



Comhairle Cathrach
& Contae **Luimnigh**
Limerick City
& County Council

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

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

The Secretary,
An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1.

t: +353 (0) 61 556 000

19th September 2025

OUR REF. DS-013-24
**RE: Application to compulsorily acquire derelict site at 43 Nicholas Street,
Limerick**

Dear Sir/Madam,

I refer to the above property for which Limerick City and County Council has served Notice of Intention to Acquire Compulsorily pursuant to Section 15 of the Derelict Sites Act, 1990 (as amended).

Following an objection received to the said Notice, Limerick City and County Council is now making an application to An Coimisiún Pleanála for consent to the compulsory acquisition of the derelict site as required under the Act.

Please find enclosed:

1. Compulsory Acquisition Report
2. Derelict Site location map
3. Copy of the Section 15 Notice issued to owner.
4. Copy of Section 15 Notice newspaper advertisement
5. The objection letter and acknowledged response.
6. Inspection photos of the derelict site from the case file.

If you require further information, please do not hesitate to contact me.

Yours sincerely,

Audrey Crowe,
Administrative Officer
Property Management Services

1. Compulsory Acquisition LCCC Inspector's Report



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

COMPULSORY ACQUISITION REPORT - THE DERELICT SITES ACT, 1990

Local Authority	Limerick City and County Council
Derelict Site Location	43 Nicholas Street, Co. Limerick.
Derelict Site File Ref.	DS-013-24
Description of Land	A derelict site comprising two storey, mid-terrace commercial premises and surrounding land containing 0.018 hectares
Objector	Anne Gleeson c/o Berwick Solicitors, Clare Road, Ennis, Co. Clare, V95 D36D
LCCC Inspector	Leonara Walsh, Technician Grade 1

Introduction

In 2017, Limerick City and County Council (LCCC) established a new team unit drawn from a variety of sections and additional staff resources to take an area-based and collaborative approach to addressing vacancy and dereliction in Limerick City and the towns and villages in County Limerick. The Dereliction, Vacancy and Re-Use Unit focus on bringing derelict and vacant properties back into use with a particular emphasis on areas of high housing demand, town and village centres and the historic core of Limerick City. This team is responsible for dealing with Derelict Sites, Vacant Sites (including payments/levies) and Vacant Homes.

The Limerick City & County Council Development Plan 2022-2028 is the relevant policy document relating to the work of the unit. It is an objective of Limerick City and County Council to support and facilitate the reuse and revitalisation of derelict, vacant and underutilised sites and disused buildings throughout Limerick for residential, economic,

community and leisure purposes to create compact attractive, vibrant and safe environments in which to live, work, visit and invest.

The general approach of the Council is to work proactively with property owners to seek timely actions to improve and activate sites through positive engagement, using powers under the Derelict Sites Act, 1990 (as amended), only where necessary. Owners of derelict and vacant properties are provided with advice in relation to schemes such as the Vacant Property Refurbishment Grant, Buy & Renew, Repair & Lease and the Council's own Retail and Business Incentive Scheme. Referrals are made for owners to other Council sections including pre-planning meetings, conservation, rates and levies, and to the Local Enterprise Office.

Area Inspectors carry out regular surveys of their designated district and respond to representations made by elected representatives, community groups and from the public with regards to neglected properties. Staff have been systematically working through entries on the LCCC Derelict Sites Register supporting owners in order to remove these properties from the Register.

It is also an objective of the Council to utilise the provisions of the Derelict Sites Act 1990, including the maintenance of a Derelict Site Register and compulsory acquisition powers to address instances of dereliction and decay in the urban and rural environment and bring properties back into active reuse.

However where all reasonable alternatives have been exhausted with owners/occupiers of derelict sites, the option to compulsory acquire the land will be considered. The following is taken into account when progressing a case:

- Planning history and outstanding planning permissions,
- evidence of efforts to address vacancy and dereliction,
- security, safety to the public and general condition of the site,
- the conservation value of the building and requirement for remedial restoration works, and
- the feasibility of various actions to make good the site, and find viable uses for the site.

To date LCCC has published notices to acquire 315 properties under the Derelict Sites Act, 1990. LCCC would be considered one of the most proactive local authorities in tackling dereliction.

Limerick City and County Council may use any derelict site acquired by it under the Derelict Sites Act, 1990 (as amended), for any purpose connected with their functions, including the provision of social housing when renovated.

This report forms part of the application by Limerick City & County Council for the consent of An Coimisiún Pleanála to the compulsory acquisition of the subject site in accordance with the provisions of the Derelict Sites Act, 1990 (as amended).

Location of Derelict Site

The derelict site is located on Nicholas Street, Limerick, and is approximately 0.9km from the city centre.

The site is surrounded by other residential and commercial properties in the area which are well maintained.

Located close to the derelict site in this historic area is Saint Mary's Cathedral, King Johns Castle, the Hunt Museum, a number of commercial and retails premises, public houses, and the Limerick City and County Council buildings.

Description of the Derelict Site

The two storey, mid-terrace commercial premise and surrounding land containing approx. 0.018 hectares is vacant and in a derelict condition for a considerable period. The site detracts from the amenity, character and appearance of the well-maintained property in the area.

The site is deemed to be derelict by definition under section 3 of the Derelict Sites Act, 1990 (as amended), as follows:

- ruinous, derelict or dangerous condition, or
- neglected, unsightly or objectionable condition of the land or any structures, or
- the presence, deposit or collection on the land in question of any litter, rubbish, debris or waste

The structure, the two storey, mid-terrace commercial premises, is to the front of the site and there is a rear yard that is overgrown and has much litter present.

To the rear, the structure is in a dangerous condition with a dangerous wall close to 43/44 Nicholas Street, near 16 & 17 Exchange Street.

The site has a neglected look and is in an unsightly condition. There is an amount of vegetation overgrowth on the land and structure.

Some of the indicators of dereliction on the site include:

- Partially demolished/ ruinous building(s);
- Holes in roof, loose and slipped slates;
- Missing/broken/leaking rainwater gutters or downpipes;
- Loose masonry or falling plaster;
- Dirty facade/ peeling paint;
- Plants growing out of masonry or roof;
- Unsecured entrances, trespass, or squatters;
- Rotten timber;
- Accumulation of litter / waste or illegal dumping;
- Site overgrown with vegetation;
- Unsightly boundaries (damaged hoarding, broken fences, rusted railings etc.)

Therefore, it is the opinion of LCCC that the site detracts to a material degree from the character and appearance of the surrounding area.

See selection of photographs from the case history in Appendix.

Planning History & Context

Planning permission (02770334) was granted on 07/01/2003 for extension and renovation to existing premises to include extension to existing ground floor bookmakers office, new shop front and revised entrances, staircase to first floor, two-bedroom apartment on first floor and associated site works.

The site is located close to 'Bourkes Castle', entered in the Record of Protected Structures No. 10, and 'The Exchange' entered in the Record of Protected Structures No. 11.

Ownership Details

The title to this property is not registered on the Landdirect System of Tailte Éireann.

The reputed owner of the property is Ann Gleeson of Ballyclough, Castletroy, Limerick, V94WD46 (confirmed to the Area Inspector by phone call.)

History of the Derelict Site Case

An Authorised Officer of Limerick City and County Council inspected this property on 19/01/2024 and identified it as a Derelict Site by definition under section 3 of the Derelict Sites Act, 1990 (as amended).

Site ownership enquiries were made through the Land Registry system and planning and development searches were subsequently carried out.

On 23/01/2024, the LCCC Area Inspector attempted phone contact to the reputed owner, Ann Gleeson, however there was no response. A Notice of Enquiry seeking information on ownership of the derelict site was also affixed to the site on 24/01/2024.

On 16/02/2024, LCCC received a phone call from the neighbour adjoining the site to enquire about progress of the case. The neighbour had followed up with calls with the Area Inspector on 29/02/2024, on 04/03/2024, and on 02/04/2024 to say that they has seen no progress by the owner to deal with the site and they were worried about the continuing deterioration of a particular party wall that was affecting her own property.

On 26/03/2024, LCCC served the Owner a section 8(2) Notice of intention to enter land in Derelict Sites Register and the Notice was also affixed on the site. There was no response or representation made to this notice by the owner.

The section 8(7) Notice of Entry of Land in Derelict Sites Register was served on the owner on 05/06/2024 and the Notice was also affixed to the site. There was no response or representation made to this notice by the owner.

On 10/06/2025, the LCCC Area Inspector phoned the owner of the site to discuss the case and the continuing dereliction present at the site. She confirmed she was aware of the derelict sites case on the property. When asked if she required copies of the statutory notices to be forwarded to her again, she declined and stated she was aware of their contents. She said she had no plans to address the site. However, she would open to the Council purchasing it.

As the land continues to be in a derelict state, LCCC exercised its powers of compulsory acquisition under Section 14 of the Derelict Sites Act, 1990 (as amended), and gave its Notice of Intention to Acquire Derelict Site Compulsorily to the owner and advertised same in the Limerick Post newspaper of 24/07/2025. See copies of same in Appendix.

LCCC have served the following notices under the Derelict Site Act, 1990:

- Section 8(2) Notice of intention to enter land in Derelict Sites Register: 26/03/2024
- Section 8(7) Notice of Entry of Land in Derelict Sites Register: 11/06/2024
- Section 22 Notice of Valuation: 28/01/2025
- Section 15(1)a Notice of Intention to Acquire Derelict Site Compulsorily: 24/07/2025

Details of Objection received

On 29th August 2025, following correspondence on 22nd August 2025, a letter stating an objection to the proposed acquisition was received by Limerick City and County Council from Anne Gleeson c/o Berwick Solicitors, Clare Road, Ennis, Co. Clare. It was duly acknowledged. See copies of same in Appendix.

The objection refers to the property at 43 Nicholas Street, Limerick. There is no further statements made with this objection. However, there is an enclosure from an auctioneer and valuer addressed to the Council's Rates Department dated 25/08/2025 claiming the property is on their 'sales books'.

Correspondence from Berwick Solicitors to LCCC dated 22nd August 2025 refers to their client's ill health and her now choosing to have a valuation completed to put the property for sale.

Limerick City and County Council has observed this property vacant and unattended for an extended period and now is in an advanced state of disrepair, representing a serious risk to public safety and neighbouring buildings.

The adjoining neighbours to this derelict site and the rest of the local community live with and endure the ongoing neglect, decay, and unsightly nature of this property. It detracts from their own well-kept residences and impacts on the enjoyment of their locality of which they are most proud.

The property is situated close to a number of historic and protected structures, with some of the sites in the vicinity being listed on the NIAH register or RPS. The area has an attractive appearance, and the public realm is well cared for, with high quality public amenities.

The Limerick Development Plan 2022-2028 seeks to conserve and enhance areas of heritage importance such as those within ACAs and also seeks to revitalise towns and villages throughout the county.

It is the contention of Limerick City and County Council that the inaction of property owners and failure of their duties under the Derelict Sites Act, 1990 (as amended), that jeopardises the future use of properties in the area due to their continued neglected and derelict state.

In this case, the property continues to deteriorate and attract negative attention in a key area of Limerick City. This case demonstrates a failure of duty on behalf of the property owner to remove this property from dereliction leaving to the only option available to LCCC to acquire this property compulsorily and bring it back into productive use.

Appendices

- Derelict Site Location Map
- Copy Section 15 Notice served to Owner
- Copy of Newspaper Advert of Section 15 Notice
- Copy of Objection received and Acknowledgment Letter
- Photographs from the case file

2. Derelict Site location map



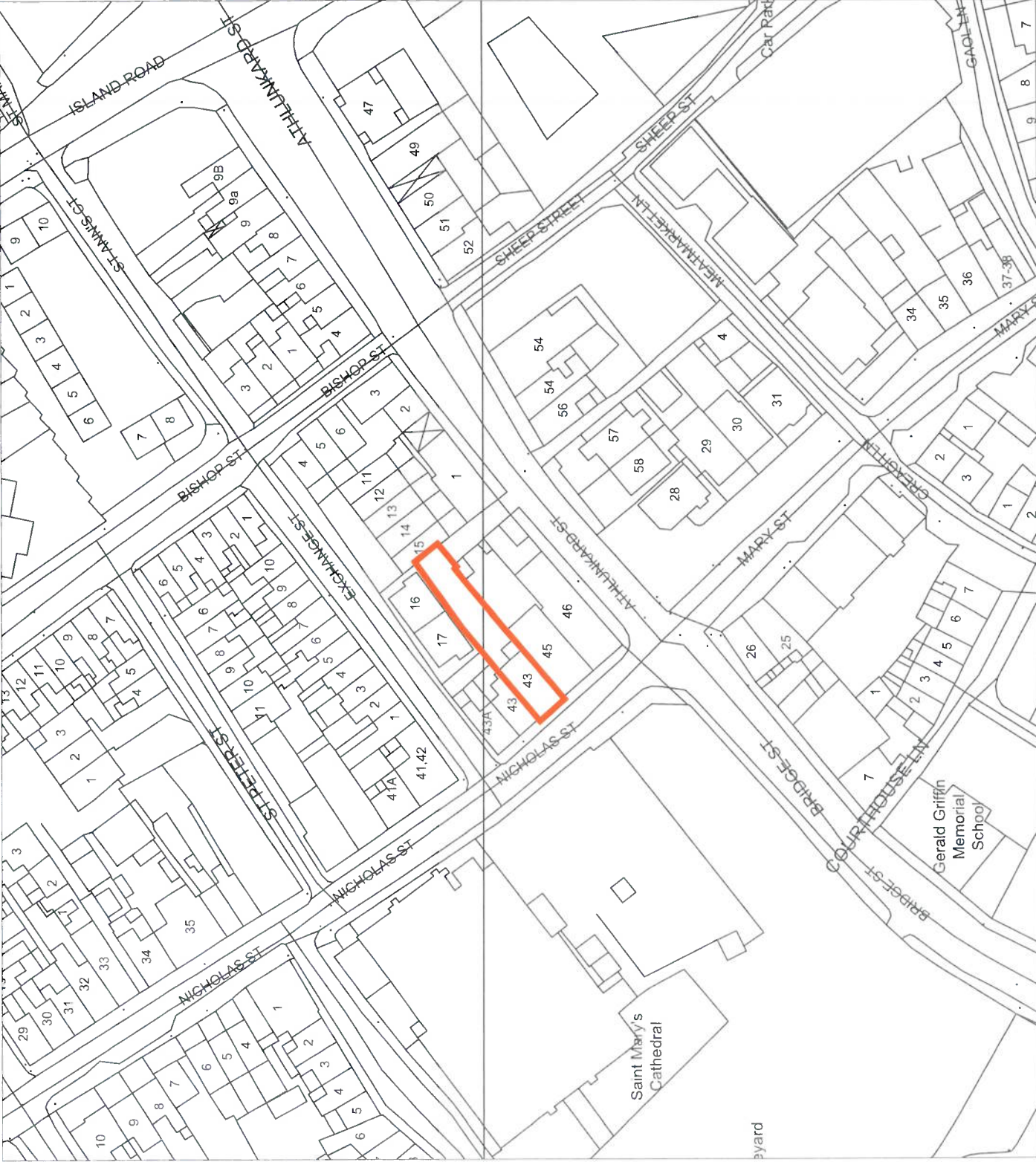
Derelict Sites Location Map



File Ref: DS-013-24
43, Nicholas Street, Limerick.
Site Area: 0.018 ha Approx.
ITM Co-ords 557887, 657634
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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3. Copy of the Section 15 Notice issued to owner/occupier/lessee.



Comhairle Cathrach
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& County Council

Forbairt Tuaithe, Pobail, Cultúir agus Turasóireachta
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Luimneach
V94 EH90

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

PRIVATE & CONFIDENTIAL

Ann Gleeson,
Ballyclough,
Castletroy,
Co.Limerick.
V94 WD46

t: +353 (0) 61 556 000

23rd July 2025

OUR REF: DS-013-24
RE: Derelict Site at 43 Nicholas Street, Limerick

Dear Ann Gleeson,

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
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.



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

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 commercial premises and surrounding land situate at 43 Nicholas Street, Limerick, containing 0.018 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-013-24** 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

Derelict Sites Location Map



File Ref: DS-013-24

43, Nicholas Street,

Limerick.

Site Area: 0.018 ha Approx.

ITM Co-ords 557887, 657634

Scale: 1:1000

Date Drafted 13/06/2025

Drafted By: R.Stephens

Legend

Derelict Sites

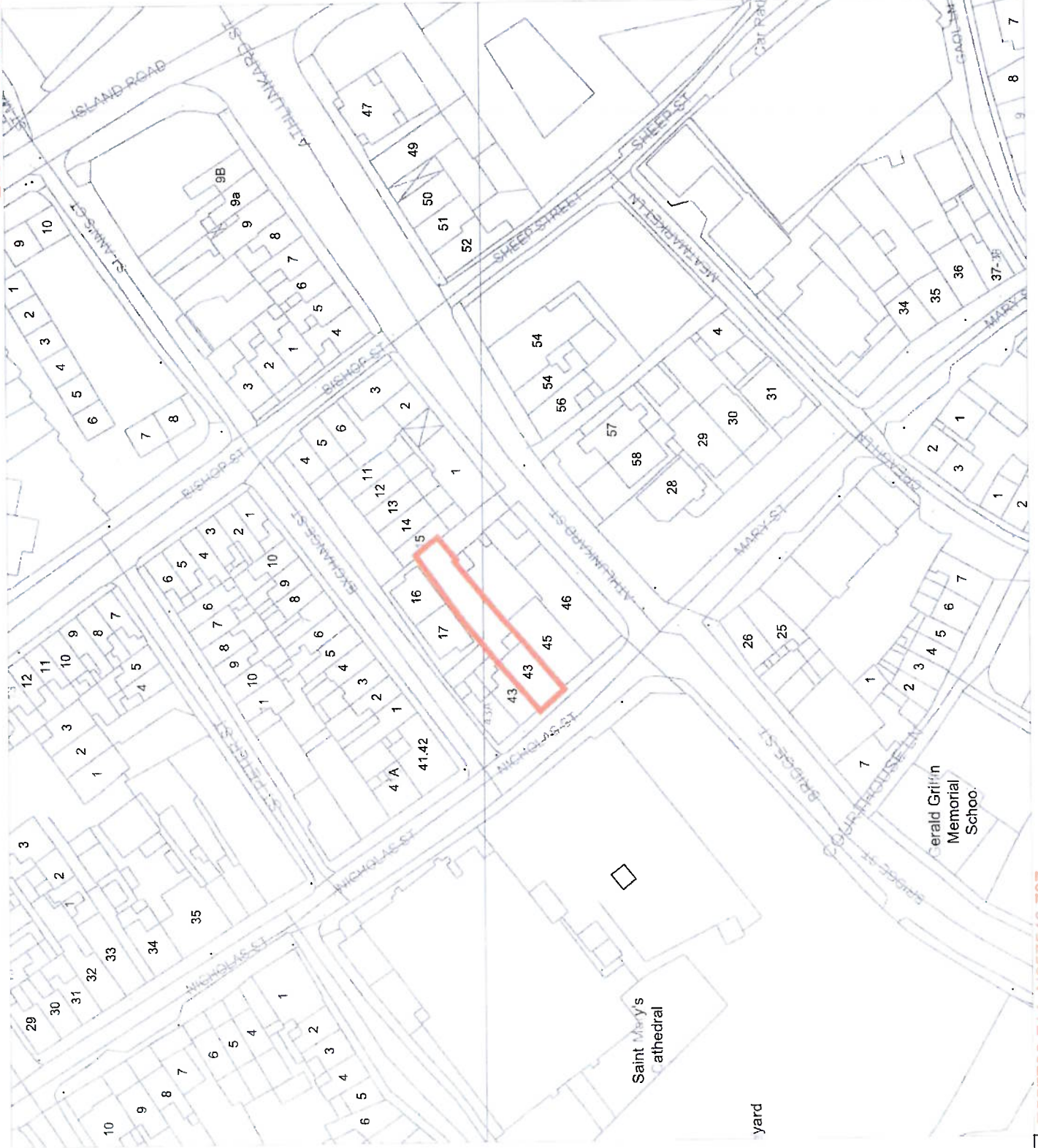
Open

Closed

In The Register

DS Outline

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Jun 05, 2024 02:24:21 PM



JUN 09, 2025 12:39:02 PM

4. Section 15 Notice Affix at the Derelict Site for owner/occupier/lessee.

TO THE OWNER/OCCUPIER/LEASER

Form No. 1
(Notice under Section 15(1a) of the District Sites Act, 1980)

Article 4

**NOTICE OF INTENTION TO ACQUIRE DEREK SITE
COMPULSORILY UNDER THE DISTRICT SITES ACT, 1980 (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 F9H6, in exercise of the powers conferred on them by section 14 of the District Sites Act, 1980, 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 F9H6, and may be inspected there during office hours.

Any owner, lessee or occupier (except a tenant for a period less than a month) may, on or before the 28th 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 Department, Limerick City & County Council, Merchant's Quay, Limerick, Eircode V94 F9H6.

The District Sites Act, 1980 (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, well-terrace commercial premises and surrounding land situate at 43 Nicholas Street, Limerick, containing 0.018 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-013, 14 in the District Sites Register established and maintained by Limerick City & County Council under section 8 of the District Sites Act, 1980.

Signed

Stephane Dujet,
Director of Services,
Rural, Community, Culture & Tourism Development

Dated this 16th day of July 2025



Galaxy A35 5G

24 July 2025 07:14



Galaxy A35 5G

24 July 2025 07:14

5. Copy of Section 15 Notice newspaper advertisement



PUBLIC NOTICE

FORM NO. 1 **ARTICLE 4** (NOTICE UNDER SECTION 15(1)(A) 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 Services 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 an end of terrace, two-storey dwelling and surrounding land situate at **11 Saint Mary's Terrace, Cappamore, Co. Limerick, containing 0.048 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-124-18** 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 and Tourism Development

Dated this the 18th day of July 2025

FORM NO. 1 **ARTICLE 4** (NOTICE UNDER SECTION 15(1)(A) 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 Services 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 an end of terrace, dormer-style dwelling and surrounding land situate at **Lower Knockane Road, Newcastle West, Co. Limerick, containing 0.120 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-192-22** 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 and Tourism Development

Dated this the 18th day of July 2025

FORM NO. 1 **ARTICLE 4** (NOTICE UNDER SECTION 15(1)(A) 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 Services 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 mid-terrace, two-storey dwelling and surrounding land situate at **10 Saint Columcille Street, Saint Mary's Park, Limerick, containing 0.013 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-169-20** 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 and Tourism Development

Dated this the 18th day of July 2025

FORM NO. 1 **ARTICLE 4** (NOTICE UNDER SECTION 15(1)(A) 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 Services 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 commercial premises and surrounding land situate at **43 Nicholas Street, Limerick, containing 0.018 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-013-24** 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 and Tourism Development

Dated this the 18th day of July 2025

FORM NO. 1 **ARTICLE 4** (NOTICE UNDER SECTION 15(1)(A) 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 Services 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 mid-terrace, dormer dwelling and surrounding land situate at **2 Rosbrien Terrace, Rosbrien Road, Limerick, containing 0.024 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-121-23** 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 and Tourism Development

Dated this the 18th day of July 2025

FORM NO. 1 **ARTICLE 4** (NOTICE UNDER SECTION 15(1)(A) 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).

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A map of the said derelict site has been deposited at the Property Management Services 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 and Tourism Development

Dated this the 18th day of July 2025

6. The objection letter from owner and
acknowledged response.

RL 6884 4707 QLE



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

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

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

t: +353 (0) 61 556 000

Berwick Solicitors
Clare Road,
Ennis,
Co. Clare
V95 D36D

4th September 2025

YOUR REF. JC/9684.1
OUR REF. DS-013-24
RE: DERELICT SITE AT 43 NICHOLAS STREET, LIMERICK

Dear Sirs,

I acknowledge receipt of your correspondence of 29th August 2025 and 22nd August 2025 (copies attached) and your client's objection to the proposed compulsory acquisition by Limerick City and County Council of the derelict site at 43 Nicholas Street, Limerick, bearing Derelict Sites case reference DS-013-24, as outlined on map with Notice served pursuant to section 15 of the Derelict Sites Act, 1990 (as amended).

The objection was duly made to Limerick City and County Council by the owner within the statutory period specified on the Notice.

As required by legislation, Limerick City and County Council will now make an application to An Bord Pleanála for consent to the compulsory acquisition of the said site.

Yours sincerely,

Audrey Crowe,
Administrative Officer,
Property Management Department

O'Grady, David

From: Customer Services
Sent: Friday 29 August 2025 09:51
To: callinanmurphy@berwick.ie
Subject: FW: [EXTERNAL]Berwicks Matter Ref: 0073180009 Re: 43 Nicholas Street, Limerick (3 Documents Attached)
Attachments: to Limerick CoCo 29.08.25.pdf; letter confirming not derelict.pdf

Good Morning,

I wish to acknowledge receipt of your e-mail.

I have forwarded this to the Property & Community Facilities Team for their attention and response to you.

Regards

Joanne
Le gach dea mhéin
Seirbhís Custaiméirí
Comhairle Cathrach & Contae Luimnigh

Customer Services
Limerick City & County Council
Telephone: 061 556000

Limerick City and County Council stands united against aggression, violence and misconduct towards our dedicated staff. We value collaboration and open dialogue, fostering an environment where everyone feels safe and respected. Together, we uphold a culture of dignity and professionalism, ensuring that our employees can serve you with enthusiasm.

From: Callinan Murphy @ Berwick.ie <callinanmurphy@berwick.ie>
Sent: Friday 29 August 2025 08:21
To: Customer Services <customerservices@limerick.ie>
Subject: [EXTERNAL]Berwicks Matter Ref: 0073180009 Re: 43 Nicholas Street, Limerick (3 Documents Attached)

You don't often get email from callinanmurphy@berwick.ie. [Learn why this is important](#)

Caution: This is an external email and may have a suspicious subject or attached content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

Limerick City and County Council

Rural, Community, Culture & Tourism and Development

F.A.O. Ms Audrey Crowe

Email: customerservices@limerick.ie

Property at 43 Nicholas Street, Limerick

You might please acknowledge receipt as we are e-mailing only, thank you!.

Please see attached from

John Callinan

Partner

BERWICK
Solicitors | L.L.P.

+353 65 68 28990
Clare Road, Ennis, County Clare V95 D36D

www.berwick.ie



Solicitors | L.L.P.

Incorporating Callinan Murphy Solicitors

Ennis Office

Clare Road, Ennis, V95 D36D

Tel: 065 6828990

callinanmurphy@berwick.ie

Galway Office

22 Mainguard Street, Galway.

Tel: 091 567 545 | info@berwick.ie

www.berwick.ie

Dublin Office

Suite 615, The Capel Building

St. Mary's Abbey, Dublin 7.

Tel: 01 4883322 | info@berwick.ie

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

F.A.O. Ms Audrey Crowe

Email: customerservices@limerick.ie

Date: 29th August 2025

OUR REF: JC/9684.1

Your Ref: DS-013-024

RE: Our Client: Anne Gleeson
Property at 43 Nicholas Street, Limerick

Dear Ms. Crowe,

We refer to you the above and confirm that we wish to **object to the CPO** by your office of the above-mentioned property on behalf of our client, Anne Gleeson.

We trust that you will note the position,

Yours Sincerely,

Sent via email and accordingly bears no signature.

John Callinan,
Partner

David Higgins

Ronan Murphy

John Callinan

Emer Mulry

Martin Kerrigan

Lorna Hrehorow

Eileen Brooks

Allison Dey, Consultant Solicitor





Solicitors | L.L.P.

Incorporating Callinan Murphy Solicitors

Ennis Office

Clare Road, Ennis, V95 D36D

Tel: 065 6828990

callinanmurphy@berwick.ie

Galway Office

22 Mainguard Street, Galway.

Tel: 091 567 545 | info@berwick.ie

www.berwick.ie

Dublin Office

Suite 615, The Capel Building

St. Mary's Abbey, Dublin 7.

Tel: 01 4883322 | info@berwick.ie

Please respond to the Ennis Office – Clare Road, Ennis, Co. Clare V95D36D

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

F.A.O. Ms Audrey Crowe

Email: customerservices@limerick.ie

Date: 29th August 2025

OUR REF: JC/9684.1

Your Ref: DS-013-024

RE: **Our Client: Anne Gleeson**
Property at 43 Nicholas Street, Limerick

Dear Ms. Crowe,

I refer to you the above and to mine of the 22.08.25- Further to same I now enclose for your attention: Copy letter from Hogan Durkan Auctioneers & Valuers addressed to the Rates Dept. of Limerick CCC dated the 25.08.2025. I

I would be obliged if you would consider the enclosed and revert to me at your earliest convenience.

Thanking you,

Yours Sincerely,

Sent via email and accordingly bears no signature.

John Callinan,
Partner

Encl.1

David Higgins

Ronan Murphy

John Callinan

Emer Mulry

Martin Kerrigan

Lorna Hrehorow

Eileen Brooks

Allison Dey, Consultant Solicitor



Rates Department
Limerick City & County Council.
County Hall
Dooradoyle
Co. Limerick.

25 August 2025.

Re: Property @ 43 (47) Nicholas Street, Limerick. V94 V120

Ref. Property No. 1063695

Dear Sir/Madam,

Regarding the above-mentioned property, it should be noted that this property is our 'Sales Books'. Details of the premises and sale of same were as follows Daft ID: 16270283. The property is Not in a derelict condition, although vacant since 02 November 2015

We had some enquiries, but none proved successful in securing a client thus far. I will keep you updated in the Rates Department.

If I can be of any further assistance to you, please do not hesitate in contacting me.

Yours sincerely



Patrick Durkan
MIPAV REV MMCEPI

25/08/25.

Hogan Durkan
PRSA No. 003318

Sales | Valuations | Lettings & Management | Advice

O'Grady, David

From: Customer Services
Sent: Monday 25 August 2025 12:34
To: Aoifecallinan@berwick.ie
Subject: FW: [EXTERNAL]Berwicks Matter Ref: 007318-0009 Re: 43 Nicholas Street, Limerick
Attachments: from Limerick CC 23.07.2025.pdf; to Limerick CoCo 22.08.2025.pdf

Good Afternoon,

I wish to acknowledge receipt of your e-mail.

I have forwarded this to the Property & Community Facilities Department for their attention and response to you.

Regards

Joanne
Le gach dea mhéin
Seirbhísi Custaiméirí
Comhairle Cathrach & Contae Luimnigh

Customer Services
Limerick City & County Council
Telephone: 061 556000

Limerick City and County Council stands united against aggression, violence and misconduct towards our dedicated staff. We value collaboration and open dialogue, fostering an environment where everyone feels safe and respected. Together, we uphold a culture of dignity and professionalism, ensuring that our employees can serve you with enthusiasm.

From: Aoife Callinan <Aoifecallinan@berwick.ie>
Sent: Monday 25 August 2025 11:08
To: Customer Services <customerservices@limerick.ie>
Subject: [EXTERNAL]Berwicks Matter Ref: 007318-0009 Re: 43 Nicholas Street, Limerick

You don't often get email from aofecallinan@berwick.ie. [Learn why this is important](#)

Caution: This is an external email and may have a suspicious subject or attached content.
Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

Dear Sir / Madam,

Please see attached for your attention.

Kind Regards,

Aoife Callinan

Legal Secretary of John Callinan

+353 65 682 8990

Clare Road, Ennis, CLARE

BERWICK
Solicitors | L.L.P.

www.berwick.ie

Berwick Clare

22 Mainguard Street, Galway - (091) 567 545

Berwick Dublin

Suite 615, The Capel Building, St. Mary's Abbey, Dublin 7 - (01) 488 3322



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Incorporating Callinan Murphy Solicitors

Ennis Office

Clare Road, Ennis, V95 D36D

Tel: 065 6828990

callinanmurphy@berwick.ie

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Please respond to the Ennis Office – Clare Road, Ennis, Co. Clare V95D36D

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

F.A.O. Ms Audrey Crowe
Email: customerservices@limerick.ie

Date: 22nd August 2025

OUR REF: JC/AC/9684.1

Your Ref: DS-013-024

RE: Our Client: Anne Gleeson
Derelict Property at 43 Nicholas Street, Limerick

Dear Ms. Crowe,

I refer to you the above and in particular to your letter of the 23rd July addressed to our Client. I telephoned your office of the afternoon of the 19th inst., I held for some 3 minutes but couldn't get through.

Please note that my Client has been in very poor health for upwards of the last 9 months. She had very serious brain surgery a number of months ago and is in recovery. She advises me that she has previously objected to the listing of this property as derelict. She has, however, having being in a position to do so from a health point of view, recently engaged auctioneers from whom she is hoping to obtain a valuation of the property.

I'd be obliged if you might stay your hand and if possible, could you give the writer a call to see if this matter can be resolved.

I look forward to hearing from you,

Yours Sincerely,


John Callinan, Partner

David Higgins

Ronan Murphy

John Callinan

Emer Mulry

Martin Kerrigan

Lorna Hrehorow

Eileen Brooks

Allison Dey, Consultant Solicitor





Comhairle Cathrach
& Contae Luimnigh
**Limerick City
& County Council**

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V94 EH90

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

PRIVATE & CONFIDENTIAL

Ann Gleeson,
Ballyclough,
Castletroy,
Co.Limerick.
V94 WD46

t: +353 (0) 61 556 000

23rd July 2025

OUR REF: DS-013-24
RE: Derelict Site at 43 Nicholas Street, Limerick

Dear Ann Gleeson,

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
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.



Comhairle Cathrach
& Contae Limerick

Limerick City
& County Council

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 commercial premises and surrounding land situate at 43 Nicholas Street, Limerick, containing 0.018 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-013-24 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

E558014.029 N657732.884

Cornhairte Cathrach
& Contae Luimnigh
Limerick City
& County Council

Derelict Sites Location Map



File Ref: DS-013-24

43, Nicholas Street,
Limerick.

Site Area: 0.018 ha Approx.

ITM Co-ords 557887, 657634

Scale: 1:1000

Date Drafted 13/06/2025

Drafted By: R.Stephens

Legend

Derelict Sites

Open

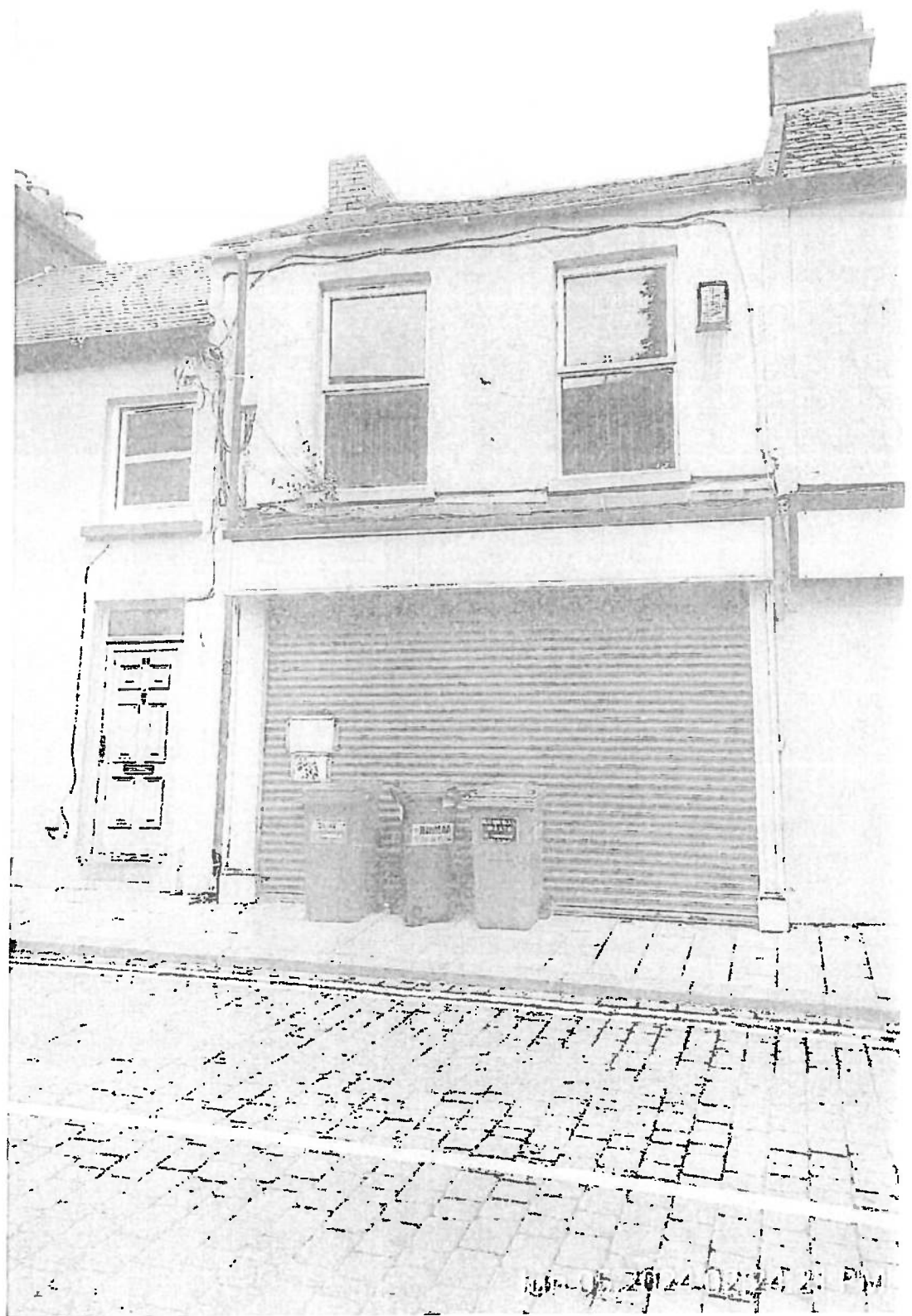
Closed

In The Register

DS Outline

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E557798.714 N657540.707





7. Selection of inspection photos of the derelict site from the case file.







Jan 19, 2024 02:24:45 PM



Mar 26, 2024 12:36:38 PM



Apr 24, 2024 12:20:04 PM



Jun 05, 2024 02:24:21 PM



Jun 09, 2025 12:19:56 PM



Jun 09, 2025 12:21:23 PM



Jun 09, 2025 12:39:41 PM



Galaxy A35 5G

24 July 2025 07:14