

3. Copy of the Section 15 Notice issued to owner/occupier/lessee.





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

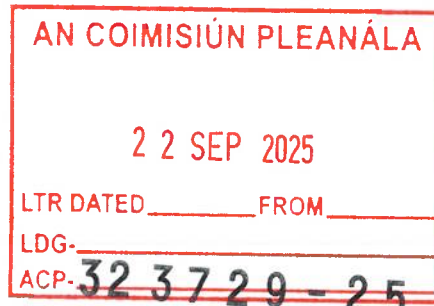
PRIVATE & CONFIDENTIAL

Krzysztof Warcholek,
50 Rosanna Close,
Rosanna Road,
Tipperary Town,
Co. Tipperary

23rd July 2025

OUR REF: DS-124-18

RE: Derelict Site at 11 Saint Mary's Terrace, Cappamore, Co. Limerick



t: +353 (0) 61 556 000

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.

AN COIMISIÚN PLEANÁLA

22 SEP 2025

LTR DATED _____ FROM _____

LDG- 32 37 29 - 25
ACP-



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 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 & Tourism Development

Dated this the 18th day of July 2025

E557448.117 N651368.234



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

Derelict Sites Location Map



File Ref: DS-124-18

11, St Mary's Terrace,

Cappamore, Co. Limerick.

Site Area: 0.048 ha Approx.

ITM Co-ords 557357, 651267

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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E577232.802 N651176.056



AN COMMISSIONER PLEANALA

22 SEP 2025

LTR DATED FROM

LDG

ACP

323729-25

May 14, 2025 12:42:31 PM



MAY 14, 2025 12:39:19 PM