

APPENDIX D



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COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

By registered and ordinary post

The Secretary
Ahakista Property Investments Limited
Suite A
No. 1 Charlotte Quay
Limerick

4th March 2025

Our Reference: DS03-40
Property at: Breaffa South, Spanish Point, Co. Clare

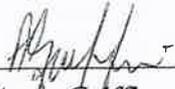
A Chara

I refer to the Section 8(2) Notice on 16th January 2025 in relation to the above derelict site.

As no response has been received, I am now issuing to you, as registered owner of the site, a Section 8(7) Notice, along with the associated site map, in accordance with the provisions of the Derelict Sites Act, 1990. The property is now on the Derelict Sites Register and the Council is entitled to value the property and charge a derelict sites levy (7% of the value of the property) on it annually until the property is either disposed of or rendered non-derelict.

I am available to discuss the matter with you, should you wish.

Mise le meas



Anne Griffin
Derelict Sites Team
agriffin@clarecoco.ie
065 6846488

CRM updated
Anned 4/4/25

An Rannóg um Bainistiú Réadmhaoine
An Stiúrthóireacht Forbairt Gheilleagrach
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Property Management Unit
Economic Development Directorate
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



COMHAIRLE CONTAE AN CHLÁIR
CLARE COUNTY COUNCIL

NOTICE UNDER SECTION 8 (7) OF DERELICT SITES ACT, 1990

NOTICE OF ENTRY OF LAND AS A DERELICT SITE IN THE DERELICT SITES

The Secretary

Ahakista Property Investments Limited

Suite A

No. 1 Charlotte Quay

Limerick

Ref. DS03-40

Derelict site at: Breaffa South, Spanish Point, Co. Clare

TAKE NOTICE that Clare County Council, the Local Authority for the County of Clare, having its offices at Áras Contae an Chláir, New Road, Ennis, County Clare, in exercise of the powers conferred on it by Section 8 (7) of the Derelict Sites Act, 1990 and of every other power in that behalf enabling, has entered the land described in SCHEDULE ONE attached, and indicated in colour on the map, in the Derelict Sites Register.

This NOTICE is served on you as theregistered owner of the land in question.

Dated this: 4th day of March 2025

A handwritten signature in black ink, appearing to read 'Anne Griffin', written over a horizontal line.

Anne Griffin
Administrative Officer
Derelict Sites Team



COMHAIRLE CONTAE AN CHLÁIR
CLARE COUNTY COUNCIL

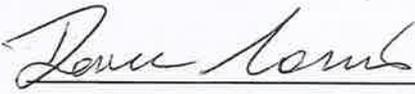
DERELICT SITE RECOMMENDATION

To: Anne Griffin, Administrative Officer
From: Doreen Norris, Acting Assistant Staff Officer
Date: 3 March 2025

File Reference:	DS03-40
Location:	Breaffa South, Spanish Point, Co. Clare
Owner / Occupier:	Ahakista Property Investments Limited

As no response/submission was received following the Notice served under Section 8(2) of the Derelict Sites Act, 1990, I recommend that a Section 8(7) Notice under the Derelict Sites Act 1990 be served on the registered owner:

Name	Address
The Secretary Ahakista Property Investments Limited	Suite A No. 1 Charlotte Quay Limerick

Signed: 
Acting Assistant Staff Officer

Approved: 
Administrative Officer

Date: 3rd March 2025

RL8221 3380 STE



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

By registered and ordinary post

The Secretary
Ahakista Property Investments Limited
Suite A
No. 1 Charlotte Quay
Limerick

16 January 2025

Our Reference: DS03-40
Property at: Breaffa South, Spanish Point, Co. Clare

A Chara

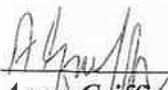
I enclose herewith a Section 8(2) Notice in accordance with the provisions of the Derelict Sites Act, 1990, along with the associated site map.

You are invited to make representations, in writing, in relation to the carrying out of the works and timeframe for same, within a period of **one month** from the date of the attached notice, which will be considered by Clare County Council. Please be aware that the Derelict Sites Register is a public document.

In the event that an adequate response is not received within the above timeframe, it is the Council's intention to take further action under the Derelict Sites Act 1990.

If you have any further queries please contact the undersigned.

Le meas



Anne Griffin
Administrative Officer
Property Management Unit
agriffin@clarecoco.ie
065-6846488

CRM ✓
Diarned 17/2/25

An Rannóg um Bainistiú Réadmhaoine
An Stiúrthóireacht Forbairt Gheilleagrach

Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Property Management Unit
Economic Development Directorate

Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



Comhairle Contae an Chláir
Clare County Council

NOTICE UNDER SECTION 8 (2) OF DERELICT SITES ACT, 1990

NOTICE OF INTENTION TO ENTER LAND AS A DERELICT SITE IN THE DERELICT SITES

Ref. DS03-40

To: The Secretary
Ahakista Property Investments Limited
Suite A
No. 1 Charlotte Quay
Limerick

16 January 2025

TAKE NOTICE that Clare County Council, the Local Authority for the County of Clare, having offices at Áras Contae an Chláir, New Road, Ennis, County Clare V95 DXP2 is of the opinion that the land (hereinafter referred to as "the land in question") described in SCHEDULE ONE annexed hereto and delineated and indicated in colour on the map attached hereto is a derelict site within the meaning of the Derelict Sites Act, 1990 by reason of;

Section 3 (b) the neglected, unsightly or objectionable condition of the land or any structures on the land in question.

TAKE NOTICE that Clare County Council, in exercise of the powers conferred on it by Section 8 (2) of the Derelict Sites Act, 1990 serves on you, as registered owner of the land in question, this NOTICE of intention to enter particulars of the said land in the Derelict Sites Register.

AND TAKE FURTHER NOTICE that you may, within **one month** from the date of service of this Notice upon you, make such representations in writing as you think fit concerning the terms of this Notice and the Council, having considered such representations, may either make or not make the aforementioned entry in the Derelict Sites Register, as they think fit having regard to such representations.

Any such representations should be in writing and addressed to the Derelict Sites Team, Clare County Council, Áras Contae an Chláir, New Road, Ennis, Co Clare V95 DXP2

Dated this: 16th day of January 2025



Anne Griffin
Administrative Officer
Economic Development Department

SCHEDULE ONE

DESCRIPTION AND LOCATION OF LAND

Description	Derelict cottage and detached small shed & surrounding site
Location / Address	Breaffa South, Spanish Point, Co. Clare
Post Code	None



Property Details

> Back

Folio Number	CE4800F
Title Level	Freehold
Plan Number	100
Property Number	1
Area of outlined plans	0.48 hectares
Number of Plans on this folio	1
Address	Not Available

[View Folio PDF](#) [Request Certified Copy](#)

The following Applications are Pending on this Folio

02003LR0000268	For Further Assessment
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*Title Easement Registration Boundaries and Plan Area are not conclusive. See SECTION 54(2) of Registration of Title Act 2006 and Rule 8(2) of the Land Registration Rules 2011.

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