

**CORK COUNTY COUNCIL – SOUTH CORK DISTRICT
(AREA OPERATIONS SOUTH)**

DERELICT SITES ACT 1990

Site Address: Elm Lawn, Loughbeg, Ringaskiddy, Co. Cork.

Townland: Loughbeg

Date and Time of Inspection: 31.05.2011, 13.25

Date Photographs Taken: 31.05.2011

O.S. Map (Scale 1:2500) included: Yes

O.S. Map Reference: 6472-D

Registered Owner(s): Further to a land registry search on the Property Registration Authority website (landdirect.ie) on the 14.6.11, it appears that the property as outlined on the attached map is not registered therein.

Reputed Owner(s): Unknown

Rated Occupier(s): Miss Frances Ahern

Occupier(s): Unoccupied

Lessee : Unoccupied

Person(s) met on site: None

Description of Site:

Two storey detached derelict house approx. 6.5 metres from the public road on 0.17 acre site. The site is located off the local road near the end of the N28 and is situated between a detached house and a terrace of 3 houses, with semi detached houses at an elevated position to the rear of the property.

This is an old two storey house falling into disrepair with the garden completely overgrown. Access to the site is restricted by the overgrown vegetation and site fencing section.

Method of Inspection: (House / Structure) Visual inspection from ground level:

| Building Component | Material | Comments |
|---------------------------|------------------|---|
| Chimney stack | Red brick (2no.) | Maintenance / repair required. |
| Roof / Roof covering | Natural Slate | Maintenance required; slates and ridge tiles to be secured and replaced (where necessary). Note: sections of roof are covered with ivy |
| Gutters / downpipes | Cast Iron | Maintenance required; gutters and downpipes to be secured and replaced (where necessary). |

| | | |
|----------------|-----------------|----------------------------------|
| Windows | Not visible | Secure / board up |
| Doors | Not visible | Secure / board up |
| External walls | Cement Rendered | Needs painting in neutral colour |

Definition:

A derelict site means any land that detracts, or is likely to detract, to a material degree from the amenity, character or appearance of the 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 condition and dangerous condition
- (b) The neglected, unsightly and 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 litter, rubbish, debris or waste which does not result from the exercise of a right conferred by statute or by common law.

Is this a derelict site?

Yes ☒

If Yes Please Complete:

This site is a derelict site because of: *-tick as appropriate*

- (a) The existence on the land in question of structures which are/or have the potential to be in a ruinous, derelict condition or dangerous condition Yes ☒
- (b) The neglected, unsightly and objectionable condition of the land or any structures on the land in question. Yes ☒
- (c) The presence, deposit or collection on the land in question of litter, rubbish, debris or waste which does not result from the exercise of a right conferred by statute or by common law. No ☒
- (d) Any other basis that would deem the site derelict? No ☒

If Yes, please specify:

Measures necessary in order to prevent the land from becoming or continuing to be a derelict site:

1. Secure site.
2. Secure / board up windows and doors and paint in a matching colour.
3. Cut back Vegetation on all sides.
4. Remove any litter, debris and waste to an approved site.

Please specify a period (not being not less than one month) within which such measures are to be taken:

2 months

Any Further Comments:

Previous letter sent to Miss Frances Ahern, (21.7.10) returned marked by An post as deceased.

Signed: Mark Daly

Date: 27.6.11

Assistant Engineer

Photographs Chain of Custody Statement

I, **Mark Daly, Assistant Engineer** of Cork County Council, County Hall in the City of Cork took the attached **5** no. photographs marked **(1.0 - 1.5)** on a **Canon Power Shot A530** digital camera on **31st May 2011**. The photographs were saved onto a **RIDATA securedigital** memory card.

I downloaded the attached photographs to a **DELL desktop** computer. The camera and memory card remained in my possession at all times.

I confirm that the attached photographs are an accurate representation of what I witnessed and that I have not in any way altered or manipulated the photographs.

I printed **1** no. copies of the attached photographs on a **HP Colour Laser Jet 5550 PCL 6** printer on **13th June 2011**.

Signed: Mark Daly

Date: 27.6.11

*Mark Daly
Assistant Engineer
Floor 5, County Hall.*



Photograph 1.0 –Date Taken: 31.5.11 - View of rear of house



Photograph 1.1 –Date Taken: 31.5.11 - View of front of house from public road



Photograph 1.3 –Date Taken: 31.5.11 - View of house entrance from public road



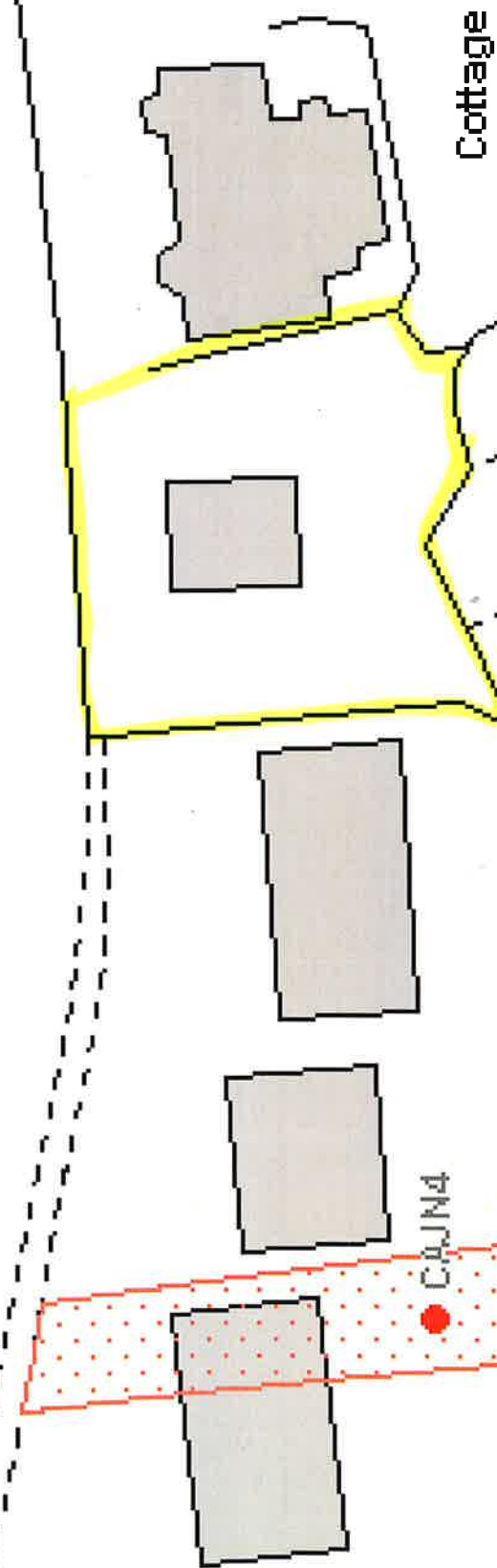
Photograph 1.4 –Date Taken: 31.5.11 - View of side of house from public road

Derelict site: Elm Lawn, Loughbeg, Ringaskiddy



Photograph 1.5 –Date Taken: 31.5.11 - View of rear of house

Picture Point of Site from landdirect.ie
dated [14/6/11] mf
- Not registered.





SCALE 1 : 2,500

