dungarvan Castle and Davitt's Quay, convenient to all amenities in Dungarvan town. Church Street is a one-way street with street parking and a mix of properties including residential house and offices. The side of the house is onto Bath Street, a small side street that runs down to the waterfront.

Dungarvan (population 10,081 per Census 2022) and is the third largest town in the county. It is a coastal town and harbour in Co. Waterford. Prior to the merger of Waterford County Council and Waterford City Council in 2014, Dungarvan was the county town and administrative centre of County Waterford. It is approximately 210 km from Dublin city.



Photo of the subject property above for identification purposes only.

Description Property:

The property comprises a three-storey end-of-terrace Period property. There is a Georgian-style front door with fan-light window, and timber-framed sash windows. There is a pitched slate roof. It would appear from external inspection that the property is in need of renovation and modernisation. We note it is listed as available to let with local estate agents REA Spratt.

Review of Land Registry website (www.landdirect.ie) suggests that there is a reasonable sized rear garden with easterly aspect. There is a large gate providing access to the rear of the property off Bath Street. There is no front garden. The property is suitable for residential or office use, subject to planning permission.

The property is listed in the National Inventory of Architectural Heritage. Part of the description on the register, recorded in 2003, is as follows;

"End-of-terrace three-bay three-storey house, c.1760, on a corner site retaining original fenestration possibly incorporating medieval fabric, 1618... Reroofed, c.1960... One of a pair. Pitched (shared) roof (hipped to return) with replacement artificial slate, c.1960, clay ridge tiles, rendered chimney stacks, and cast-iron rainwater goods on rendered eaves having iron brackets. Unpainted rendered wall to

front... Unpainted roughcast lime rendered wall to side (north) elevation over random rubble stone construction incorporating medieval fabric, dated 1618, with one inscribed cut stone."

Town Planning:

The property is zoned 'TC – Town Core' in the Waterford City & County Development Plan 2022 - 2028. As far as we are aware there are no planning proposals for the area which will adversely affect the property in the foreseeable future.

From informal online planning enquiries, we note that there does not appear to be any recent planning applications submitted for the subject property.

Valuation Considerations & Factors Affecting Market Value:

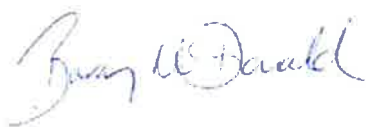
Prior to the announcement of the Vacant Properties Grants there was very little interest in this type of derelict properties due to the prohibited cost of renovation and construction. Demand has improved since the launch of the grant and the activity of the Council in identifying derelict sites/properties.

Address	Description	Date	Analysis/Agent	Comment
15 O'Connell Street, Dungarvan	Total floor area 2,000 sq ft. with large rear garden. Prime Town centre location. Accommodation over 3 floors, with retail unit on ground floor currently subject to a lease agreement, and upper floors vacant.	Currently on the market for sale. Guide Price POA however we understand the agent is expecting offers in the region of €295,000	Agent: Radley Auctioneers	We understand that planning permission is granted for 4 apartments. Potentially suitable for Council repair & lease program.
63 O'Connell Street, Dungarvan	Accommodation extends to c.3,000 sq.ft over 3 floors with retail/office on ground floor and offices overhead.	Currently Sale Agreed.	Agent: Radley Auctioneers	Prime location close to town centre. Good condition.
55 Main Street, Dungarvan	Three-storey mid-terrace building with retail space on ground floor. Total floor area 135 sq.m.	Sold €195,000 September 2023	Agent: Sherry Fitzgerald	Good trading location close to the subject property. In need of renovation.

In our opinion, subject to the contents of this report and subject to there being no onerous restrictions or unusual outgoings of which we are unaware, the market value of the subject property as described herein is as follows:-

€250,000

(Two Hundred and Twenty Five Thousand Euro)



Barry McDonald
MIPAV, TEGOVA Recognised European Valuer (REV)

Schedule of General Assumptions

This valuation has been carried out in accordance with Practice Statements and Guidance Notes set out in the TEGOVA European Valuation Standards 2020 9th Edition, effective from 1st January 2021. We confirm that the person responsible for this valuation has sufficient knowledge and is qualified for the valuation in accordance with the TEGOVA European Valuation Standards 2020 9th Edition.

This valuation is carried out on a **Drive By** basis only in accordance with the instructions received.

In considering the details of the report please note the following;

- (a) We rely upon information provided to us by the identified sources, as to details of tenure and tenancies, planning consents and other relevant matters, as summarised in our report. We assume that this information is up to date, complete and correct and may be safely relied on.
- (b) That all information provided as to ownership (e.g., tenure, lease terms, tenants improvements, development expenditure, etc.) is up to date, complete and correct. Also, that there are no encumbrances or unduly onerous or unusual easements, restrictions, outgoings or conditions, likely to have an adverse effect on the value of the property, attaching to the relevant interest in the property of which we have not been made aware and that a good marketable title to the relevant interest is held.
- (c) The properties have been valued as if wholly owned with no account being taken with any outstanding moneys due in respect of mortgage bonds, loans, or any other third party claims.
- (d) No structural surveys have been carried out, nor have we tested any services
- (e) No account has been taken of any liability for taxation, which may arise upon the disposal of the property, nor have we deducted the likely costs of such disposal. However, normal purchaser's costs are reflected in our valuation where necessary.
- (f) Comparable property transaction evidence information quoted in our report is typically based upon our verbal enquiries and electronically available information and its accuracy cannot be assured. However, such information is only referred to where we have reason to believe its general accuracy, or where it is in accordance with our expectation. We have not inspected comparable properties. Should the accuracy of the information gathered subsequently differ from that disclosed or available this may detrimentally affect the valuation hereby reported and in such circumstances, we would wish to review our valuation accordingly.

The valuation is an estimate as to the value of the premises (excluding contents) assuming the following:

- (a) That the property has been properly identified to us by the client.
- (b) That there are no factors affecting its valuation which are not apparent from a cursory inspection of the premises from the roadway.
- (c) That there are no issues arising regarding access or services to the premises unless otherwise noted.
- (d) That there are no fire regulation issues or planning issues and the premises was constructed in accordance with building regulations and all relevant laws and regulations unless otherwise noted.
- (e) That there are no environmental, contamination, use of dangerous materials or health and safety issues unless otherwise noted.

REA O'Shea O'Toole undertake this valuation strictly subject to the above conditions and on the basis that only the party to whom this valuation is addressed may rely on it.

From: David Quinn <dquinn@waterfordcouncil.ie>
Sent on: Wednesday, December 4, 2024 1:13:40 PM
To: Danielle Staff Cantwell <dstaffcantwell@waterfordcouncil.ie>
Subject: Section 29 Notices for 20 and 21 Church Street, Dungarvan, Co. Waterford

Categories: [SharePoint] This message was saved in 'Derelict Sites > Case Files 2023 PLN-DRL-1 > DS23211 - 20 Church Street Dungarvan > Email'

Danielle,

I note that we sent Section 29 Notice – along with Section 8(7)'s – to the owner(s) at the above addresses on the 15th December 2023.

I note that we did not receive any reply in relation to this correspondence.

Can you please prepare Section 29 Notices for the above properties to issue to Mr. Gordon at Joseph P. Gordon and Co. Solicitors, Burgery, Dungarvan, Co. Waterford.

Kind regards,

David

PLEASE SAVE THIS EMAIL ON FILE

David Quinn | Senior Executive Planner | Derelict Sites Unit
Waterford City and County Council, Menapia Building, The Mall, Waterford City.
X91 FXN4

| T 058 22033 | M 087 772 3733 | Email dquinn@waterfordcouncil.ie



Before printing, think about the Environment !

DS23211

Colette O'Brien

From: Danielle Staff Cantwell
Sent: Friday 4 April 2025 16:29
To: Colette O'Brien
Subject: FW: Derelict Properties
Attachments: Scan_Iroyle_04042025_0756_001.pdf

Categories: Orange Category, [SharePoint] This message was saved in 'Derelict Sites > Case Files 2023 PLN-DRL-1 > DS23211 - 20 Church Street Dungarvan', [SharePoint] This message was saved in 'Derelict Sites > Case Files 2023 PLN-DRL-1 > DS23212 - 21 Church Street St

This came in Friday evening

Regards
Danielle

From: Lorraine Royle <LRoyle@waterfordcouncil.ie>
Sent: Friday 4 April 2025 16:24
To: Danielle Staff Cantwell <dstaffcantwell@waterfordcouncil.ie>; Caroline Prendergast <cprendergast@waterfordcouncil.ie>
Cc: David Quinn <dquinn@waterfordcouncil.ie>
Subject: Derelict Properties

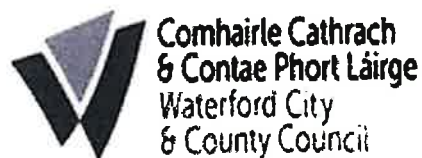
Hi All,

Claire Maher presented to CSD Dungarvan this afternoon with the attached letters. She was quite upset as she advised that she is a lady in her late 70s and found it most upsetting to be getting the attached letters as she has not owned 20 Church Street, Dungarvan since 2000 when she sold it to Paddy Gordon. She also advised that she never owned 21 Church Street.

Can someone follow up with Claire on 087 7202649

Letters were addressed to Maher Claire Dalton but she is known as Claire Maher.

Lorraine Royle
Customer Service & Motor Tax
Waterford City & County Council.
0818 102020



APPENDIX 2

CHIEF EXECUTIVE ORDERS (CEO) & SITE NOTICES



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Reg: 5190 5357 31E

Our Ref: DS 23212

The Owner
21 Church Street,
Dungarvan,
Co. Waterford.
X35 HD58

16/11/2023

Re: Notice Under Section 8(2) of the Derelict Sites Act 1990
Owner/Reputed Owner: Unknown
Address: 21 Church Street, Dungarvan, Co. Waterford. X35 HD58

Dear Sir/Madame,
Please find enclosed a Notice under Section 8(2) of the Derelict Sites Act 1990 (as amended) in regard to your property at the above address.

Following a site inspection, it was considered that in its current state the property falls within the definition of a Derelict Site as set out within Section 3 of the Derelict Sites Act (1990) (as amended) where it states:

"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—

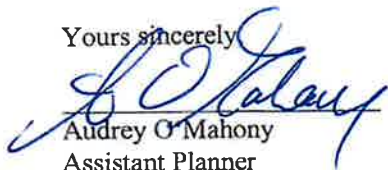
(a) the existence on the land in question of structures which are in a ruinous, derelict or dangerous condition, or

(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."

As stated in the accompanying notice, you have 14 days within which to make representations to the Council on this matter. We would be happy to discuss options and next steps with you, and have included a leaflet on available grants and relevant contact details.

Yours sincerely



Audrey O'Mahony
Assistant Planner



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Our Ref: DS23212

The Owner -
21 Church Street
Dungarvan
Co. Waterford
X35 HD58

Notice of Intention

Notice under Section 8 (2) of the Derelict Sites Act, 1990 of intention to make an entry on the Derelict Sites Register

Waterford City & County Council (hereinafter called the Local Authority) being of the opinion that the land referred to hereunder is a Derelict Site within the meaning of the Derelict Sites Act, 1990, hereby gives notice that it intends to enter particulars of the said land on the Derelict Sites Register in accordance with the provisions of Section 8 (1) of the Derelict Sites Act, 1990.

Any person aggrieved by this Notice may within 14 days from the date of service upon him/her, make representations in writing to Waterford City & County Council, Planning Department, Menapia Building, The Mall, Waterford, X91 FXN4 (the Local Authority), and the Local Authority shall consider any such written representations and then make the entry or not as it thinks proper having regard to such representations.

Description of Property: *End-of-terrace three-bay three-storey house, c.1760, on a corner site.*

Location: 21 Church Street, Dungarvan, Co. Waterford

Owner/Reputed Owner: Unknown

Note: Lands entered on the Derelict Sites Register may be subject to a levy as provided for under Part 111 of the Derelict Sites Act, 1990

Dated this 16th day of November 2023

Signed:

Kieran Kehoe
Director of Services,
Corporate Services, Culture & Planning

The removal, damage, or defacement of this notice by unauthorised persons is prohibited under Section 6 (subsection 4) of the Derelict Sites Act (1990) (as amended).

Waterford City and County Council, City Hall, The Mall, Waterford.
Comhairle Cathrach agus Contae Phort Láirge, Halla na Cathrach, An Meal, Port Láirge

derelictsites@waterfordcouncil.ie

Tel : 0818 10 20 20

www.waterfordcouncil.ie

Comhairle Cathrach agus Contae Phort Láirge

Waterford City and County Council


CHIEF EXECUTIVE'S ORDER

Subject: Intention of Entry Onto The Derelict Sites Register for 21, Church Street,
Dungarvan

I, Kieran Kehoe, Director of Services, Corporate Services, Culture & Planning, by virtue of the powers conferred on Waterford City & County Chief Executive by the Local Government Act, 2001, as amended by the Local Government Reform Act 2014, and in accordance with Chief Executive Order dated 4th March, 2022, delegating functions to me under Section 154 of the Local Government Act 2001, hereby make the following order:

That on the recommendation of Mr. Hugh O'Brien, Senior Executive Planner. Notice under Section 8(2) of the Derelict Sites Act, 1990 (as amended) be served on The Owner for the property at 21 Church Street, Dungarvan, Co Waterford

Dated this 16th day of November 2023,

Signed: 
Kieran Kehoe
Director of Services
Corporate Services, Culture & Planning



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Reg Post 5334 0800 316

The Owner
21 Church Street
Dungarvan
Co Waterford

Our Ref: DS23212

18/12/2023

Re: Notice Under Section 8(7) of the Derelict Sites Act 1990
Address: 21 Church Street Dungarvan, Co Waterford.

Dear Mr Gordan,

We acknowledge receipt of your letter dated 7th December in regard to the Section 8(2) notice served on 21 Church Street Dungarvan under The Derelict Sites Act (1990) and have noted the representations made.

Please find enclosed a Notice under Section 8(7) of the Derelict Sites Act 1990 (as amended) regarding the property at the above address.

Having had regard to those representations, and following a site inspection, it was considered that in its current state, the property falls within the definition of a Derelict Site as set out within Section 3 of the Derelict Sites Act (1990) (as amended) where it states:

"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 that 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."

As ownership of this property has not been confirmed, a Section 29 (1) Notice is included. Section 29 (1) of The Derelict Site Act states:

"A local authority may, for any purpose arising in relation to their functions under that Act, by notice in writing require the occupier of any structure or other land or any person receiving, whether for himself or for another, rent out of any structure or other land to state in writing to such authority, within a specified time not less than fourteen days after being so required,



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

particulars of the estate, interest, or right by virtue of which he occupies such structure or other land or receives such rent (as the case may be), and the name and address (so far as they are known to him) of every person who to his knowledge has any estate or interest in or right over or in respect of such structure or other land.

We would be happy to discuss options and next steps with you and have included a leaflet on available grants and relevant contact details.

Yours sincerely,

David Quinn,
Senior Executive Planner,
Waterford City & County Council,
Menapia Building, The Mall, Waterford



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Waterford City & County Council

Notice of Entry having been made in Derelict Sites Register

Derelict Sites Act 1990, Section 8(7)


To: The Owner (s)/Occupier (s)/Leasee (s)
21 Church Street
Dungarvan
Co Waterford

Waterford City and County Council (hereinafter called the Local Authority) having complied with the provision of Section 8(2) of the Derelict Sites Act, 1990, hereby give notice that the site referred to in the schedule hereto and identified by the accompanying map, has been entered on the Derelict Sites Register.

The said Register is available for inspection at the offices of the Directorate of Corporate Services and Planning, Waterford City & County Council, Menapia Building, The Mall, Waterford during office hours.

Dated: 15th day of December 2023

Signed:


Paul Johnston,
Acting Director of Services,
Corporate Services, Culture & Planning

SCHEDULE

Site No **DS23212**

Address: 21 Church Street, Dungarvan, Co. Waterford

Owner: Unknown

Occupier(s) Vacant

The removal, damage, or defacement of this notice by unauthorised persons is prohibited under Section 6 (subsection 4) of the Derelict Sites Act (1990) (as amended).

Comhairle Cathrach agus Contae Phort Láirge

Waterford City and County Council

CHIEF EXECUTIVE'S ORDER

Subject: Entry Onto The Derelict Sites Register for 20 and 21 Church Street,
Dungarvan Co Waterford.

I, Paul Johnston, Acting Director of Services, Corporate Services, Culture & Planning, by virtue of the powers conferred on Waterford City & County Chief Executive by the Local Government Act, 2001, as amended by the Local Government Reform Act 2014, and in accordance with Chief Executive Order dated 4th December, 2023, delegating functions to me under Section 154 of the Local Government Act 2001, hereby make the following order:

That having regard to the Notice issued under Section 8 (2) of the Derelict Sites Act, 1990 and on

the recommendation of David Quinn, Senior Executive Planner, that a Notice under Section 8 (7) of

the Derelict Sites Act, 1990 be served on The Owner(s) / Occupier(s) / Leasee(s). Properties: 20 & 21 Church Street, Dungarvan, Co Waterford.

Dated this 15th day of December 2023

Signed: 
Paul Johnston
Acting Director of Services
Corporate Services, Culture & Planning

Comhairle Cathrach agus Contae Phort Láirge

Waterford City and County Council

CHIEF EXECUTIVE'S ORDER

Subject: Section (29) Notice for 20 and 21 Church Street, Dungarvan Co Waterford


I, Paul Johnston, Acting Director of Services, Corporate Services, Culture & Planning, by virtue of the powers conferred on Waterford City & County Chief Executive by the Local Government Act, 2001, as amended by the Local Government Reform Act 2014, and in accordance with Chief Executive Order dated 4th December, 2023, delegating functions to me under Section 154 of the Local Government Act 2001, hereby make the following order:

That having regard to the Notice issued under Section 8 (2) of the Derelict Sites Act, 1990 and on

the recommendation of David Quinn, Senior Executive Planner, that a Notice under Section (29) of the Derelict Sites Act, 1990 be served on

Properties : 20 and 21 Church Street, Dungarvan, Co Waterford

Dated this 15th day of December 2023

Signed: 
Paul Johnston
Acting Director of Services
Corporate Services, Culture & Planning



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Waterford City & County Council

Notice under Section 29 of the Derelict Sites Act 1990.

To: The Owner(s) /Occupier (s) /Leasee (s)
21 Church Street
Dungarvan
Co Waterford

RE: 21 Church Street, Dungarvan, Co Waterford

Our Ref: DS 23212

TAKE NOTICE, that Waterford City and County Council (hereinafter called the Local Authority) for the purpose of their functions under the Derelict Sites Act, 1990, hereby require you immediately upon the expiry of the **14 (fourteen) Days** from the date hereof to state in writing to Colette O'Brien, Derelict Sites Unit, Planning Dept, The Menapia Building, The Mall, Waterford, X91FXN4

particulars of the estate, interest, or right by virtue of which you occupy the above structure or land or receive such rent (as the case may be) and the name and address (so far as they are known to you) of every person who to your knowledge has any estate or interest in or right over or in respect of such structure or other lands at:

20 Church Street, Dungarvan, Co Waterford (as indicated on the accompanying map)

Dated this 15th day of December 2023

Paul Johnston
Acting Director of Services,
Corporate Services, Culture & Planning

NOTE: A person who fails to comply with the requirements of this Notice within the period specified in the Notice or who makes any statement in writing which is to his knowledge false or misleading in a material respect shall be guilty of an offence and shall be liable on summary convictions to a fine not exceeding €1270.00



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

The Owner
21 Church Street
Dungarvan
Co Waterford

Our Ref: DS23212

18/12/2023

Re: Notice Under Section 8(7) of the Derelict Sites Act 1990

Address: 21 Church Street Dungarvan, Co Waterford.

Dear Mr Gordan,

We acknowledge receipt of your letter dated 7th December in regard to the Section 8(2) notice served on 21 Church Street Dungarvan under The Derelict Sites Act (1990) and have noted the representations made.

Please find enclosed a Notice under Section 8(7) of the Derelict Sites Act 1990 (as amended) regarding the property at the above address.

Having had regard to those representations, and following a site inspection, it was considered that in its current state, the property falls within the definition of a Derelict Site as set out within Section 3 of the Derelict Sites Act (1990) (as amended) where it states:

"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 that 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."

As ownership of this property has not been confirmed, a Section 29 (1) Notice is included. Section 29 (1) of The Derelict Site Act states:

"A local authority may, for any purpose arising in relation to their functions under that Act, by notice in writing require the occupier of any structure or other land or any person receiving, whether for himself or for another, rent out of any structure or other land to state in writing to such authority, within a specified time not less than fourteen days after being so required,

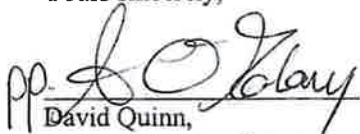


Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

particulars of the estate, interest, or right by virtue of which he occupies such structure or other land or receives such rent (as the case may be), and the name and address (so far as they are known to him) of every person who to his knowledge has any estate or interest in or right over or in respect of such structure or other land.

We would be happy to discuss options and next steps with you and have included a leaflet on available grants and relevant contact details.

Yours sincerely,

pp. 

David Quinn,
Senior Executive Planner,
Waterford City & County Council,
Menapia Building, The Mall, Waterford



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Waterford City & County Council

Notice of Entry having been made in Derelict Sites Register

Derelict Sites Act 1990, Section 8(7)


To: The Owner (s)/Occupier (s)/Leasee (s)
21 Church Street
Dungarvan
Co Waterford

Waterford City and County Council (hereinafter called the Local Authority) having complied with the provision of Section 8(2) of the Derelict Sites Act, 1990, hereby give notice that the site referred to in the schedule hereto and identified by the accompanying map, has been entered on the Derelict Sites Register.

The said Register is available for inspection at the offices of the Directorate of Corporate Services and Planning, Waterford City & County Council, Menapia Building, The Mall, Waterford during office hours.

Dated: 15th day of December 2023

Signed:


Paul Johnston,
Acting Director of Services,
Corporate Services, Culture & Planning

SCHEDULE

Site No DS23212
Address: 21 Church Street, Dungarvan, Co. Waterford
Owner: Unknown
Occupier(s) Vacant

The removal, damage, or defacement of this notice by unauthorised persons is prohibited under Section 6 (subsection 4) of the Derelict Sites Act (1990) (as amended).



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Waterford City & County Council

Notice under Section 29 of the Derelict Sites Act 1990.

To: The Owner(s) /Occupier (s) /Leasee (s)
21 Church Street
Dungarvan
Co Waterford

RE: 21 Church Street, Dungarvan, Co Waterford

Our Ref: DS 23212

TAKE NOTICE, that Waterford City and County Council (hereinafter called the Local Authority) for the purpose of their functions under the Derelict Sites Act, 1990, hereby require you immediately upon the expiry of the **14 (fourteen) Days** from the date hereof to state in writing to Colette O'Brien, Derelict Sites Unit, Planning Dept, The Menapia Building, The Mall, Waterford, X91FXN4

particulars of the estate, interest, or right by virtue of which you occupy the above structure or land or receive such rent (as the case may be) and the name and address (so far as they are known to you) of every person who to your knowledge has any estate or interest in or right over or in respect of such structure or other lands at:

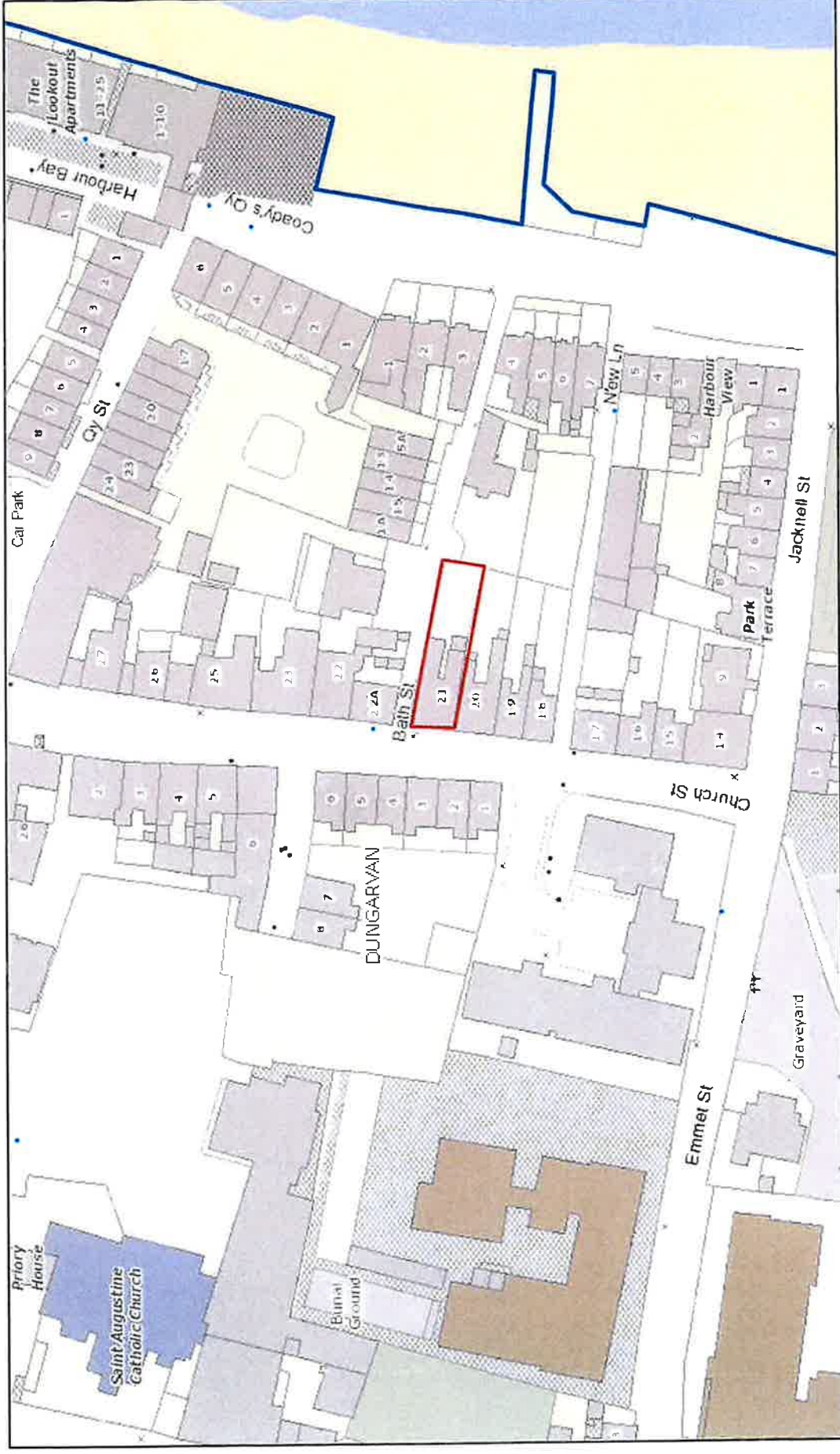
20 Church Street, Dungarvan, Co Waterford (as indicated on the accompanying map)

Dated this 15th day of December 2023

Paul Johnston
Acting Director of Services,
Corporate Services, Culture & Planning

NOTE: A person who fails to comply with the requirements of this Notice within the period specified in the Notice or who makes any statement in writing which is to his knowledge false or misleading in a material respect shall be guilty of an offence and shall be liable on summary convictions to a fine not exceeding €1270.00

DS23212 - 21 Church Street Dungarvan



06/09/2023, 10:14:06

1:1,000
0 45 90 180 ft
0 12.5 25 50 m
© Ordnance Survey Ireland, © Ordnance Survey Ireland 2017



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Our Ref: DS23212

Your Ref: A/A/GOP005007

Joseph P. Gordon & Co. Solicitors
Burgery
Dungarvan
Co. Waterford

20th August 2024

Re: 21 Church Street, Dungarvan, Co. Waterford, X35 HD58

A Chara

Please find attached copy of notice Section 22(3) Derelict Sites Act 1990 (as amended) which was issued to your client, the owner of 21 Church Street, Dungarvan, Co. Waterford.

Yours sincerely

Colette O' Brien
Senior Staff Officer
Planning Section

RL 5391 4602 2IE



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Our ref: DS23212

The Owner
21 Church Street
Dungarvan
Co. Waterford

15th August 2024

**Notice under Section 22(3) of the Derelict Sites Act, 1990, Derelict Sites Regulations 2000
Derelict Site at 21 Church Street, Dungarvan, Co. Waterford, X35 HD58**

A Chara,

I refer to the Notice under Section 8(7) of the Derelict Sites Act, 1990 dated the 18th December 2023 which was served on you informing you that Waterford City and County Council has entered particulars of the said property onto the Derelict Sites Register, entry No. DS23212.

I wish to advise you that in accordance with Section 22(3) of the Derelict Sites Act, 1990 a valuation of € 250000 has been placed on the property. The valuation has been carried out by a person suitably qualified in accordance with Section 22(2) of the Derelict Sites Act, 1990.

In accordance with section 22(4) of the Derelict Sites Act, 1990, you can appeal to the Valuation Tribunal against a determination of the market value of a site under subsection 1 of Section 22 of the Derelict Sites Act 1990, this must be within 28 days of the date of this notification. The relevant form is enclosed for your convenience.

Please note, a property entered on the Derelict Site Register may be subject to a levy of 7% of valuation under Section 23 of the Act.

Colette O'Brien

Senior Staff Officer
Planning Section

Waterford City and County Council, City Hall, The Mall, Waterford.

Comhairle Cathrach agus Contae Phort Láirge, Halla na Cathrach, An Meal, Port Láirge

derelictsites@waterfordcouncil.ie

Tel : 0818 10 20 20

www.waterfordcouncil.ie

Comhairle Cathrach agus Contae Phort Láirge
Waterford City and County Council
CHIEF EXECUTIVE'S ORDER


Subject: Section 22(3) Notices Under Derelict Sites Act - Valuations of numerous derelict site properties

I, Paul Johnston, Acting Director of Services, Corporate, Culture, Planning, HR & IS, by virtue of the powers conferred on Waterford City & County Chief Executive by the Local Government Act, 2001, as amended by the Local Government Reform Act 2014, and in accordance with Chief Executive Order No. 2023/3843, dated 11th December, 2023, delegating functions to me under Section 154 of the Local Government Act 2001, hereby make the following order:

THAT whereas in accordance with Section 22 of the above Act, REA O'Shea O' Toole, and

Partners, 11 Gladstone Street, Waterford undertook the valuation of the properties referenced on attached schedule, which are on Waterford City & County Councils Derelict Sites Register and have been entered in the Register of Derelict Sites under Section 8 of the Act. AND WHEREAS by the valuation reports dated July 2024 has assessed the valuations of the sites listed on the schedule hereto, now it is hereby ordered that the valuations as assessed be entered in the Register of Derelict Sites and that the owners of the said sites be served with a Notice under Section 22 (3) of the Act.

Dated this 15 day of August 2024

Signed: 
Paul Johnston
Acting Director of Services
Corporate, Culture, Planning, HR & IS

SCHEDULE FOR CE 2024/2435

DS23259	7 Coolagh Road	€120,000
DS23112	21 Keating Street, Dungarvan	€130,000
DS23043	Blynd Quay, Passage East	€40,000
DS23123	24 Doyle Street	€90,000
DS23214	8 South Terrace, Dungarvan	€220,000
DS23177	Main Street, Lismore	€50,000
DS23211	20 Church Street, Dungarvan	€225,000
DS23212	21 Church Street, Dungarvan	€250,000
DS23201	27 Manor Street	€120,000
DS23128	44 John's Hill, Waterford City	€90,000
DS24009	Strand House, The Strand, Dunmore	€300,000
DS23134	13 Fitzgerald Road	€190,000
DS23181	Unit 6 Parnell House, Parnell Street	€150,000

an post

Payment method ☐ Meter post ☐ Postage stamps ☐ cash ☐ Fee paid ☐

Customer's name and address
Verelick & Local Sikes
Planning Section

Date
160824
 DDMMYY

Customer account number

Item number	Enter below the name and address shown on each item	Declared value	Additional insurance value	Weight kg must be entered	Insurance rate
1 RL 5391 4287 91E	Thomas Leahy (deceased) 40 JF Lillian Solicitors Main St Dungarvan	€	€	0.02359	
2 RL 5391 4368 81E	Margaret Maye, 21 Leaking St Dungarvan Co. Waterford	€	€	0.023112	
3 RL 5391 4168 11E	Jennie O'Neill, 6 Shawliss Collins Ave, Denmore Rd, Waterford	€	€	0.023843	
4 RL 5391 4170 51E	John & William Nash, 24 Doyle St, Waterford	€	€	0.023123	
5 RL 5391 4171 41E	Joe Power 40 Niall King Solicitors Main St, Dungarvan, Co. Waterford	€	€	0.023214	
6 RL 5391 4172 51E	Bridget Coffey, 6 Castle St Cappagur, Co. Waterford	€	€	0.023177	
7 RL 5391 4600 51E	Vivian Unracky, Main St Cappagur, Co. Waterford	€	€	0.023177	
8 PL 5391 4601 91E	The O'neil, 20 Church St Dungarvan, Co. Waterford	€	€	0.023211	
9 PL 5391 4602 21E	The O'neil, 21 Church St Dungarvan, Co. Waterford	€	€	0.023212	
10 RL 5391 4603 61E	The O'neil, 27 Manor St Waterford	€	€	0.023201	

Accepting Officer

Time

Total items
on this list

Total
amount paid

€

Registered post
 Certificate of posting

Post Terms and Conditions apply and are available at the post office or online at anpost.com

Acceptance
 Office
 Date Stamp

An Post copy

V251119

RL 5391 4602 2IE



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Our ref: DS23212

The Owner
21 Church Street
Dungarvan
Co. Waterford

15th August 2024

**Notice under Section 22(3) of the Derelict Sites Act, 1990, Derelict Sites Regulations 2000
Derelict Site at 21 Church Street, Dungarvan, Co. Waterford, X35 HD58**

A Chara,

I refer to the Notice under Section 8(7) of the Derelict Sites Act, 1990 dated the 18th December 2023 which was served on you informing you that Waterford City and County Council has entered particulars of the said property onto the Derelict Sites Register, entry No. DS23212.

I wish to advise you that in accordance with Section 22(3) of the Derelict Sites Act, 1990 a valuation of € 250000 has been placed on the property. The valuation has been carried out by a person suitably qualified in accordance with Section 22(2) of the Derelict Sites Act, 1990.

In accordance with section 22(4) of the Derelict Sites Act, 1990, you can appeal to the Valuation Tribunal against a determination of the market value of a site under subsection 1 of Section 22 of the Derelict Sites Act 1990, this must be within 28 days of the date of this notification. The relevant form is enclosed for your convenience.

Please note, a property entered on the Derelict Site Register may be subject to a levy of 7% of valuation under Section 23 of the Act.

Colette O'Brien

Senior Staff Officer
Planning Section

Waterford City and County Council, City Hall, The Mall, Waterford.

Comhairle Cathrach agus Contae Phort Láirge, Halla na Cathrach, An Meal, Port Láirge

derelictsites@waterfordcouncil.ie

Tel : 0818 10 20 20

www.waterfordcouncil.ie

Comhairle Cathrach agus Contae Phort Láirge
Waterford City and County Council
CHIEF EXECUTIVE'S ORDER


Subject: Section 22(3) Notices Under Derelict Sites Act - Valuations of numerous derelict site properties

I, Paul Johnston, Acting Director of Services, Corporate, Culture, Planning, HR & IS, by virtue of the powers conferred on Waterford City & County Chief Executive by the Local Government Act, 2001, as amended by the Local Government Reform Act 2014, and in accordance with Chief Executive Order No. 2023/3843, dated 11th December, 2023, delegating functions to me under Section 154 of the Local Government Act 2001, hereby make the following order:

THAT whereas in accordance with Section 22 of the above Act, REA O'Shea O' Toole, and

Partners, 11 Gladstone Street, Waterford undertook the valuation of the properties referenced on attached schedule, which are on Waterford City & County Councils Derelict Sites Register and have been entered in the Register of Derelict Sites under Section 8 of the Act. AND WHEREAS by the valuation reports dated July 2024 has assessed the valuations of the sites listed on the schedule hereto, now it is hereby ordered that the valuations as assessed be entered in the Register of Derelict Sites and that the owners of the said sites be served with a Notice under Section 22 (3) of the Act.

Dated this 15 day of August 2024

Signed: 
Paul Johnston
Acting Director of Services
Corporate, Culture, Planning, HR & IS

SCHEDULE FOR CE 2024/2435

DS23259	7 Coolagh Road	€120,000
DS23112	21 Keating Street, Dungarvan	€130,000
DS23043	Blynd Quay, Passage East	€40,000
DS23123	24 Doyle Street	€90,000
DS23214	8 South Terrace, Dungarvan	€220,000
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DS23128	44 John's Hill, Waterford City	€90,000
DS24009	Strand House, The Strand, Dunmore	€300,000
DS23134	13 Fitzgerald Road	€190,000
DS23181	Unit 6 Parnell House, Parnell Street	€150,000

an post

Payment method ☐ Meter post ☐ Postage stamps ☐ cash ☐ Fee paid ☐

Customer's name and address
**Reselick & Vocan Sites
 Planning Section**

Date
160824
 DDMMYY

Customer account number

Item number	Enter below the name and address shown on each item	Declared value	Additional insurance value	Weight & must be entered	Amount paid
RL 5391 4167 91E	Thomas Leahy (deceased) 40 JF William Solicitors Main St Dungarvan	€ 052359	€		€
RL 5391 4168 81E	Margaret Maye, 21 Leaking St Dungarvan Co. Waterford	€ 0523112	€		€
RL 5391 4169 11E	Jennie O'Neill, 6 Shawliss Collins Ave, Dunmore, Waterford	€ 0523843	€		€
RL 5391 4170 51E	John & William Nash, 24 Doyle St, Waterford	€ 0523123	€		€
RL 5391 4171 41E	Joe Power 40 Niall King Solicitors Main St, Dungarvan, Co. Waterford	€ 0523214	€		€
RL 5391 4172 61E	Bridget Coffey, 6 Castle St Cappagunn, Co. Waterford	€ 0523177	€		€
RL 5391 4600 51E	Vivian Unrathly, Main St Cappagunn, Co. Waterford	€ 0523177	€		€
RL 5391 4601 91E	The Owers, 20 Church St Dungarvan, Co. Waterford	€ 0523211	€		€
RL 5391 4602 21E	The Owers, 21 Church St Dungarvan, Co. Waterford	€ 0523212	€		€
RL 5391 4603 61E	The Owers, 27 Manor St Waterford	€ 0523201	€		€

Accepting Officer

Time

Total items
on this list

Total
amount paid

€

Registered post
 Certificate of posting

Post Terms and Conditions apply and are available at the post office or online at anpost.com

Acceptance
 Office
 Date Stamp

V251119

An Post copy



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Our ref: DS23212

The Owner
21 Church Street
Dungarvan
Co. Waterford

15th August 2024

**Notice under Section 22(3) of the Derelict Sites Act, 1990, Derelict Sites Regulations 2000
Derelict Site at 21 Church Street, Dungarvan, Co. Waterford, X35 HD58**

A Chara,

I refer to the Notice under Section 8(7) of the Derelict Sites Act, 1990 dated the 18th December 2023 which was served on you informing you that Waterford City and County Council has entered particulars of the said property onto the Derelict Sites Register, entry No. DS23212.

I wish to advise you that in accordance with Section 22(3) of the Derelict Sites Act, 1990 a valuation of € 250000 has been placed on the property. The valuation has been carried out by a person suitably qualified in accordance with Section 22(2) of the Derelict Sites Act, 1990.

In accordance with section 22(4) of the Derelict Sites Act, 1990, you can appeal to the Valuation Tribunal against a determination of the market value of a site under subsection 1 of Section 22 of the Derelict Sites Act 1990, this must be within 28 days of the date of this notification. The relevant form is enclosed for your convenience.

Please note, a property entered on the Derelict Site Register may be subject to a levy of 7% of valuation under Section 23 of the Act.

Colette O'Brien

Senior Staff Officer
Planning Section

Waterford City and County Council, City Hall, The Mall, Waterford.

Comhairle Cathrach agus Contae Phort Láirge, Halla na Cathrach, An Meal, Port Láirge

derelictsites@waterfordcouncil.ie

Tel : 0818 10 20 20

www.waterfordcouncil.ie



For office use
Appeal No.
Valid

**NOTICE OF APPEAL TO THE VALUATION TRIBUNAL UNDER SECTION 22(4) OF THE
DERELICT SITES ACT, 1990, AGAINST THE DETERMINATION OF MARKET VALUE
OF URBAN LAND BY THE LOCAL AUTHORITY**

1. DETAILS OF DERELICT SITE

Exact Postal Address

.....

.....

Area M²

2. APPELLANT DETAILS

I/ We the owner (s)
of the above derelict site, HEREBY GIVE NOTICE OF APPEAL against the determination of Market Value by the
planning authority.

Contact Address

.....

.....

Daytime Telephone No. Email

3. PLANNING AUTHORITY & DATE OF NOTICE OF VALUATION/ REVISED VALUATION

Name of Planning Authority:

Date of Notice of Valuation/ Revised Valuation:

4. MARKET VALUE OF DERELICT SITE AS DETERMINED BY PLANNING AUTHORITY

AMOUNT €

5. GROUNDS OF APPEAL:

Please state the specific grounds for appealing against the determination of market value made by the Planning
Authority.

.....

.....

.....

6. STATE NAME AND ADDRESS OF EVERY PERSON WHO APPEARS TO THE APPELLANT TO BE AN INTERESTED PERSON

.....

.....

.....

7. An appeal is valid *only* if accompanied by the appropriate fee. Fee bands are set out below. To pay by phone contact us on 01-676 0130.

Market value of urban land as determined by planning authority	Appeal fee
Not exceeding €65,000	€60
Exceeding €65,000 but not exceeding €130,000	€125
Exceeding €130,000	€190

8. AGENT DETAILS (IF APPLICABLE)

Name:

Address:

.....

Telephone No. Email

Privacy Policy:

The processing of personal data by the Valuation Tribunal is lawful to the extent necessary for the Tribunal to hear and determine appeals in accordance with Section 34 of the Valuation Act 2001. The Tribunal collects the minimum amount of personal information necessary in order to contact the Appellant and to process the appeal. All personal data is stored securely in accordance with relevant principles of data protection law. Pursuant to the Tribunal's statutory duty, the personal information contained in this form is shared with occupier of the property to which the appeal relates (if not the Appellant), the Rating Authority, the Commissioner of Valuation and any other party who appears to the Tribunal that will be directly affected by the decision made on the appeal. By lodging an Appeal you are consenting to our Privacy Policy. Further information is available at www.valuationtribunal.ie.

8. SIGNATURE OF APPELLANT/AGENT

Signed:	Date:
----------------------	--------------------

PLEASE RETURN THIS FORM TO:

The Registrar
Valuation Tribunal
3rd Floor
Holbrook House
Holles Street
Dublin 2

An Cláraitheoir
An Binse Luachála
An Triú Urlár
Teach Holbrook
Sráid Holles
Baile Átha Cliath 2

Phone: 01-676 0130 Email: appeals@valuationtribunal.ie



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Our Ref: DS23212

Maher Claire Dalton
21 Church Street
Dungarvan
Co. Waterford

20th January 2025

Subject: Application of Derelict Site Levy in accordance with Section 23(5) of the Derelict Site Act 1990 (as amended)

Derelict Site Levy demand in the sum of €17500

Owner / Reputed Owner: Maher Claire Dalton

Property at: 21 Church Street, Dungarvan, Co. Waterford

Dear Maher Claire Dalton

I refer to the Notice which was issued in relation to your property in accordance with Section 22(3), which was served on the 8/16/2024. Please find the Derelict Site Levy Demand attached for your property at 21 Church Street, Dungarvan, Co. Waterford.

The market valuation and levy calculation have been determined in accordance with Section 22(2) & 22(3) of the Derelict Site Act 1990 (as amended).

Period	Valuation	Total levy due
1/1/2025 to 31/12/2025	250000 multiplied by 7%	€17500

I wish to bring to your attention that under Section 23(8) of the Derelict Sites Act;

'Where an amount of derelict sites levy is due and unpaid for a period beginning two months after the date on which it is demanded, the person liable to pay the amount due shall pay to the local authority concerned simple interest on the amount, calculated at the rate of 1.25 percent for each month or part of a month.'

I would be happy to discuss payment plan options with you and have attached information on the variety of ways payment can be accepted. Please note that under the Derelict Site Act, the levy demand, and any interest due remains a charge on the property.

Yours sincerely

Colette O'Brien

Senior Staff Officer
Planning Section



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

INVOICE

Maier Claire Dalton
20 Church Street
Dungarvan
Co. Waterford
IRELAND

Invoice Number	84867521
Invoice Date	20/01/2025
Due Date	20/01/2025
Delivery Date	20/01/2025
Customer Id	34009144
Customer VAT	

CHARGE CODE	DESCRIPTION OF GOODS / SERVICES	VAT %	UNIT	NUMBER	PRICE	DIS%	NET IN EUR
6MSC038N	DERELICT BUILDING/SITE NON COMMERCIAL Derelict Site Levy for 2025 on DS23212 - 21 Church Street, Dungarvan, Co. Waterford	0.0	EA	1.00	17,500.00	0.00	17,500.00

EX VAT rate transactions are exempt from VAT; All other transactions are subject to VAT at the rate shown

VAT Reg No. 3263046AH

Net in EUR	17,500.00
VAT in EUR	0.00
Gross in EUR	17,500.00

Please Detach and Return with payment to ensure payments are allocated to the correct account

Customer Name: Maier Claire Dalton	Invoice Number: 84867521	Invoice Amount: 17,500.00
Customer No. : 34009144	Invoice Date: 20/01/2025	Payment Amount: _____

Waterford City and County Council, City Hall, The Mall, Waterford.
Comhairle Cathrach agus Contae Phort Láirge, Halla na Cathrach, An Meal, Port Láirge

contact@waterfordcouncil.ie

Tel: 0761 10 20 20

www.waterfordcouncil.ie

PAYMENT OPTIONS

- Should you wish to pay via your bank, please see Waterford City & County Council's bank details below. Please ensure to use '6MSC038' & your customer number as a reference on the payment. You shall find your customer number at the top of your levy demand.

Account Name: Waterford City & County Council - Current Account

Bank Sort Code: 93-40-70

Bank Account No.: 22296086

BIC: AIBKIE2D

IBAN: IE71 AIBK 9340 7022 2960 86

- You can make payment via post or in person at the Customer Care Office, Bailey's New Street, Waterford, X91 XH42 or at the Customer Care Office, Civic Offices, Davitt's Quay, Dungarvan, Co. Waterford, X35 Y326 between the hours of 9.30am to 4pm Monday to Friday. Please have your customer number and invoice number with you, these can be found on the top of your demand invoice. If posting your payment, please ensure to write your customer number and invoice number on the back of the cheque.
- You can pay over the phone by ringing Customer Service on 1818 10 20 20 between the hours of 9.30am to 4pm Monday to Friday, please have your customer number and invoice number on hand.
- If you wish to enter a payment plan, please contact Colette O' Brien on 058-22016 or email cobrien@waterfordcouncil.ie to discuss this option.



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

0103 8904 215

Our Ref: DS23212

The Owner (s) / Occupier (s) /Leasee (s) of 20 Church Street, Dungarvan, Co Waterford
C/O Joseph P. Gordon & Co Solicitors
Burgery
Dungarvan
Co Waterford

Date: 05/12/2024

Re: Notice Under Section 29 of the Derelict Sites Act 1990 (as amended)
Address: 21 Church Street, Dungarvan, Co Waterford.

Dear Sir / Madam,

We sent a Section 29 Notice to the property at 20 Church Street, Dungarvan via registered post on the 18th of December 2023, and via normal post on the 03rd of January 2024. We received no reply from these notices.

As the ownership of this property has still not been confirmed, please find enclosed a Notice under Section 29 of the Derelict Sites Act 1990 (as amended) regarding the property at the above address.

Section 29 (1) of The Derelict Site Act states:

"A local authority may. For any purpose arising in relation to their functions under that Act, by notice in writing requires the occupier of any structure or other land or any person receiving, whether for himself or for another, rent out of any structure or other land to state in writing to such authority, within a specified time not less than fourteen days after being so required, particulars of the estate, interest, or right by virtue of which he occupies such structure or other land or receives such rent (as the case may be), and the name and address (so far as they are known to him) of every person who to his knowledge has any estate or interest in or right over or in respect of such structure or other land.

We would be happy to discuss options and next steps with you and have included a leaflet on available grants and relevant contact details.

Yours sincerely,

David Quinn,
Senior Executive Planner,
Waterford City & County Council,
Menapia Building, The Mall, Waterford



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Waterford City & County Council

Notice under Section 29 of the Derelict Sites Act 1990.

To: The Owner (s) /Occupiers (s)/ Leasee(s) of 21 Church Street, Dungarvan, Co Waterford
c/o Joseph P.Gordon & Co Solicitors
Burgery
Dungarvan
Co Waterford

RE: 21 Church Street Dungarvan, Co Waterford

Our Ref: DS 23212

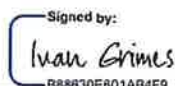
TAKE NOTICE that Waterford City and County Council (hereinafter called the Local Authority) for the purpose of their functions under the Derelict Sites Act, 1990, hereby require you immediately upon the expiry of the **14 (fourteen) Days** from the date hereof to state in writing to Colette O'Brien, Derelict Sites Unit, Planning Dept, The Menapia Building, The Mall, Waterford, X91FXN4

particulars of the estate, interest, or right by virtue of which you occupy the above structure or land or receive such rent (as the case may be) and the name and address (so far as they are known to you) of every person who to your knowledge has any estate or interest in or right over or in respect of such structure or other lands at:

21 Church Street Dungarvan

(as indicated on the accompanying map)

Dated this 5th day of December 2024

Signed by:

B28830E801A84F9

Ivan Grimes
Director of Services
Corporate Services, Culture, Planning, HR & IS

NOTE: A person who fails to comply with the requirements of this Notice within the period specified in the Notice or who makes any statement in writing which is to his knowledge false or misleading in a material respect shall be guilty of an offence and shall be liable on summary convictions to a fine not exceeding €1270.00

Comhairle Cathrach agus Contae Phort Láirge
Waterford City and County Council
CHIEF EXECUTIVE'S ORDER

Subject: Section 29 Notice for 20 & 21 Church Street, Dungarvan, Co Waterford,
 and 7 Coolagh Road Dungarvan, Co Waterford.

I, Ivan Grimes, Director of Services, Corporate, Culture, Planning, HR & IS, by virtue of the powers conferred on Waterford City & County Chief Executive by the Local Government Act, 2001, as amended by the Local Government Reform Act 2014, and in accordance with Chief Executive Order No. 2024/2,506, dated 21st August, 2024, delegating functions to me under Section 154 of the Local Government Act 2001, hereby make the following order:

That having regard to the Notices issued under Section 8(2) and Section 8(7) of the Derelict Sites Act, 1990 (as amended) and on the recommendation of David Quinn, Senior Executive Planner, that a notice under Section 29 of the Derelict Sites Act, 1990 (as amended) be served on Properties :

20 Church Street Dungarvan Co Waterford.

21 Church Street Dungarvan Co Waterford.

7 Coolagh Road, Dungarvan Co Waterford.

Dated this 5th day of December 2024,

Signed: Signed by:
Ivan Grimes
88363CE694AB4F6
 Ivan Grimes
 Director of Services
 Corporate, Culture, Planning, HR & IS

The map shows the Dlingarvan area in Dublin. A red rectangle highlights a plot of land on Bath St, between Oy St and Church St. The map includes labels for streets, buildings, and landmarks such as the Saint Augustine Catholic Church, a graveyard, and Coaly's Quay.

1:1,000

0 45 90 180 ft

0 12.5 25 50 m

© Ordnance Survey Ireland. © Ordnance Survey Ireland 2017

an post

Payment method Meter post ☐ Postage stamps ☐ cash ☐ Fee paid ☐

Customer's name and address

Planning
Vaent + Derelict sites

Date

06 1 22 4
D D M M Y Y

Customer account number

Item number	Enter below the name and address shown on each item	Declared value	Additional insurance value	Weight KG must be entered	Amount paid
1 RL 0103 8906 91E	The owners - o/l - of 20 Church St c/o Joseph P. Gordon + Co Solicitors	€ DS23	€ 211		€
2 RL 0103 8907 21E	The owners o/l of 21 Church St c/o Joseph P. Gordon + Co Solicitors	€ DS23	€ 212		€
3 RL 0103 8908 61E	The owners o/l of 7 Cadogan Rd c/o J.S. Williams + Co Solicitors	€ DS23	€ 251		€
4		€	€		€
5		€	€		€
6		€	€		€
7		€	€		€
8		€	€		€
9		€	€		€
10		€	€		€

Accepting Officer

Time

Total items on this list

Total amount paid

€

Registered post
Certificate of posting

An Post Terms and Conditions apply and are available at the post office or online at anpost.com

Acceptance
Office
Date Stamp



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Our Ref: DS23212

Maher Claire Dalton
21 Church Street
Dungarvan
Co. Waterford

20th January 2025

Subject: Application of Derelict Site Levy in accordance with Section 23(5) of the Derelict Site Act 1990 (as amended)

Derelict Site Levy demand in the sum of €17500

Owner / Reputed Owner: Maher Claire Dalton

Property at: 21 Church Street, Dungarvan, Co. Waterford

Dear Maher Claire Dalton

I refer to the Notice which was issued in relation to your property in accordance with Section 22(3), which was served on the 8/16/2024. Please find the Derelict Site Levy Demand attached for your property at 21 Church Street, Dungarvan, Co. Waterford.

The market valuation and levy calculation have been determined in accordance with Section 22(2) & 22(3) of the Derelict Site Act 1990 (as amended).

Period	Valuation	Total levy due
1/1/2025 to 31/12/2025	250000 multiplied by 7%	€17500

I wish to bring to your attention that under Section 23(8) of the Derelict Sites Act;

'Where an amount of derelict sites levy is due and unpaid for a period beginning two months after the date on which it is demanded, the person liable to pay the amount due shall pay to the local authority concerned simple interest on the amount, calculated at the rate of 1.25 percent for each month or part of a month.'

I would be happy to discuss payment plan options with you and have attached information on the variety of ways payment can be accepted. Please note that under the Derelict Site Act, the levy demand, and any interest due remains a charge on the property.

Yours sincerely

Colette O'Brien

Senior Staff Officer
Planning Section

Waterford City and County Council, City Hall, The Mall, Waterford.
Comhairle Cathrach agus Contae Phort Láirge, Halla na Cathrach, An Meal, Port Láirge

derelictsites@waterfordcouncil.ie

Tel: 0818 10 20 20

www.waterfordcouncil.ie



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

INVOICE

Maher Claire Dalton
20 Church Street
Dungarvan
Co. Waterford
IRELAND

Invoice Number 84867521
Invoice Date 20/01/2025
Due Date 20/01/2025
Delivery Date 20/01/2025
Customer Id 34009144
Customer VAT

CHARGE CODE	DESCRIPTION OF GOODS / SERVICES	VAT %	UNIT	NUMBER	PRICE	DIS%	NET IN EUR
6MSC038N	DERELICT BUILDING/SITE NON COMMERCIAL Derelict Site Levy for 2025 on DS23212 - 21 Church Street, Dungarvan, Co. Waterford	0.0	EA	1.00	17,500.00	0.00	17,500.00

EX VAT rate transactions are exempt from VAT; All other transactions are subject to VAT at the rate shown

VAT Reg No. 3263046AH

Net in EUR	17,500.00
VAT in EUR	0.00
Gross in EUR	17,500.00

Please Detach and Return with payment to ensure payments are allocated to the correct account

Customer Name: Maher Claire Dalton	Invoice Number: 84867521	Invoice Amount: 17,500.00
Customer No. : 34009144	Invoice Date: 20/01/2025	Payment Amount: _____

Waterford City and County Council, City Hall, The Mall, Waterford.
Comhairle Cathrach agus Contae Phort Láirge, Halla na Cathrach, An Meal, Port Láirge

contact@waterfordcouncil.ie

Tel: 0761 10 20 20

www.waterfordcouncil.ie

an post

Payment method Meter post ☐ Postage stamps ☐ cash ☐ Fee paid ☐

Customer's name and address

Vacant & Deceased Sites
Planning Section

Date

21 01 25

D D M M Y Y

Customer account number

Item number	Enter below the name and address shown on each item	Declared value	Additional insurance value	Weight KG must be entered	Amount paid
1 RL 0103 8301 8IE	John Bannan, Apt 4 Lady Lane House, Lady Lane, Waterford	€	DS23192		€
2 RL 0103 8302 1IE	Estate of Thomas Leahy c/o SF Williams & Co Solicitors, Main St Dungan, Co. Waterford	€	DS23259		€
3 RL 0103 8303 5IE	Eva Winsley (late) c/o Soph & Gordon & Co Solicitors, Breegey, Dungan, Co. Waterford	€	DS24055		€
4 RL 0103 8304 9IE	Mahee Claire Dalton 20 Church St, Dungan, Co. Waterford	€	DS23211		€
5 RL 0103 8305 2IE	Mahee Claire Dalton 21 Church St, Dungan, Co. Waterford	€	DS23212		€
6 RL 0103 8306 6IE	Gary Smyth & Aine Smyth The Blue House, Ballinacred Dungan	€	DS25007		€
7 RL 0103 8307 0IE	Robert Hardy Castlebar, Carrigaline, Co. Cork	€	DS 24101		€
8 RL 0103 8308 3IE	Niamh Kennedy Stonehouse Kilmarnock, Co. Wick	€	DS 24119		€
9 RL 0103 8309 7IE	John Foley Stearnside North Abbeyside, Dungan, Co. Wick	€	DS 24125		€
10 RL 0103 8310 6IE	Louis Bennoch Castlebar, Lisvane Co. Wick	€	DS 24098		€

Accepting Officer

Time

Total items on this list

Total amount paid

€

Registered post
Certificate of posting

An Post Terms and Conditions apply and are available at the post office or online at anpost.com

Acceptance
Office
Date Stamp


Comhairle Cathrach agus Contae Phort Láirge
Waterford City and County Council
CHIEF EXECUTIVE'S ORDER

Subject: Derelict Site 2025 Levy Demand under Section 23(5)

I, Ivan Grimes, Director of Services, Corporate, Culture, Planning, HR & IS, by virtue of the powers conferred on Waterford City & County Chief Executive by the Local Government Act, 2001, as amended by the Local Government Reform Act 2014, and in accordance with Chief Executive Order No. 2024/2,506, dated 21st August, 2024, delegating functions to me under Section 154 of the Local Government Act 2001, hereby make the following order:

THAT whereas in accordance with Section 23(5) of the Derelict Sites Act 1990 (as amended), it is hereby ordered that the Derelict Site levies on the attached schedule, which have been calculated on the valuations as entered in the Register of Derelict Sites and that the owners of the said sites be served with a Levy Demand under Section 23(5) of the Act.

Dated this 14th day of January, 2025

Signed: 
Ivan Grimes
Director of Services
Corporate, Culture, Planning, HR & IS



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Joseph P Gordon Solicitors
The Burgery
Dungarvan
Co. Waterford

3rd April 2025

Subject: Application of Interest on the Derelict Sites Levy in accordance with
Section 23(8) of the Derelict Sites Act 1990 (as amended).

Derelict Property at: 21 Church Street, Dungarvan, Co. Waterford

Dear Mr. Gordon

I refer to the Demand Notice in accordance with Section 22(5) of the Derelict Sites Act 1990 (as amended), which was served on the 21/01/25 in relation to your derelict property reference DS23212.

Under Section 23(8) of the Derelict Sites Act.

'Where an amount of derelict sites levy is due and unpaid for a period beginning two months after the date on which it is demanded, the person liable to pay the amount due shall pay to the local authority concerned simple interest on the amount, calculated at the rate of 1.25 percent for each month or part of a month'.

As you have not made payment or entered an agreed payment plan, I wish to inform you that as of the 1st of April 2025 a 1.25% simple interest shall be charged monthly to your account and shall continue to accrue monthly until either full payment is made or an agreed payment plan is put in place.

Levy Demand €17,500 @1.25% equals **€218.75**, as of 1st April shall be charged monthly.

The Derelict Site Levy and any Levy interest payable shall remain a charge on the property.

My contact details are below should you wish to contact me in relation to a payment plan.

Yours sincerely,

Colette O'Brien

Senior Staff Officer, Planning Section
058/22016 or cobrien@waterfordcouncil.ie

