



Comhairle Cathrach
& Contae Luimnigh
Limerick City
& County Council

Forbairt Tuaithe, Pobail, Cultúir agus Turasóireachta
Comhairle Cathrach & Contae Luimnigh
Cearncheathrú Chorporáideach
Cé na gCeannaithe
Luimneach
V94 EH90

Rural, Community, Culture & Tourism Development
Limerick City and County Council
Corporate Headquarters
Merchant's Quay
Limerick
V94 EH90

PRIVATE & CONFIDENTIAL

Thomas Shanahan,
c/o 49A Henry Street,
Limerick

t: +353 (0) 61 556 000

23rd July 2025

OUR REF: DS-058-24
RE: Derelict Site at 47 Windmill Street, Limerick

Dear Sir,

I refer to the above property that has recently been re-inspected by Limerick City and County Council. In accordance with Section 3 of the Derelict Sites Act, 1990 (as amended), the property continues to be a "derelict site" within the meaning of the Act for the following reasons:

- (a) The existence on the lands 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
X

Under Section 9 of the Derelict Sites Act, 1990 (as amended), it is the duty of every landowner to take all reasonable steps to ensure that their land does not continue to be a derelict site.

As no progress has been made in addressing the dereliction at this site, I wish to inform you that it is now Limerick City & County Council's intention to acquire the derelict site compulsorily, pursuant to powers given under Section 14 of the Derelict Sites Act, 1990 (as amended).

Therefore, I now enclose for your attention a copy of Notice pursuant to Section 15(1)(b) of the Derelict Sites Act, 1990 (as amended).

Yours sincerely,


Audrey Crowe
Administrative Officer
Property Management Services

Encl.

TO: THE OWNER / OCCUPIER / LESSEE

Form No. 1

Article 4

(Notice under Section 15(1)(b) of the Derelict Sites Act, 1990)

**NOTICE OF INTENTION TO ACQUIRE DERELICT SITE
COMPULSORILY UNDER THE DERELICT SITES ACT, 1990 (AS
AMENDED BY THE PLANNING AND DEVELOPMENT ACT, 2000).**

Notice is hereby given that Limerick City & County Council (hereinafter referred to as the "Local Authority"), having offices at Merchant's Quay, Limerick. Eircode: V94 EH90, in exercise of the powers conferred on them by section 14 of the Derelict Sites Act, 1990, intend to acquire compulsorily under the said Act the derelict site described hereunder.

A map of the said derelict site has been deposited at the Property Management Department, Merchant's Quay, Limerick, Eircode: V94 EH90, and may be inspected there during office hours.

Any owner, lessee or occupier (except a tenant for a month or a period less than a month) may on or before **the 29th day of August 2025**, submit to the Local Authority an objection to the proposed compulsory acquisition of the derelict site. Any such objection must be in writing stating the grounds of the objection and addressed to the Property Management Services Department, Limerick City & County Council, Merchant's Quay, Limerick, Eircode: V94 EH90.

The Derelict Sites Act, 1990 (as amended by the Planning and Development Act, 2000) provides that if an objection is made to the proposed compulsory acquisition of a derelict site and the objection is not withdrawn, the derelict site shall not be acquired compulsorily by the Local Authority without the consent of An Coimisiún Pleanála.

Description of the Derelict Site proposed to be Acquired

A derelict site comprising a two-storey, mid-terrace dwelling and surrounding land situate at 47 Windmill Street, Limerick, containing 0.005 hectares or thereabouts. The said property and surrounding land is in a state of dereliction. The said derelict site is more particularly shown outlined in red on map bearing reference no. **DS-058-24** in the Derelict Sites Register established and maintained by Limerick City & County Council under section 8 of the Derelict Sites Act, 1990.

Signed:



**Stephane Duclot,
Director of Services,
Rural, Community, Culture & Tourism Development**

Dated this the 18th day of July 2025

E557212.488 N656698.523

Derelict Sites Location Map



File Ref: DS-058-24

47, Windmill Street,
Limerick.

Site Area: 0.005 ha Approx.

ITM Co-ords 557105, 656602

Scale: 1:1000

Date Drafted 13/06/2025

Drafted By: R.Stephens

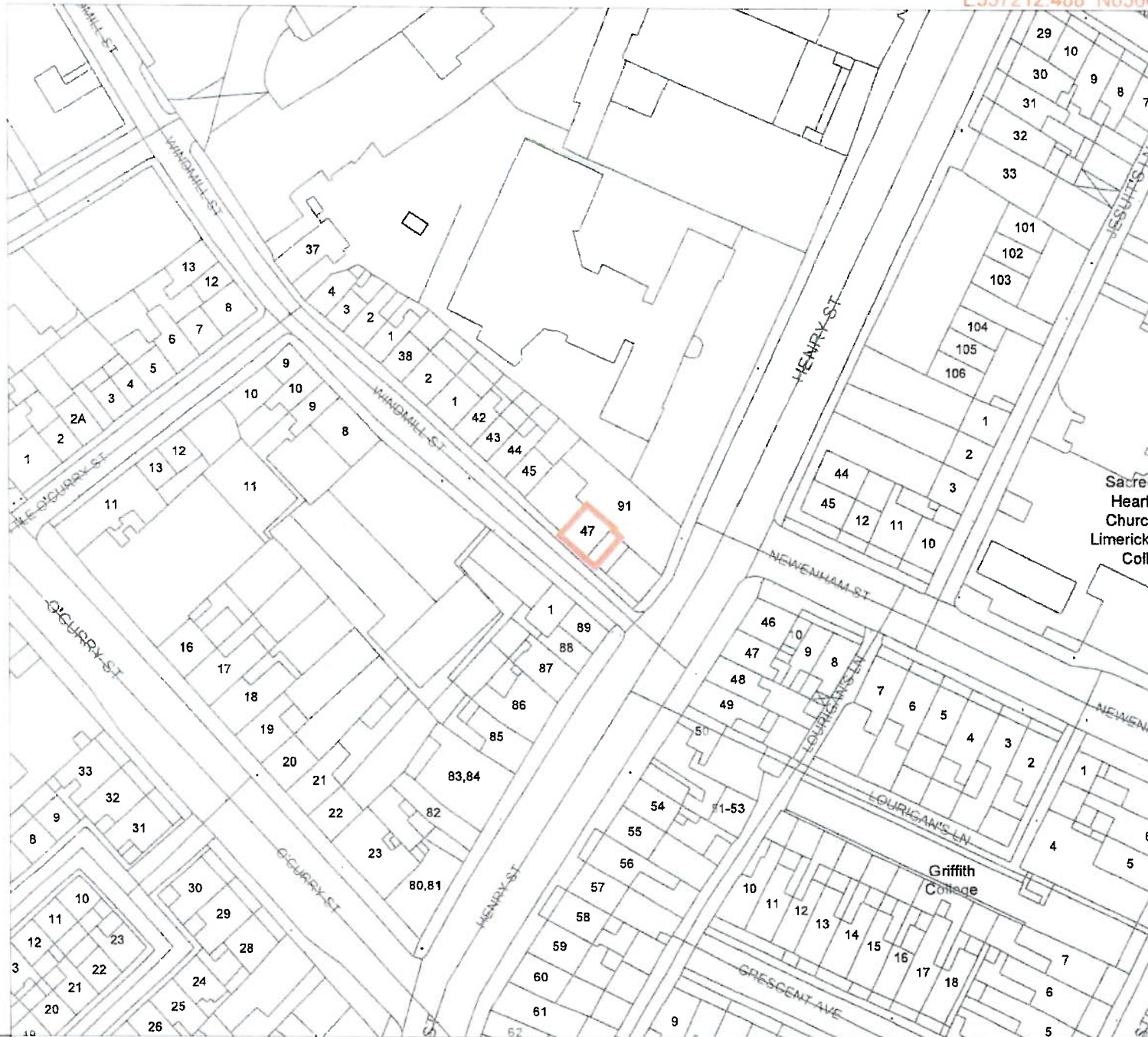
Legend

Derelict Sites

- Open
- Closed
- In The Register

DS Outline

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Signed:

**Stephane Duclot,
Director of Services,
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Dated this the 18th day of July 2025

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Derelict Sites Location Map



File Ref: DS-058-24

47, Windmill Street,
Limerick.

Site Area: 0.005 ha Approx.

ITM Co-ords 557105, 656602

Scale: 1:1000

Date Drafted 13/06/2025

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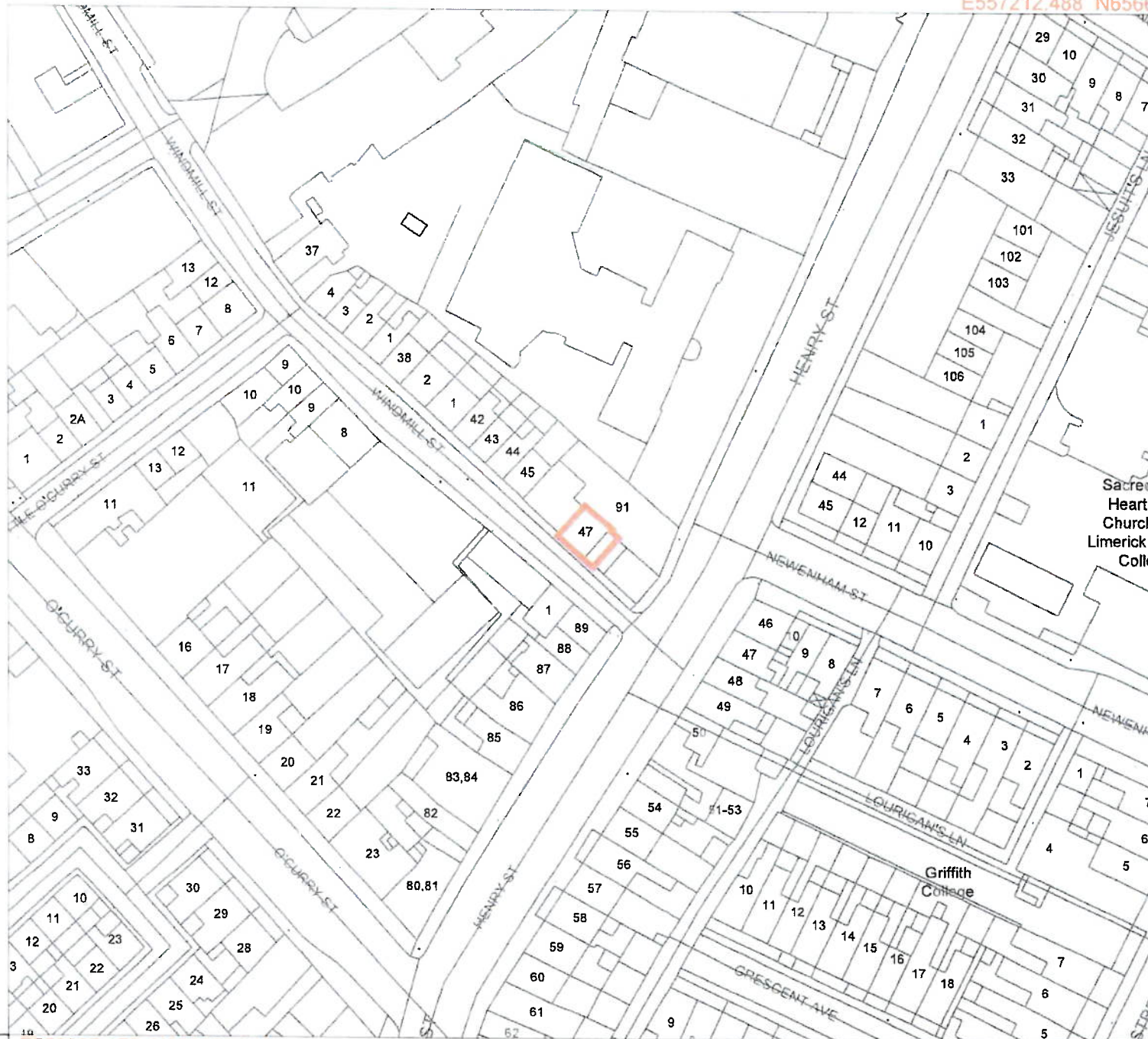
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