

Application for CPO

1. Location of land (attach map): 20 Church Street, Dungarvan, Co. Waterford X35RD42

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** W620J

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: DS23211.
Property Management Reference: CPA 2025 – No. 09.
Location: No. 20 Church St., Dungarvan, Co. Waterford, X35RD42.
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: 30th April 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 (WCCC) 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 *20 Church St., Dungarvan, Co. Waterford, X35RD42*, 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. 20 Church St., is on the record of protected structure, and is physically described as a:

“Terraced three-bay three-storey house, c.1760, retaining original aspect. Now in use as offices. One of a pair. Pitched (shared) slate roof with clay ridge tiles, rendered chimney stacks, and cast-iron rainwater goods on rendered eaves having iron brackets. Unpainted rendered walls with rendered pier to right ground floor, stringcourse to first floor, and rendered quoined pier to end to upper floors. 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. Round-headed door opening in elliptical-headed recess with cut-limestone step, timber panelled door, and decorative fanlight. Road fronted with concrete footpath to front.”

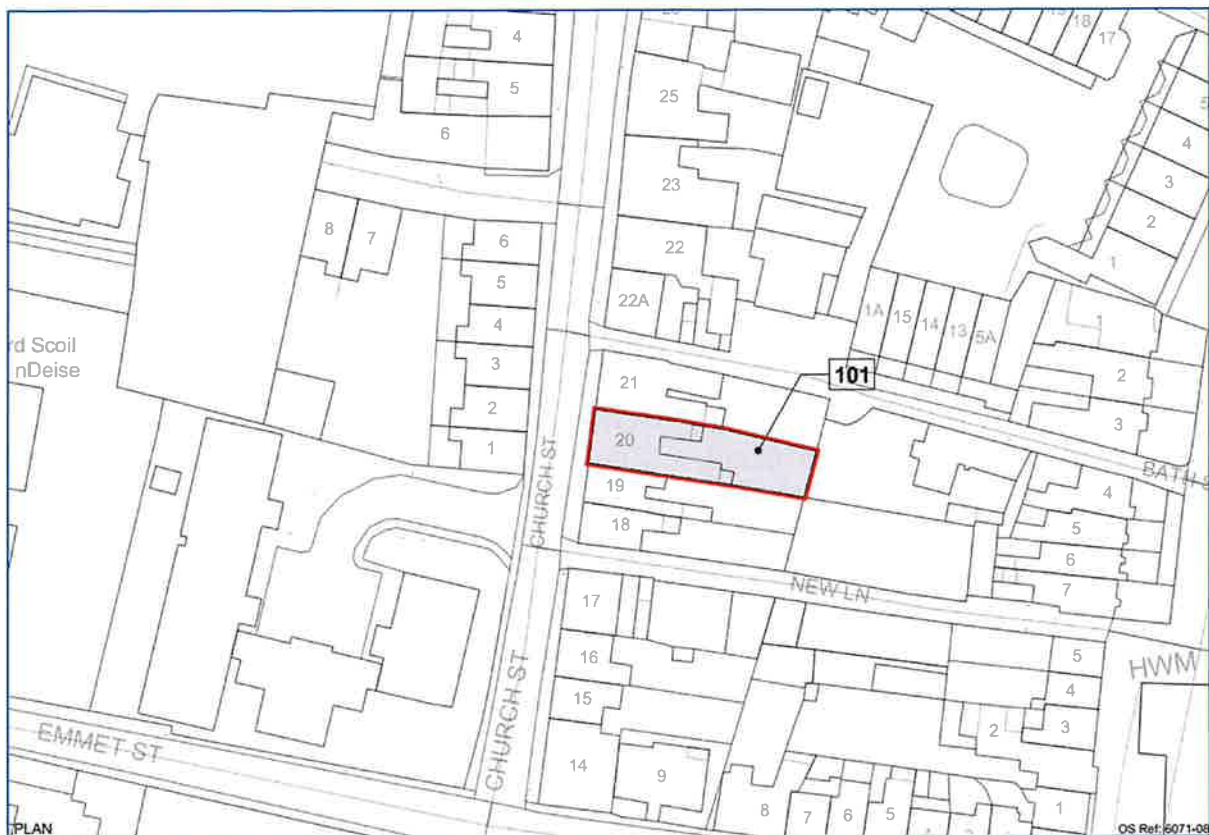


Figure 1: Site Location (Site area in red), not registered with the PRA Land Direct.



Figure 2: Site outline in red, no historic planning permission 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 mid terrace, adjoining 21 Church St., which is end of terrace and mirrors the subject site in form and structure, and both 20 & 21 Church St are listed as a protected structures under the NIAH. To the south of the terrace, there are 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 unpainted rendered finish, with a timber doorway 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. 20 Church St., there is a large open space / garden courtyard, however this was inaccessible during site inspections but there is likely to be access to this space, from a laneway to the rear of No. 20 Church St., from a gated entrance from 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 and rear façades.
- Paint on the front door and window canopy in a very poor state of repair.
- Rainwater goods in very poor condition.
- Vegetation growing on the rear elevation.
- 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 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 and damaged windows, peeling paintwork to timber windows and main doorway and poor condition and appearance of the front façade of the building.

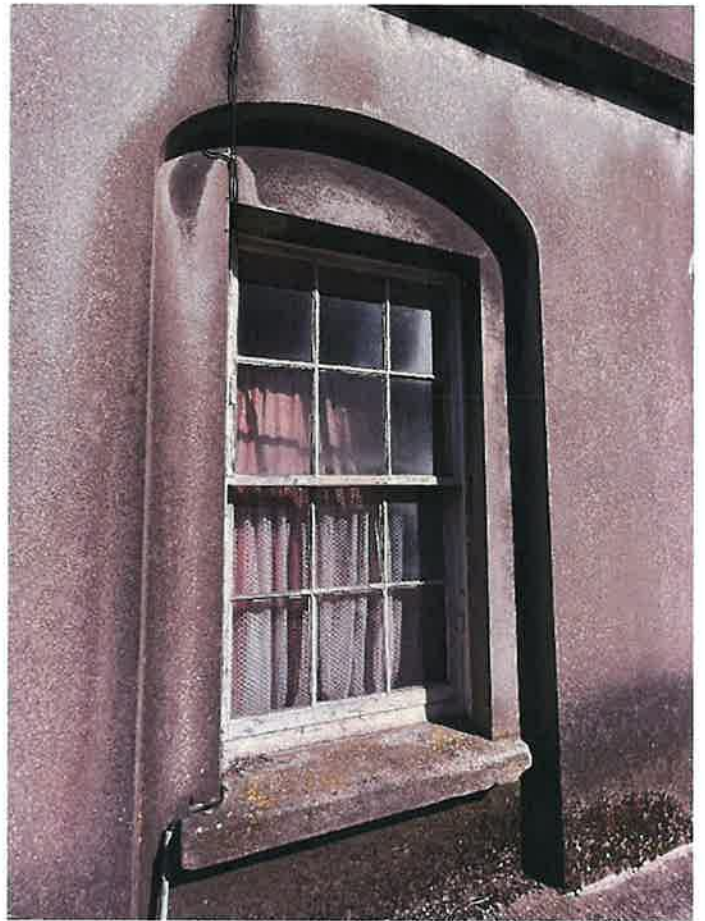




Image E above 15th December 2023: View of the 8(7) notices.



Above: Images F & G from 1st April 2025, showing rear upper windows of 20 Church St. broken, vegetation growing from gutter and up the rear façade.



Above: Images H & I front façade showing staining and misplaced wiring & to the right, shows a window with damaged timber and paintwork.



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

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 28th November 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 posted on site. Within this 1st correspondence letter, Mr. Gordon, acknowledge 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 'Property History Summary' for Local Property Tax (LPT) 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 ‘Property History Summary’ for Local Property Tax (LPT) payments and it was dated 13th December 2023 and signed by Mr. Joseph P. Gordon. This letter was acknowledged by letter and posted to Mr. Joseph P. Gordon & Co., Burgery, Dungarvan Co. Waterford, by the Derelict Site Team on 18th December 2023, and included within was the previous Section 8(7) and 29(1) notices and a WCCC brochure included for ‘Guidance for owners of vacant or derelict properties’.
- 15th August 2024 – A Section 22(3) Notice was issued by registered post to 20 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 €225,000. The registered post to 20 Church St. was returned undelivered on 21st August 2024. A 3rd letter from Mr. Joseph P. Gordon & Co. was received by Planning Dept. on 21st 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 20 Church St., Dungarvan, Co. Waterford, C/O Joseph P. Gordon, & Co., Burgery, Dungarvan, Co. Waterford by registered post on 5th December 2024. The 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 20 Church St. the later was return undelivered on 27th January 2025 and reposted by normal mail on 30th January 2025. This was also returned undelivered on 4th February 2025 with the note 'Gone away from An Post. O 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 had not owned 20 Church St. since 2000, when she sold the property to a Mr. Paddy Gordon. 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

- 3rd April 2025 – A Section 23(8) Derelict Site Levy interest notice was posted to Mr Joseph P. Gordon, Joseph P. Gordon & Co., 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. 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 **DV740010** and NIAH Ref **22821133** – see below **Figure 3**:

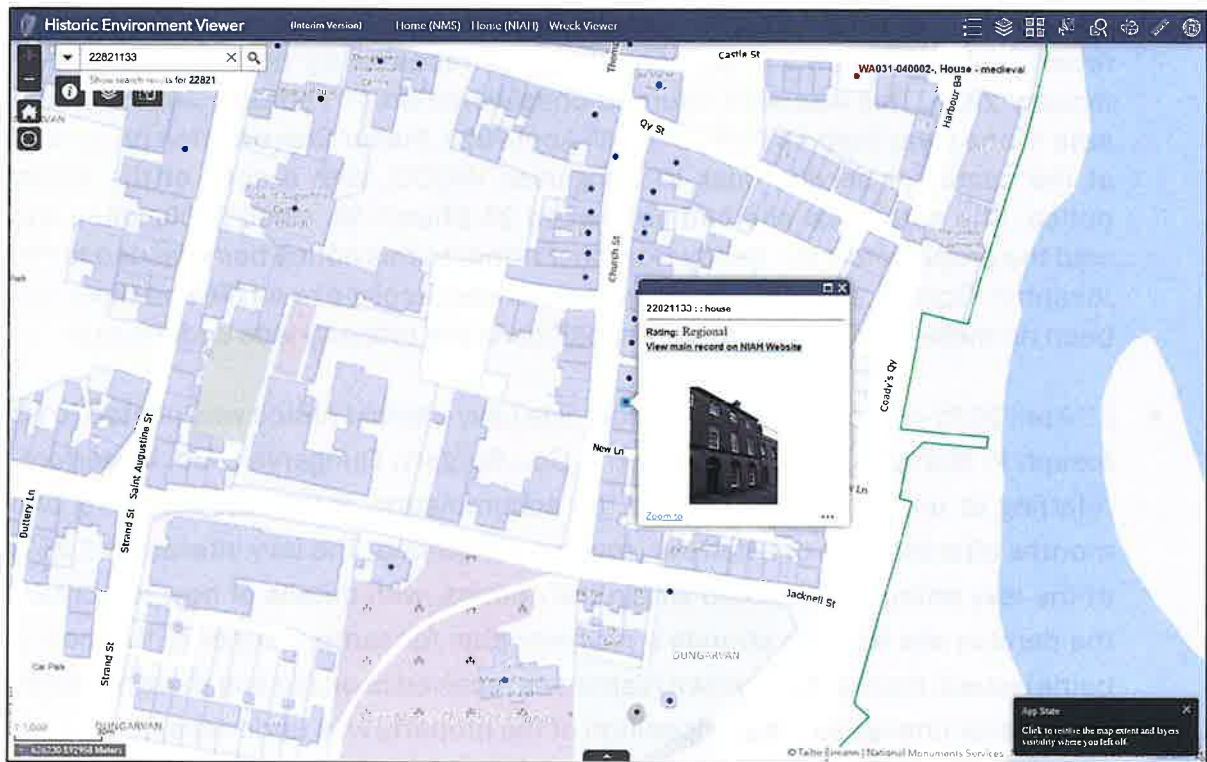


Figure 3: The Derelict Property is protected, and there is another 16# NIAH buildings in the vicinity of 20 Church St.

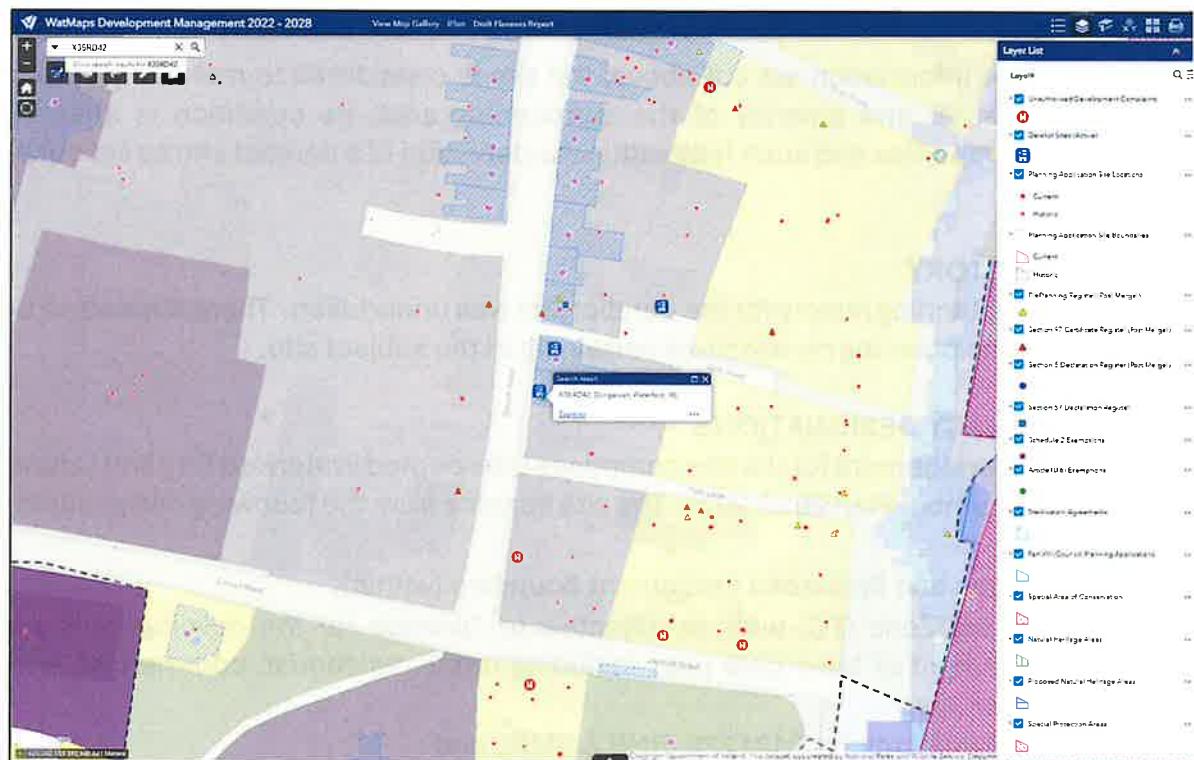


Figure 4: Development Map – Town Core Zone TC, ACA, RV, SMR.

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

Economic Policy Objectives

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

Policy Objective ECON 07 relates the Active Land Management. The policy states “to carry out the functions of the local authority in a co-ordinated manner in order to assist in the proactive targeting of underutilised, vacant and derelict lands and buildings, and general building stock, in pursuing the achievement of the policy objectives of this Development Plan, and in order to facilitate an Active Land Management approach to the sustainable growth and development of Waterford City and County. This will be achieved/ assisted by:

...Measures to support the change of use from vacant commercial units to residential, using the Council’s statutory powers, where appropriate, under the Derelict Sites Act 1990 (as amended) and the Urban Regeneration and Housing Act 2015 (as amended) ...”

Regeneration Policy Objectives

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

General Placemaking Policy Objective

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

Built Heritage Policy Objectives

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

Policy Objective BH 08 Reusing our Heritage Buildings It is a policy of the Council to encourage sympathetic development or reuse of historic buildings to promote heritage led economic growth and regeneration whilst not adversely detracting from the building or its setting. Any proposals shall respect features of the special architectural and historic character by appropriate design, materials, scale, and setting.

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

OWNERSHIP INVESTIGATIONS

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

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

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

Notices are to be served on the following:

Owner(s)/Reputed Owner(s)
<ul style="list-style-type: none">• Joseph P. Gordon, Joseph P. Gordon and Co. Solicitors, Burgery, Dungarvan, Co. Waterford.

RECOMMENDATION

Having regard to the observed condition of the property at 20 Church St., Dungarvan, Co. Waterford, X35RD42, 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

A handwritten signature in blue ink, appearing to read "David Quinn". The signature is fluid and cursive, with a small dot at the end.

David Quinn

Date: 02.05.2025

Senior Executive Planner

APPENDIX 1

OWNERSHIP INVESTIGATIONS

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	DS23211	
Date of Site Inspection	11.07.2023	
Location/Address	20 Church Street, Dungarvan, Co. Waterford. X35 RD42	
	ITM	Area (ha)
	626,229.956 / 592,959.730	0.02
Occupied	Vacant	
Owner(s)	Unknown	
Reputed Owner	Jospeh P Gordon & Claire Dalton Maher (Register of Deeds 16/01/2002)	
Folio Reference	Unavailable	
Description of Land	<p>As per the Record of Protected Structures (RPS):</p> <p><i>"Terraced three-bay three-storey house, c.1760, retaining original aspect. Now in use as offices. One of a pair. Pitched (shared) slate roof with clay ridge tiles, rendered chimney stacks, and cast-iron rainwater goods on rendered eaves having iron brackets. Unpainted rendered walls with rendered pier to right ground floor, stringcourse to first floor, and rendered quoined pier to end to upper floors. 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. Round-headed door opening in elliptical-headed recess with cut-limestone step, timber panelled door, and decorative fanlight. Road fronted with concrete footpath to front."</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)	

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.*

	Record of Protected Structures	NIAH
	DV740010	22821133

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
- 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
VAT No. IEF 9704P
e-mail: legal@josephgordon.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: DS23211

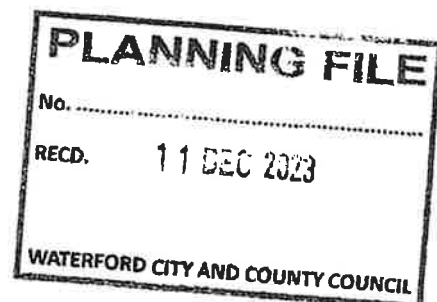
RE: 20 Church Street, Dungarvan, Co. Waterford.

Dear Mr. Kehoe,

We refer to a Notice affixed to premises 20 Church Street, Dungarvan, Co. Waterford on 29th November 2023 under reference DS23211 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

**SUBMISSION IN RESPECT OF NOTICE AFFIXED TO PREMISES NUMBER 20
CHURCH STREET DUNGARVAN, CO. WATERFORD, PURSUANT TO THE
PROVISIONS OF SECTION 8(2) OF THE DERELICT SITES ACT 1990.**

REFERENCE: - DS23211.

PRELIMINARY OBJECTION

It is submitted that the Notice affixed to premises 20 Church Street, Dungarvan, Co. Waterford, is not a good and valid notice for the following reasons.

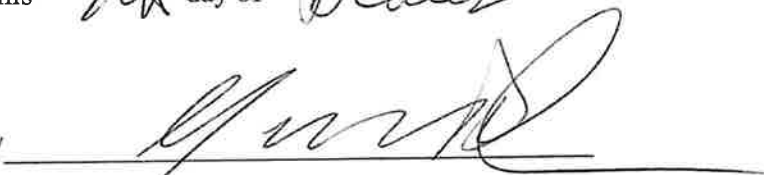
- 1. The issuing authority has not complied with the provisions of Section 6(1) of the Derelict Sites Act 1990, in that the owner and/or occupier of the premises has not been named in the notice.
- 2. It is submitted that the authority has not complied with the requirements of Section 6(1), paragraphs 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 and habitable.
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 as defined by statute.
4. Local Property Tax has been discharged on this property up to date copy receipt annexed.

5. Second house property tax is paid to date on this property to date and copy receipt is annexed.
6. I reserve the right to adduce further evidence in support of this objection, as soon as time and circumstances permit.
7. I submit that the categorisation of this property as being derelict constitutes an abusive process without lawful basis.
8. Maintenance and conservation works on this property are ongoing.

Dated this 2th day of December 2023

Signed/ 
JOSEPH P. GORDON



Property History Summary

Property: 1967131VH
Address: 20 CHURCH ST, DUNGARVAN, WATERFORD, X35 RD42
Local Authority: Waterford City and County Council
Date of Issue: 07/12/2023 15:46

Year	Return Filed	Band/Value	Status	LPT Charge	Interest	Penalties	Total Charge	Paid	Balance
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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: DS23211

RE: 20 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.



**SUBMISSION IN RESPECT OF NOTICE DATED 16TH NOVEMBER 2023 MAILED
ON 1ST DECEMBER 2023 ADDRESSED TO THE OWNER 20 CHURCH STREET,
DUNGARVAN, CO. WATERFORD, PURSUANT TO THE PROVISIONS OF
SECTION 8(2) OF THE DERELICT SITES ACT 1990.**

REFERENCE: - DS23211.

PRELIMINARY OBJECTION

It is submitted that the Notice affixed to premises 20 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.

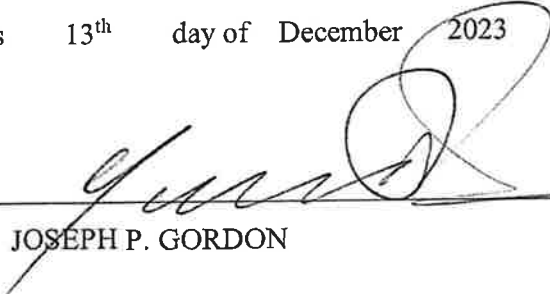
Without Prejudice to the foregoing the following submission is made: -

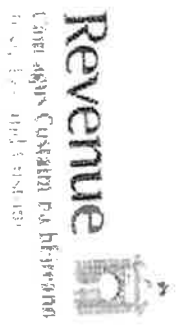
1. This is a solid three story building fully serviced and habitable.
2. It is denied that any features exist in respect of the building which would bring the property within the definition of a derelict building as said forth in the statute.
3. It is submitted that the property having regard to its maturity does not fall within the category of dereliction as defined by statute.
4. Local Property Tax has been discharged on this property up to date copy receipt annexed.

5. Second house property tax is paid to date on this property to date and copy receipt is annexed.
6. I reserve the right to adduce further evidence in support of this objection, as soon as time and circumstances permit.
7. I submit that the categorisation of this property as being derelict constitutes an abusive process without lawful basis.
8. Maintenance and conservation works on this property are ongoing.

Dated this 13th day of December 2023

Signed/


JOSEPH P. GORDON



Property History Summary

Property: 1967131VH
Address: 20 CHURCH ST, DUNGARVAN, WATERFORD, X35 RD42
Local Authority: Waterford City and County Council
Date of Issue: 07/12/2023 15:46

Year	Return Class	Band/Value	Status	LPT Charge	Interest	Penalties	Total Charge	Paid	Balance
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RL 0103 8312 3IE



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

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

21st January 2025

RE: 2025 Derelict Site Levy on 20 and 21 Church Road, Dungarvan, Co. Waterford.

Dear Mr. Gordon

Please find attached copies of the Derelict Site Levy for 2025 which were issued in accordance with Section 23(5) of the Derelict Site Act 1990 (as amended) for 20 Church Street and 21 Church Street, Dungarvan, Co. Waterford.

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

Yours sincerely,

Colette O'Brien

Senior Staff Officer, Planning Section



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Our Ref.: DS23211
Your Ref: A/J/GOP005007

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

28th August 2024

Valuation Report for 20 Church Street, Dungarvan, Co. Waterford

Dear Mr. Gordon

I acknowledge receipt of your letter, dated 20th 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
☎ +353 (0)51 876757
☎ +353 (0)51 876506
✉ info@osheaotoole.com
🌐 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 – 20 Church Street, Dungarvan, Co. Waterford X35 RD42

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 12 th 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.
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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.
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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.
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'Market Value'	Our valuation is on the basis of Market Value (MV) as defined by the European Valuation Standards (Blue Book) 9 th Edition effective from 1 January 2021.
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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: DS23211

Address: 20 Church Street, Dungarvan, Co. Waterford X35 RD42

Folio: N/A

Location:

The property is located on Church Street, a mixed (commercial properties and residential properties) 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.

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 mid-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.

Review of Land Registry website (www.landdirect.ie) suggests that there is a reasonable sized rear garden with easterly aspect, however with no access to the garden other than through the property. There is no front garden or parking. The property is suitable for residential or office use, subject to planning permission.

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

"Terraced three-bay three-storey house, c.1760, retaining original aspect. Now in use as offices. One of a pair. Pitched (shared) slate roof with clay ridge tiles, rendered chimney stacks, and cast-iron rainwater goods on rendered eaves having iron brackets. Unpainted rendered walls with rendered pier to right ground floor, stringcourse to first floor, and rendered quoined pier to end to upper floors. 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. Round-headed door opening in elliptical-headed recess with cut-limestone step, timber panelled door, and decorative fanlight. Road fronted with concrete footpath to front."

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:

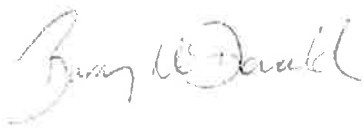
Prior to the announcement of the Vacant Properties Grants there was very little interest in this type of derelict properties due to the prohibited cost of renovation and construction. Demand has improved since the launch of the grant and the activity of the Council in identifying derelict sites/properties.

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:-

€225,000

(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 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.

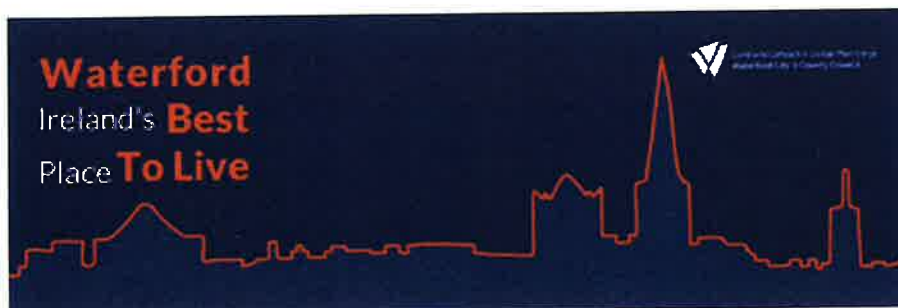
Can you please prepare Section 29 Notices for the above properties to issue to Mr. Gordon at Joseph P. Gordon and Co. Solicitors, Burgery, Dungarvan, Co. Waterford.

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 5356 018

Our Ref: DS 23211

The Owner
20 Church Street,
Dungarvan,
Co. Waterford.
X35 RD42

16/11/2023

Re: Notice Under Section 8(2) of the Derelict Sites Act 1990
Owner/Reputed Owner: Unknown
Address: 20 Church Street, Dungarvan, Co. Waterford. X35 RD42

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: DS23211

The Owner
20 Church Street
Dungarvan
Co. Waterford
X35 RD42

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: *Terraced three-bay, three-storey house, c.1760, retaining original aspect*

Location: 20 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

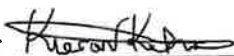
Comhairle Cathrach agus Contae Phort Láirge
Waterford City and County Council
CHIEF EXECUTIVE'S ORDER

Subject: Intention of Entry Onto The Derelict Site Register for 20 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 20 Church Street, Dungarvan, Co. Waterford. X35 RD42

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 0801 718

The Owner
20 Church Street
Dungarvan
Co Waterford

Our Ref: DS23211

18 /12/2023

Re: Notice Under Section 8(7) of the Derelict Sites Act 1990
Address: 20 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 20 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)
20 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 DS23211
Address: 20 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)
20 Church Street
Dungarvan
Co Waterford

RE: 20 Church Street, Dungarvan, Co Waterford

Our Ref: DS 23211

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 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

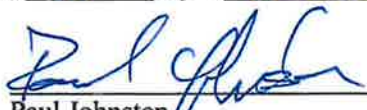
I, Paul Johnston, Acting Director of Services, Corporate Services, Culture & Planning, by virtue of the powers conferred on Waterford City & County Chief Executive by the Local Government Act, 2001, as amended by the Local Government Reform Act 2014, and in accordance with Chief Executive Order dated 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

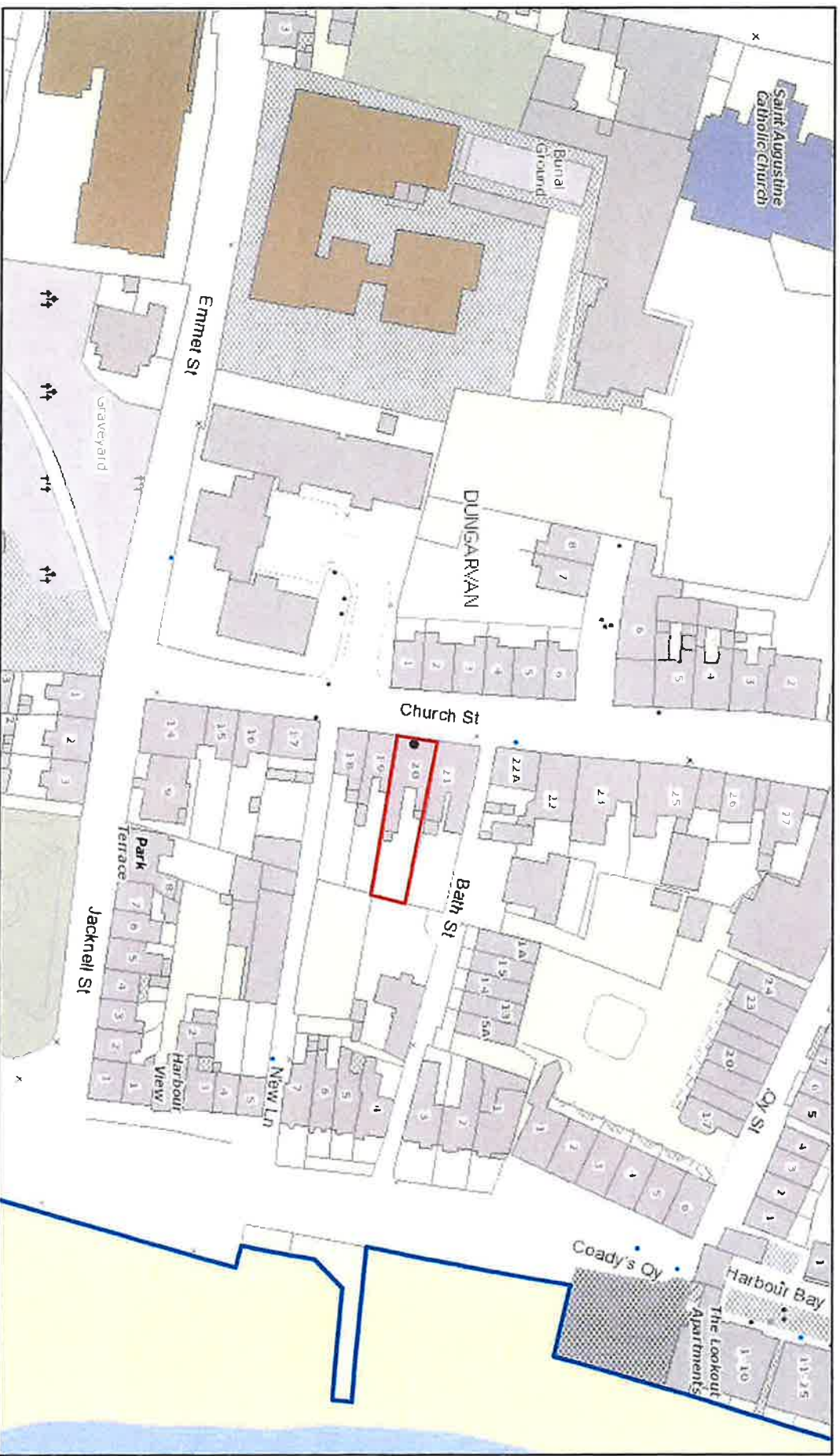
the recommendation of David Quinn, Senior Executive Planner, that a Notice under Section (29) of the Derelict Sites Act, 1990 be served on

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

DS23211 - 20 Church Street , Dungarvan



05/09/2023, 17:33:05

1:1,000
0 45 90 180 ft
0 12.5 25 50 m
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Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

The Owner
20 Church Street
Dungarvan
Co Waterford

Our Ref: DS23211

18 /12/2023

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

Address: 20 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 20 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,

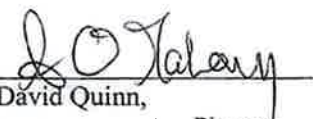


Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

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 under Section 29 of the Derelict Sites Act 1990.

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

RE: 20 Church Street, Dungarvan, Co Waterford

Our Ref: DS 23211

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

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)
20 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:

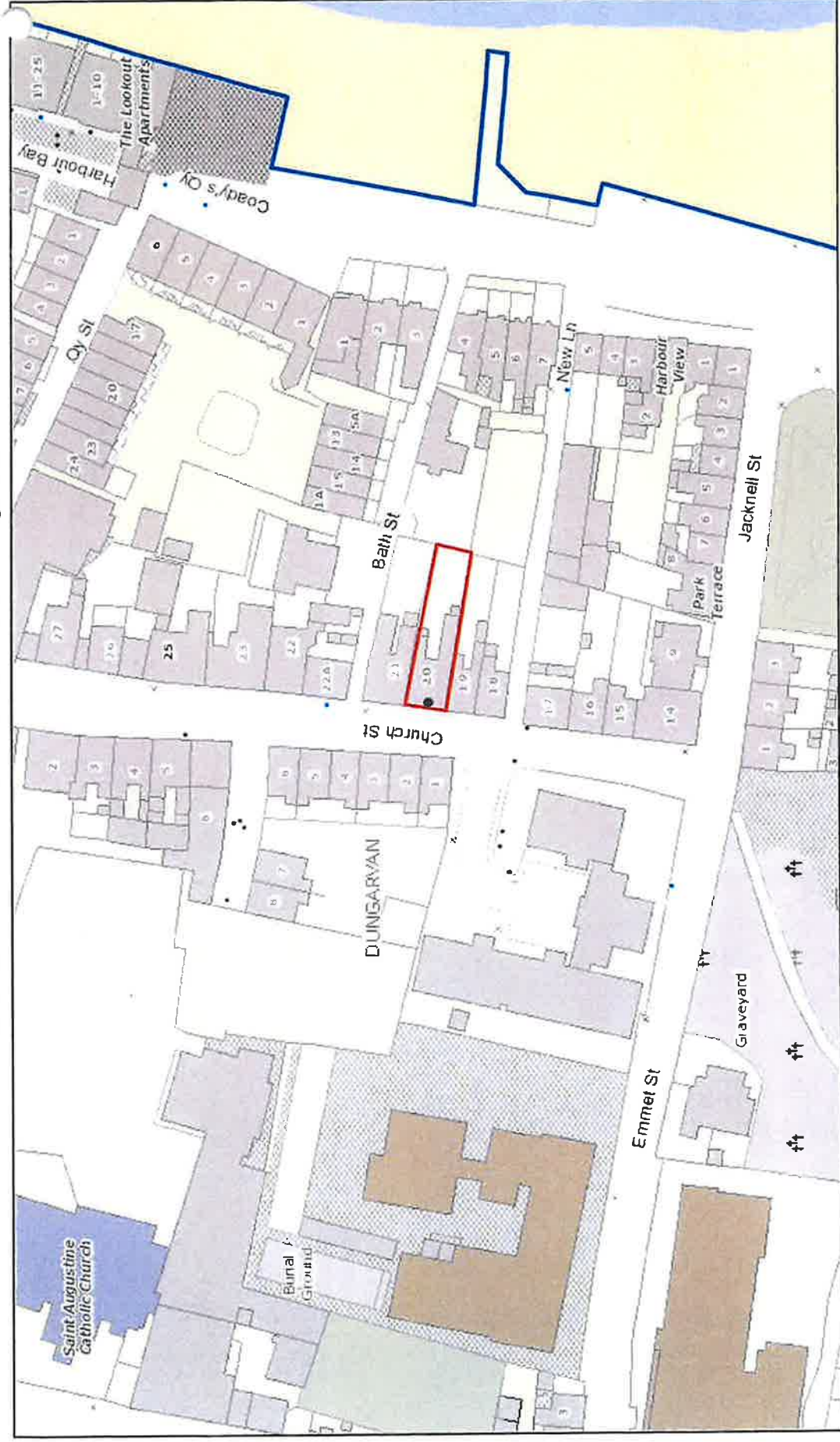
Paul Johnston,
Acting Director of Services,
Corporate Services, Culture & Planning

SCHEDULE

Site No DS23211
Address: 20 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).

DS23211 - 20 Church Street , Dungarvan



05/09/2023, 17:33:05

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

RL 5391 4608 4IE

Our Ref.: DS23211
Your Ref: A/A/GOP005007

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

15TH August 2024

Re: 20 Church Street, Dungarvan, Co. Waterford

A Chara

Please find attached copy of notice under Section 22(3) Derelict Sites Act 1990 (as amended) which was issued to your client, the owner of 20 Church Street, Dungarvan, Co. Waterford.

Yours sincerely,

Colette O' Brien
Senior Staff Officer
Planning Section



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Our ref: DS23211

The Owner
20 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 20 Church Street, Dungarvan, Co. Waterford, X35 RD42**

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. DS23211.

I wish to advise you that in accordance with Section 22(3) of the Derelict Sites Act, 1990 a valuation of € 225000 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

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

Customer's name and address

Vacant & Desalich Sites
Planning Section

Date

160824

DDMMYY

Customer account number

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Item number	Enter below the name and address shown on each item	Declared value	Additional insurance value	Weight KG must be entered	Amount paid
RL 5391 4604 01E	Dick Walsh, Browndaw, Eracedieu East, Waterford	€ 0523128	€		€
RL 5391 4605 31E	William Lyons, do Farmer Lyons Bar Rathpatrick, Slieveau, Co. Limerick	€ 0524009	€		€
RL 5391 4606 71E	Diane O'Neill, 13 Whitehead Walk, Lusk Village, Lusk, Co. Dublin	€ 0525134	€		€
RL 5391 4607 51E	Causeway, Farrell House Ltd Sikes 9110 Station Use, Leitway, Co. Waterford	€ 0523181	€		€
RL 5391 4608 41E	Joseph P. Gordon Solicitors Bugeeey, Dungreew, Co. Waterford	€ 0523211	€		€
		€	€		€
		€	€		€
		€	€		€
		€	€		€
		€	€		€

Posting Officer

Time

Total items on this list

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Total amount paid

€

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Office
Date Stamp

V251119

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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

RL 5391 4601 9 IE



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Our ref: DS23211

The Owner
20 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 20 Church Street, Dungarvan, Co. Waterford, X35 RD42**

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. DS23211.

I wish to advise you that in accordance with Section 22(3) of the Derelict Sites Act, 1990 a valuation of € 225000 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:

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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

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

Customer's name and address

*Deselick & Vocall 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 & max. no. entered	Amount paid
1 RL 5391 4167 4IE	<i>Thomas Leahy (deceased) do JF William Solicitors Main St Dungarvan</i>	€	€	<i>0523259</i>	€
2 RL 5391 4168 8IE	<i>Maureen Maye, 21 Leaking Dungarvan Co. Waterford</i>	€	€	<i>0523112</i>	€
3 RL 5391 4169 1IE	<i>Jennie O'Neill, 6 Shawliss Collins Ave, Denmore Rd, Waterford</i>	€	€	<i>0523043</i>	€
RL 5391 4170 5IE	<i>John & William Nash, 24 Doyle St, Waterford</i>	€	€	<i>0523123</i>	€
RL 5391 4171 4IE	<i>Joe Power do Miall King Solicitors Main St, Dungarvan, Co. Waterford</i>	€	€	<i>0523214</i>	€
RL 5391 4172 3IE	<i>Bridget Coffey, 6 Castle St Cappoquin, Co. Waterford</i>	€	€	<i>0523177</i>	€
RL 5391 4600 5IE	<i>Vivian Unrathky, Main St Cappoquin, Co. Waterford</i>	€	€	<i>0523177</i>	€
RL 5391 4601 9IE	<i>The Owers, 20 Church St Dungarvan, Co. Waterford</i>	€	€	<i>0523211</i>	€
RL 5391 4602 2IE	<i>The Owers, 21 Church St Dungarvan, Co. Waterford</i>	€	€	<i>0523212</i>	€
RL 5391 4603 6IE	<i>The Owers, 27 Manor St Waterford</i>	€	€	<i>0523201</i>	€

Accepting Officer

Time

Total items on this list

Total amount paid

€

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Date Stamp

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RL 5391 4601 9IE



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Our ref: DS23211

The Owner
20 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 20 Church Street, Dungarvan, Co. Waterford, X35 RD42**

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. DS23211.

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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:

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Dated this 15 day of August 2024

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

SCHEDULE FOR CE 2024/2435

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DS24009	Strand House, The Strand, Dunmore	€300,000
DS23134	13 Fitzgerald Road	€190,000
DS23181	Unit 6 Parnell House, Parnell Street	€150,000

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

Customer's name and address
*Deselick & Vacant 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 kg must be entered	Amount paid
RL 5391 4167 51E	Thomas Leahy (deceased) 40 JF William Solicitors Main St Dungarvan	€ 052359	€		
RL 5391 4168 51E	Margaret Maye, 21 Leaking Dungarvan Co Waterford	€ 052312	€		
RL 5391 4169 11E	Jennie O'Neill, 6 Shawliss Collins Ave, Denmore Rd, Waterford	€ 0523043	€		
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 51E	Bridget Coffey, 6 Castle St Cappogur, Co. Waterford	€ 0523177	€		
RL 5391 4600 51E	Vivian Unrathly, Main St Cappogur, 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

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Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Our ref: DS23211

The Owner
20 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 20 Church Street, Dungarvan, Co. Waterford, X35 RD42**

A Chara,

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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

0103 890 6 916

Our Ref: DS23211

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: 20 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

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

Waterford City & County Council

Notice under Section 29 of the Derelict Sites Act 1990.

To: The Owner (s) /Occupiers (s)/ Leasee(s) of 20 Church Street, Dungarvan, Co Waterford
c/o Joseph P.Gordon & Co Solicitors
Burgery
Dungarvan
Co Waterford

RE: 20 Church Street Dungarvan, Co Waterford

Our Ref: DS 23211

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

(as indicated on the accompanying map)

Dated this 5th day of December 2024

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.

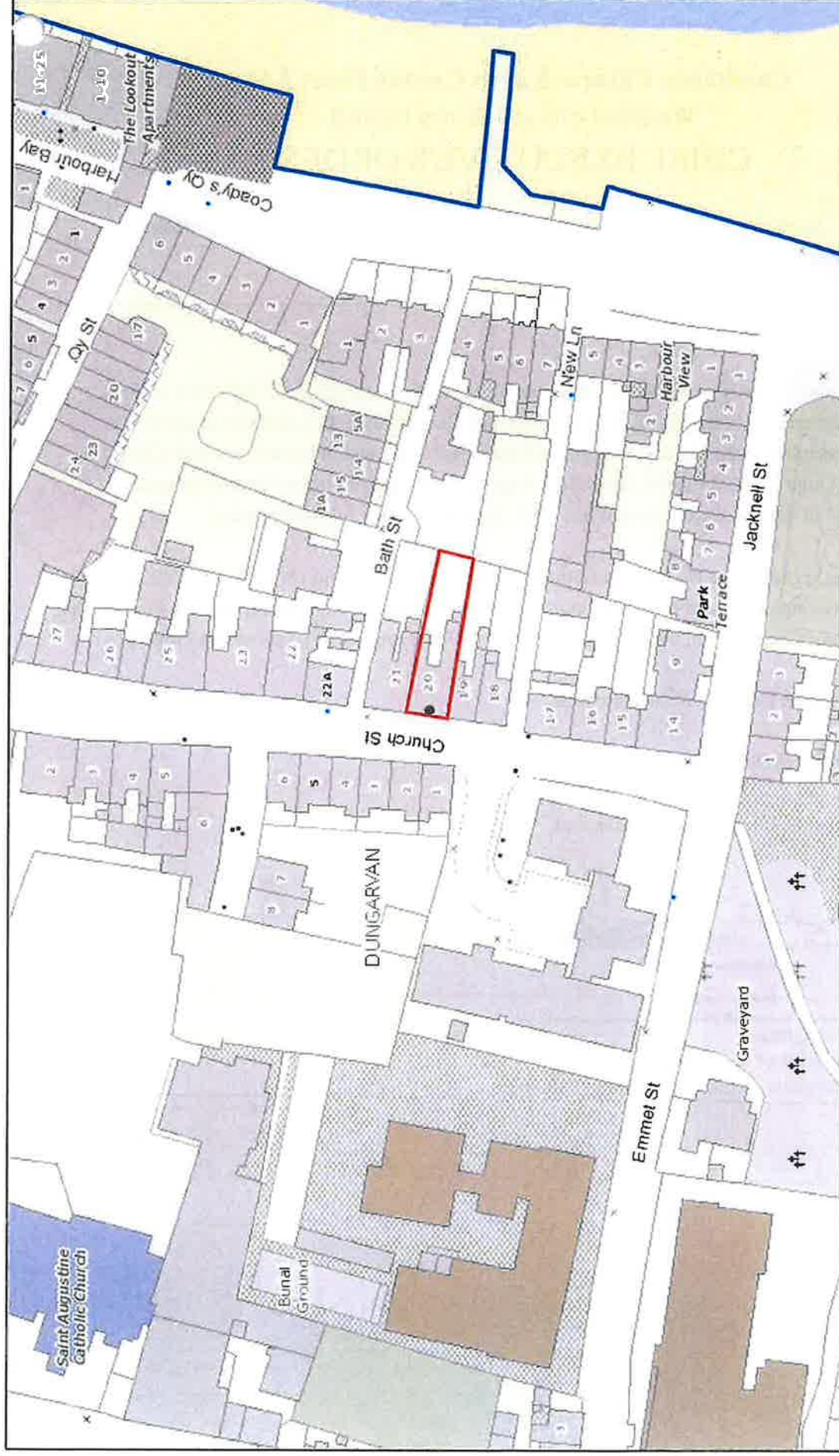
21 Church Street Dungarvan Co Waterford.

7 Coolagh Road, Dungarvan Co Waterford.

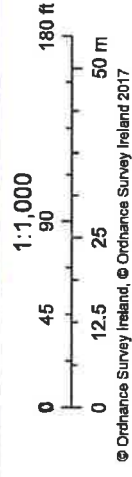
Dated this 5th day of December 2024.

Signed:  Signed by:
Ivan Grimes
03863CE601AB4F0
Ivan Grimes
Director of Services
Corporate, Culture, Planning, HR & IS

DS23211 - 20 Church Street , Dungarvan



05/09/2023, 17:33:05



an post

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

Customer's name and address

Planning
Vaent + Derelict sites

Date

06 12 24
D D M M Y Y

Customer account number

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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

PL01038304 916

Our Ref: DS23211

Maher Claire Dalton
20 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 €15750

Owner / Reputed Owner: Maher Claire Dalton

Property at: 20 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 20 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	225000 multiplied by 7%	€15750

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

Maher Claire Dalton
20 Church Street
Dungarvan
Co. Waterford
IRELAND

Invoice Number 84867520
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 DS23211 - 20 Church Street, Dungarvan, Co. Waterford	0.0	EA	1.00	15,750.00	0.00	15,750.00

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 15,750.00
VAT in EUR 0.00
Gross in EUR 15,750.00

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

Customer Name: Maher Claire Dalton Invoice Number: 84867520 Invoice Amount: 15,750.00
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

an
postPayment method Meter post ☐ Postage stamps ☐ cash ☐ Fee paid ☐

Customer's name and address

Vacant & Deedless 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 81E	John Barnard, Apt 4 Lady Lane House, Lady Lane, Waterford	€	€	0.523192	€
2 RL 0103 8302 11E	Estate of Thomas Leahy c/o SF Williams & Co Solicitors, Main St Dungarven, Co. Waterford	€	€	0.523259	€
3 RL 0103 8303 51E	Eva Winsley (late) c/o Soph & Gordon c/o Solicitors, Breegey, Dungarven Co. Waterford	€	€	0.524055	€
4 RL 0103 8304 91E	Mahee Claire Dalton 20 Church St, Dungarven, Co. Waterford	€	€	0.523211	€
5 RL 0103 8305 21E	Mahee Claire Dalton 21 Church St, Dungarven Co. Waterford	€	€	0.523212	€
6 RL 0103 8306 61E	Gary Smyth + Elaine Smyth The Blue House, Ballinacord Dungarven	€	€	0.525007	€
7 RL 0103 8307 01E	Robert Hardy Castlebar, Carrigrohilly, Co. Cork	€	€	0.524011	€
8 RL 0103 8308 31E	Niamh Kennedy Stonehouse Kilnashena Co. Wick.	€	€	0.524119	€
9 RL 0103 8309 71E	John Foley Strandside North Abbeyside, Dungarven Co. Wick	€	€	0.524125	€
10 RL 0103 8310 61E	Louis Bernack Castlebar Lisbane Co. Wick.	€	€	0.524098	€

Accepting Officer

Time

Total items
on this listTotal
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

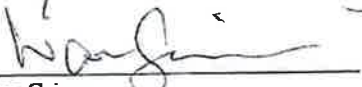
Comhairle Cathrach agus Contae Phort Láirge
Waterford City and County Council
CHIEF EXECUTIVE'S ORDER

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

DS Ref	Derelict Site Address	Current Market Value	Levy Demand Value
DS23003	Gate Lodge, Factory Road, Portlaw, Co. Waterford	€25,000	€1,750
DS23004	Mayfield Hse (Old Tannery Offices), Factory Road, Portlaw	€300,000	€21,000
DS23007	Kilmanahan, Co. Waterford	€100,000	€7,000
DS23009	Old Tannery, Portlaw & associated site and buildings	€60,000	€4,200
DS23013	Church Lane, Lismore, Co. Waterford	€50,000	€3,500
DS23014	East Main Street, Lismore, Co. Waterford	€50,000	€3,500
DS23017	The Green, Villierstown, Cappoquin, Co. Waterford	€40,000	€2,800
DS23021	Crobally Upper, Tramore, Co. Waterford	€150,000	€10,500
DS23023	The Old Forge, Summer Hill, Tramore, Co. Waterford	€30,000	€2,100
DS23024	Carriglong, Tramore, Co. Waterford	€15,000	€1,050
DS23025	Ballykinsella, Tramore, Co. Waterford	€50,000	€3,500
DS23031	15,16,17 Morgan Street	€120,000	€8,400
DS23033	82 Poleberry	€75,000	€5,250
DS23043	Blynd Quay, Passage East, Co. Waterford	€40,000	€2,800
DS23048	St Helens, Love Lane, Tramore, Co Waterford	€200,000	€14,000
DS23052	Lissadell, Pond Villas, Tramore, Co. Waterford	€200,000	€14,000
DS23053	Junction of Old Tramore Road and Avondale, Waterford	€125,000	€8,750
DS23058	The Royal Bar, Lombard Street	€220,000	€15,400
DS23058	13 Lombard Street	€80,000	€5,600
DS23058	14 Lombard Street	€80,000	€5,600
DS23059	12 Lombard Street, Waterford	€120,000	€8,400
DS23066	The Showboat, 18 The Glen, Waterford	€350,000	€24,500
DS23078	Cloneety Terrace, Mitchel Street, Dungarvan, Co. Waterford	€125,000	€8,750
DS23080	16 Lombard Street, Waterford	€140,000	€9,800
DS23081	17 Lombard Street, Waterford	€140,000	€9,800
DS23082	18 Lombard Street, Waterford	€140,000	€9,800
DS23083	19 Lombard Street, Waterford	€140,000	€9,800
DS23084	20 Lombard Street, Waterford	€140,000	€9,800
DS23086	Bridge House, Davitts Quay, Dungarvan	€480,000	€33,600
DS23087	Murphys Bar, Davitts Quay, Dungarvan, Co. Waterford	€300,000	€21,000
DS23104	The Site of the Mooring (Maggie Butler's Pub), Cheekpoint, Waterford	€180,000	€12,600
DS23107	17 The Glen, Waterford	€95,000	€6,650
DS23112	21 Keating Street, Dungarvan, Co. Waterford	€130,000	€9,100
DS23117	23 Grosvenor Terrace, Johns Hill, Waterford	€265,000	€18,550
DS23118	42 Galtee Terrace Castle Street, Waterford	€85,000	€5,950
DS23123	24 Doyle Street, Waterford	€90,000	€6,300
DS23124	15 The Glen, Waterford	€95,000	€6,650
DS23128	44 John's Hill, Waterford City	€90,000	€6,300
DS23129	49 Morrisson's Road, Waterford	€120,000	€8,400
DS23134	13 Fitzgerald Road, Waterford	€190,000	€13,300
DS23136	4 Chestnut Park, Viewmount, Waterford	€200,000	€14,000
DS23138	33 Ard Na Greine, Waterford City , X91HH9K	€130,000	€9,100
DS23160	28 O' Connell Street, Dungarvan, Co. Waterford	€200,000	€14,000

DS23179	13 Main Street, Tramore, Co. Waterford	€200,000	€14,000
DS23181	Unit 6 Parnell House, Parnell Street, Waterford	€150,000	€10,500
DS23183	4 Bridge Street, Waterford	€135,000	€9,450
DS23192	2 Manor Hill, Waterford	€75,000	€5,250
DS23197	Old Courthouse, Duffcarrick, Ardmore, Co. Waterford	€130,000	€9,100
DS23198	Youthreach, 66 O'Connell Street Waterford City	€250,000	€17,500
DS23201	27 Manor Street, Waterford	€120,000	€8,400
DS23211	20 Church Street, Dungarvan, Co. Waterford	€225,000	€15,750
DS23212	21 Church Street, Dungarvan, Co. Waterford	€250,000	€17,500
DS23213	53 Ballybricken, Waterford	€175,000	€12,250
DS23236	Former De La Salle Centre, Stephen Street, Waterford	€250,000	€17,500
DS23259	7 Coolagh Road, Dungarvan, Co. Waterford	€120,000	€8,400
DS24009	Strand House, The Strand, Dunmore, Co. Waterford	€300,000	€21,000
DS24033	Saraville, Deelish, Dungarvan, Co. Waterford	€150,000	€10,500
DS24036	2 Rockmount, Knockboy	€225,000	€15,750

RL 0103 8312 3IE



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

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

21st January 2025

RE: 2025 Derelict Site Levy on 20 and 21 Church Road, Dungarvan, Co. Waterford.

Dear Mr. Gordon

Please find attached copies of the Derelict Site Levy for 2025 which were issued in accordance with Section 23(5) of the Derelict Site Act 1990 (as amended) for 20 Church Street and 21 Church Street, Dungarvan, Co. Waterford.

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

Yours sincerely,

Colette O'Brien

Senior Staff Officer, Planning Section



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Our Ref: DS23211

Maher Claire Dalton
20 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 €15750

Owner / Reputed Owner: Maher Claire Dalton

Property at: 20 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 20 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	225000 multiplied by 7%	€15750

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

Maheir Claire Dalton
20 Church Street
Dungarvan
Co. Waterford
IRELAND

Invoice Number	84867520
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	DIST	NET IN EUR
6MSC038N	DERELICT BUILDING/SITE NON COMMERCIAL Derelict Site Levy for 2025 on DS23211 - 20 Church Street, Dungarvan, Co. Waterford	0.0	EA	1.00	15,750.00	0.00	15,750.00

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	15,750.00
VAT in EUR	0.00
Gross in EUR	15,750.00

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

Customer Name: Maheir Claire Dalton
Customer No. : 34009144

Invoice Number: 84867520
Invoice Date: 20/01/2025

Invoice Amount: 15,750.00
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



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

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
Customer No. : 34009144

Invoice Number: 84867521
Invoice Date: 20/01/2025

Invoice Amount: 17,500.00
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.

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

customer's name and address

Donor's name and address

Vacant & Derrick Stokes
Planning Section

Date _____

210125

D D M M Y Y

Customer account number

Accepting Officer

Time

Total items
on this list

Total
amount
paid

Registered post
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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

DS Ref	Derelict Site Address	Current Market Value	Levy Demand Value
DS23003	Gate Lodge, Factory Road, Portlaw, Co. Waterford	€25,000	€1,750
DS23004	Mayfield Hse (Old Tannery Offices), Factory Road, Portlaw	€300,000	€21,000
DS23007	Kilmanahan, Co. Waterford	€100,000	€7,000
DS23009	Old Tannery, Portlaw & associated site and buildings	€60,000	€4,200
DS23013	Church Lane, Lismore, Co. Waterford	€50,000	€3,500
DS23014	East Main Street, Lismore, Co. Waterford	€50,000	€3,500
DS23017	The Green, Villierstown, Cappoquin, Co. Waterford	€40,000	€2,800
DS23021	Crobally Upper, Tramore, Co. Waterford	€150,000	€10,500
DS23023	The Old Forge, Summer Hill, Tramore, Co. Waterford	€30,000	€2,100
DS23024	Carriglong, Tramore, Co. Waterford	€15,000	€1,050
DS23025	Ballykinsella, Tramore, Co. Waterford	€50,000	€3,500
DS23031	15,16,17 Morgan Street	€120,000	€8,400
DS23033	82 Poleberry	€75,000	€5,250
DS23043	Blynd Quay, Passage East, Co. Waterford	€40,000	€2,800
DS23048	St Helens, Love Lane, Tramore, Co Waterford	€200,000	€14,000
DS23052	Lissadell, Pond Villas, Tramore, Co. Waterford	€200,000	€14,000
DS23053	Junction of Old Tramore Road and Avondale, Waterford	€125,000	€8,750
DS23058	The Royal Bar, Lombard Street	€220,000	€15,400
DS23058	13 Lombard Street	€80,000	€5,600
DS23058	14 Lombard Street	€80,000	€5,600
DS23059	12 Lombard Street, Waterford	€120,000	€8,400
DS23066	The Showboat, 18 The Glen, Waterford	€350,000	€24,500
DS23078	Cloneety Terrace, Mitchel Street, Dungarvan, Co. Waterford	€125,000	€8,750
DS23080	16 Lombard Street, Waterford	€140,000	€9,800
DS23081	17 Lombard Street, Waterford	€140,000	€9,800
DS23082	18 Lombard Street, Waterford	€140,000	€9,800
DS23083	19 Lombard Street, Waterford	€140,000	€9,800
DS23084	20 Lombard Street, Waterford	€140,000	€9,800
DS23086	Bridge House, Davitts Quay, Dungarvan	€480,000	€33,600
DS23087	Murphys Bar, Davitts Quay, Dungarvan, Co. Waterford	€300,000	€21,000
DS23104	The Site of the Mooring (Maggie Butler's Pub), Cheekpoint, Waterford	€180,000	€12,600
DS23107	17 The Glen, Waterford	€95,000	€6,650
DS23112	21 Keating Street, Dungarvan, Co. Waterford	€130,000	€9,100
DS23117	23 Grosvenor Terrace, Johns Hill, Waterford	€265,000	€18,550
DS23118	42 Galtee Terrace Castle Street, Waterford	€85,000	€5,950
DS23123	24 Doyle Street, Waterford	€90,000	€6,300
DS23124	15 The Glen, Waterford	€95,000	€6,650
DS23128	44 John's Hill, Waterford City	€90,000	€6,300
DS23129	49 Morrisson's Road, Waterford	€120,000	€8,400
DS23134	13 Fitzgerald Road, Waterford	€190,000	€13,300
DS23136	4 Chestnut Park, Viewmount, Waterford	€200,000	€14,000
DS23138	33 Ard Na Greine, Waterford City , X91HH9K	€130,000	€9,100
DS23160	28 O' Connell Street, Dungarvan, Co. Waterford	€200,000	€14,000

DS23179	13 Main Street, Tramore, Co. Waterford	€200,000	€14,000
DS23181	Unit 6 Parnell House, Parnell Street, Waterford	€150,000	€10,500
DS23183	4 Bridge Street, Waterford	€135,000	€9,450
DS23192	2 Manor Hill, Waterford	€75,000	€5,250
DS23197	Old Courthouse, Duffcarrick, Ardmore, Co. Waterford	€130,000	€9,100
DS23198	Youthreach, 66 O'Connell Street Waterford City	€250,000	€17,500
DS23201	27 Manor Street, Waterford	€120,000	€8,400
DS23211	20 Church Street, Dungarvan, Co. Waterford	€225,000	€15,750
DS23212	21 Church Street, Dungarvan, Co. Waterford	€250,000	€17,500
DS23213	53 Ballybricken, Waterford	€175,000	€12,250
DS23236	Former De La Salle Centre, Stephen Street, Waterford	€250,000	€17,500
DS23259	7 Coolagh Road, Dungarvan, Co. Waterford	€120,000	€8,400
DS24009	Strand House, The Strand, Dunmore, Co. Waterford	€300,000	€21,000
DS24033	Saraville, Deelish, Dungarvan, Co. Waterford	€150,000	€10,500
DS24036	2 Rockmount, Knockboy	€225,000	€15,750



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: 20 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 DS23211.

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 €15,750 @1.25% equals **€196.88**, 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

