

WATERFORD CITY & COUNTY COUNCIL
COUNCIL MEETING 11th FEBRUARY, 2021

PROPERTY MANAGEMENT

SALE OF FEE SIMPLE

Applicant:	Michael Walsh & Dermot Walsh
Premises At:	28 Lower Yellow Road, Waterford. (FS2830)
Details of Lease:	Premises covered by Lease dated 20 th March, 1975
Applicant qualified to Purchase:	Yes
Recommended Sale Price and	Transfer in fee simple for a sum of €5,000.00
Terms:	(Two hundred Euro) Purchaser to be responsible for all legal costs, Lease rent and Council outlay. (Ref. No. 1416)

DISPOSAL:

- D747** Disposal of 677msq at Kilmovee, Portlaw to Joe Clarke. Transfer in Fee Simple for the sum of €3,500 (Three thousand five hundred euro). Purchaser to bear both sides costs and Outlay
(Ref. No. 1417)
- L879** Lease of Rooms on 2nd floor, Presentation Building, Mitchell Street Dungarvan, Co. Waterford to Waterford Leader Partnership CLG. Lease for 10 years beginning 1st October, 2020 at the annual rent of €7,500 (Seven thousand Five Hundred euro). Each Side to bear own costs.
(Ref. No. 1418)
- L850** Lease of The Causeway Tennis & Bowls Club, at Walton Park, Abbeyside, Dungarvan, Co. Waterford to The Trustees of the Causeway Tennis & Bowls Club. Lease for 75 years at the annual rent of €200 (two hundred euro) subject to 5 yearly rent reviews. Each Side to bear own costs.
(Ref. No. 1418)

D722

Disposal of 46 St. Herblain Park, Kilcohan, Waterford City to Evernest Properties Ltd. Transfer in Fee Simple for the sum of €73,000 (Seventy Three thousand euro). Each side to bear own costs.
(Ref. No. 1420)

D751

Disposal of 45msq at 56 Marymount, Ferrybank to Finola Lee of 56 Marymount, Ferrybank. Transfer in Fee Simple for the sum of €500 (Five hundred euro). Purchaser to bear both sides costs.
(Ref. No. 1421)

NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 1416

TO: EACH MEMBER OF WATERFORD CITY AND COUNTY COUNCIL

Pursuant to the provisions of Section 183 of the Local Government Act, 2001, I give you notice of the proposed disposal of the properties described hereunder to the persons named and subject to the specified terms and conditions.

Heading	Description
Reference Number:	1416
File:	FS2830
Disposal Type:	Fee Simple Sale
Townland:	Trinity Without
Address / Location:	Lower Yellow Road (Walsh's Takeaway)
Acquired From:	N/A
Proposed to Dispose to:	Michael Walsh & Dermot Walsh, 28 Lower Yellow Road, Waterford City.
Terms & Conditions:	Transfer in Fee Simple for €5,000 (Five thousand euro). Purchaser to pay both sides legal costs, outstanding Lease Rent & Council Outlay.
Location Map:	Fee Simple - Purchaser must provide map to their solicitor.
Background	Premises at 28 Lower Yellow Road, Waterford demised by Lease dated 20 th March, 1975 between the Mayor Alderman and Burgesses of Waterford to Margaret Cullen for a term of 75 years from 29 th September, 1974 at £26.00 per annum.
Valuation:	Valuation received in September 2020. Between €2,315 and €5,000. Agreed disposal price €5,000.
Dated:	1 st February, 2021



659939.414

612298.058

612389.705

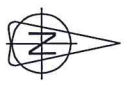
660052.928

LOWER YELLOW ROAD

PHILIP STREET

NOTES

 Outline of Area for Disposal
Total Area - 102m²



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Licence number 2003/07CCMAMWaterford City Council.

KIERAN KERDIE
DIRECTOR OF SERVICES
CORPORATE, CULTURE, HR & IS
PROPERTY MANAGEMENT
ADDRESS : Level 4, Marquis Building, The Mall, Waterford
TELEPHONE : 051 - 849741
FAX NO. : 051 - 844708

Comhairle Cathrach & Contae Phort Láirge
Waterford
City & County Council

PROJECT
Sale of Fee Simple Interest
- WITH -
At 28 Lower Yellow Road,
Waterford.

TITLE
Waterford City & County Council
- WITH -
Michael & Derrmot Walsh

SCALE	1/500
ADD No.	FS2830
DATE	20/01/2021
PREPARED BY	G Denelle
DATE	20/01/2021
SCALE	1/500
ADD No.	FS2830
DATE	20/01/2021
PREPARED BY	G Denelle
DATE	20/01/2021
SCALE	1/500
ADD No.	FS2830
DATE	20/01/2021
PREPARED BY	G Denelle
DATE	20/01/2021

NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 1417

TO: EACH MEMBER OF WATERFORD CITY AND COUNTY COUNCIL

Pursuant to the provisions of Section 183 of the Local Government Act, 2001, I give you notice of the proposed disposal of the properties described hereunder to the persons named and subject to the specified terms and conditions.


Heading	Description
Reference Number:	1417
File:	D747
Disposal Type:	Disposal
Townland:	Kilmovee
Address / Location:	677msq at Kilmovee, Portlaw, Co. Waterford
Acquired From:	NA
Proposed to Dispose to:	Joe Clarke, 290 Queen Street, Portlaw, Co. Waterford.
Terms & Conditions:	Transfer in Fee Simple for €3,500 (three thousand five hundred euro). Purchaser to bear both sides costs & outlay.
Location Map:	See map on following page.
Background	This plot is adjacent to Mr. Clarke's property and he always thought it was in his title as part of his garden until he looked into the matter recently. He approached the Council looking for this disposal early November 2020.
Valuation:	Valuation received November 2020 with range of €3,000 - €5,000.
Dated:	1 st February, 2021

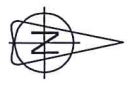


612379.303

644262.299

NOTES

 Outline of area for Possible Disposal from Folio WD37513F
 Total Area- 677m²



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REVISION	DATE	INITIALS	NO.



**Comhairle Cathrach
 & Contae Phort Láirge**
 Waterford
 City & County Council

KIERAN KEHOE
 DIRECTOR OF SERVICES
 CORPORATE, CULTURE, HR & IS
PROPERTY MANAGEMENT
 ADDRESS: Level 2, Kilmoren Building, The Hill, Waterford
 TELEPHONE : 051 - 849741
 FAX NO. : 051 - 849708

PROJECT
 Possible Disposal of Land
 At Kilmovee,
 Portlaw, Co. Waterford.

TITLE
 Waterford City & County Council
 - WITH -
 Joe Clarke

SCALE	JOB No.	ISSUANCE No.
1/1000	D747	001
DATE	ISSUED BY	SCALE
10/09/2020	G. Donohue	5562 -D/24

ONASHEET

NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 1418

TO: EACH MEMBER OF WATERFORD CITY AND COUNTY COUNCIL

Pursuant to the provisions of Section 183 of the Local Government Act, 2001, I give you notice of the proposed disposal of the properties described hereunder to the persons named and subject to the specified terms and conditions.

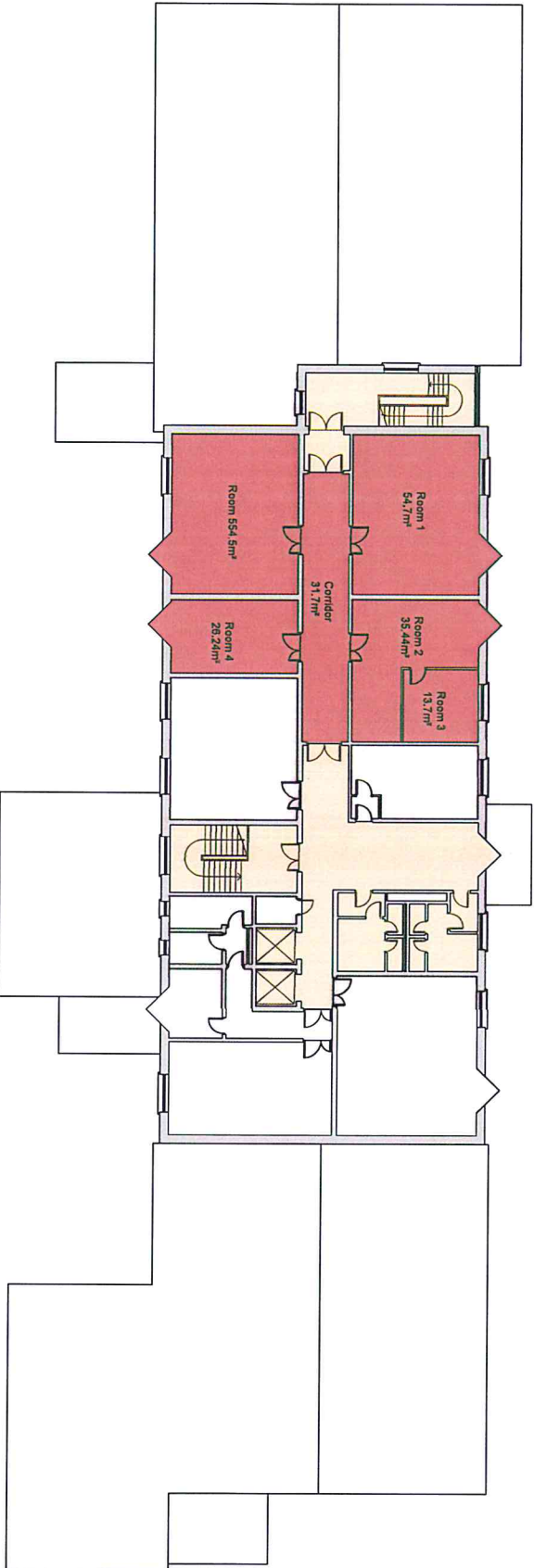
Heading	Description
Reference Number:	1418
File:	L879
Disposal Type:	Lease of Rooms 2 nd Floor, Presentation Building, Mitchell Street, Dungarvan
Townland:	Dungarvan
Address / Location:	Presentation Building, Mitchell Street, Dungarvan, Co. Waterford
Acquired From:	N/A
Proposed to Dispose to:	Waterford Leader Partnership CLG, Lismore Business Park, Lismore, Co. Waterford Chairperson: Michael Cosgrove
Terms & Conditions:	Lease for a term of 10 years beginning 1 st October, 2020. Rent of €7,500 p.a. Each side own costs.
Location Map:	See map on following page.
Background	Waterford Leader have held a License on these rooms since 1 st January, 2016. They now wish to change to a Lease Agreement in order to secure grant funds. Their license agreement expired 30 th September at which time they enquired about changing to Lease
Valuation:	No Valuation. Rent of €7,500 is continuing from previous license agreement.
Dated:	1 st February, 2021

NOTES

Rooms Licensed to
Waterford Leader Partnership

Floor Area	
Room 1	54.7m ²
Room 2	35.44m ²
Room 3	13.7m ²
Room 4	26.24m ²
Room 5	54.5m ²
Corridor	31.7m ²
Total	216.28m²

Common Areas



Second Floor Plan

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REVISION	DATE	INTLS. No.

**Comhairle Cathrach
& Contae Phort Láirge**
Waterford
City & County Council

Kieran Kehoe
DIRECTOR OF SERVICES
CORPORATE CULTURE, HR & IS
PROPERTY MANAGEMENT
ADDRESS : Level 4, Mespasa Building, The Mall, Waterford.
TELEPHONE : 051 - 849741
FAX NO. : 051 - 844708

PROJECT
Lease of Second Floor Rooms
in DCDP At Mitchell Street,
Dunganvarri, Co. Waterford.

TITLE
Waterford City & County Council
- WITH -
Waterford Leader Partnership

SCALE	JOB No.	DRAWING No.
NTS	L879	001
DATE	DRAWN BY	C.S. REF.
14/01/2020	J Doran	6071 - 08

ON/ASHEET

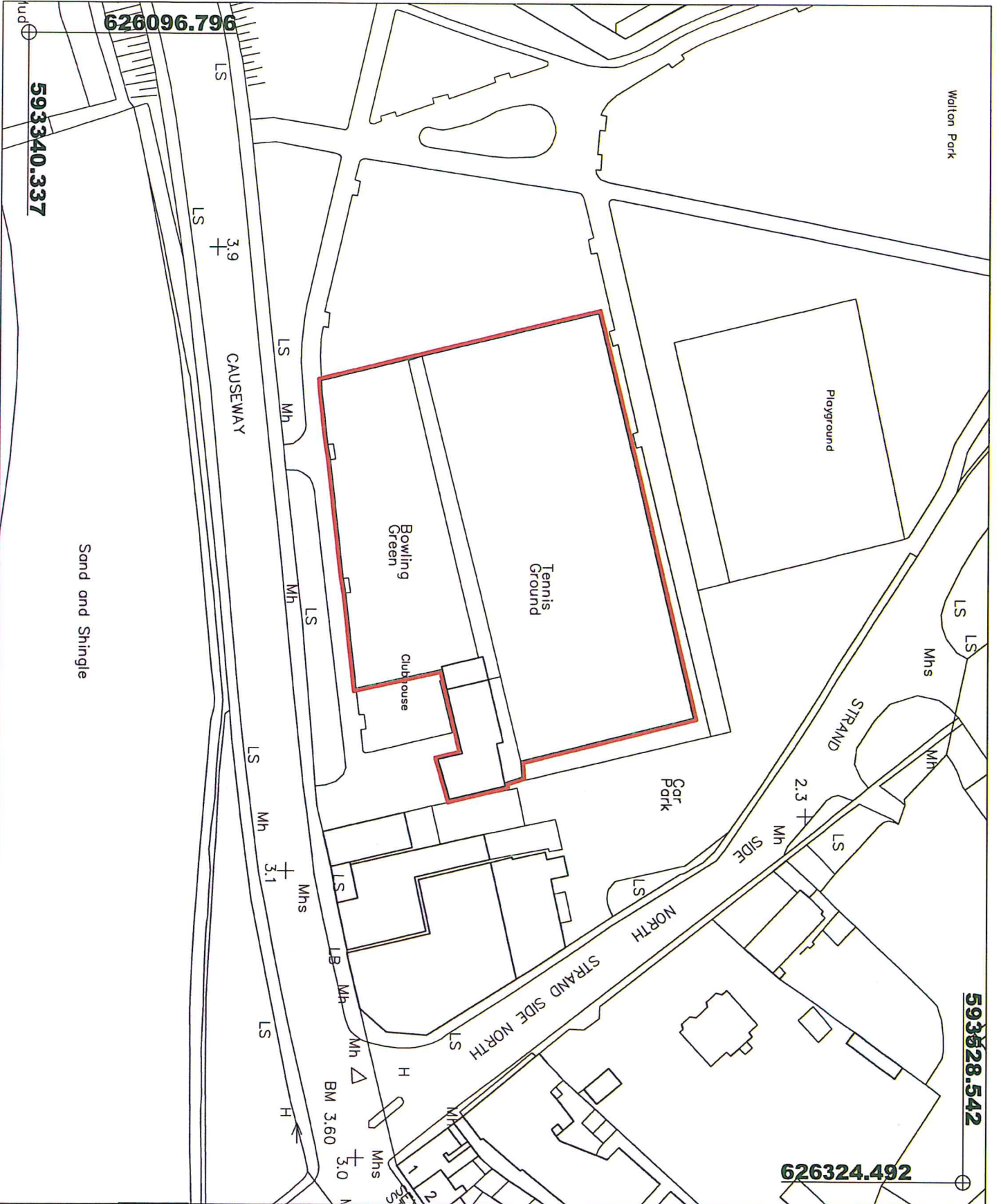
NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 1419

TO: EACH MEMBER OF WATERFORD CITY AND COUNTY COUNCIL

Pursuant to the provisions of Section 183 of the Local Government Act, 2001, I give you notice of the proposed disposal of the properties described hereunder to the persons named and subject to the specified terms and conditions.

Heading	Description
Reference Number:	1419
File:	L850
Disposal Type:	Lease
Townland:	Shandon
Address / Location:	Causeway Tennis & Bowls Club, Walton Park, Abbeyside, Dungarvan, Co. Waterford
Acquired From:	CPO No. 3 of 2020 for Lands in Dungarvan
Proposed to Dispose to:	Trustees of Causeway Tennis & Bowls Club,
Terms & Conditions:	Lease for 75 years @ a rent of €200 p.a. subject to 5 yearly rent reviews. Each side own costs.
Location Map:	See map on following page.
Background	The Council has strived for years to get permission from Minister for Communications as holders of land to sub-lease. This is now in the Council's remit to Lease following the successful CPO of these lands. Therefore this S183 will supersede the S183 dated 1 st May, 2018 Ref. No. 1328.
Valuation:	No Valuation as a Community Lease.
Dated:	1 st February, 2021



Walton Park

Playground

Tennis Ground

Bowling Green

Clubhouse

Car Park

STRAND SIDE NORTH

CAUSEWAY

Sand and Shingle

593328.542

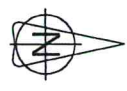
626324.492

626096.796

593340.337

NOTES

Area to be Leased -
Total Area = 4798m² (1.19 Acres)



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FAX NO. : 051 - 869741

KIERAN KEHOE
DIRECTOR OF SERVICES
CORPORATE, CULTURE, HR & IS SERVICES
PROPERTY MANAGEMENT

Comhairle Cathrach
& Contae Phort Láirge
Waterford
City & County Council

TITLE
Waterford City & County Council
- WITH -
Trustees of Causeway Tennis and Bowls Club

PROJECT
New Lease
At Causeway Tennis & Bowls Club
Dungarvan, Co. Waterford

SCALE	JOB NO.	ISSUED NO.
1/1000	L850	001
DATE	ISSUED BY	DRAWN BY
13/01/2021	G Denehill	5071-08

NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 1420

TO: EACH MEMBER OF WATERFORD CITY AND COUNTY COUNCIL

Pursuant to the provisions of Section 183 of the Local Government Act, 2001, I give you notice of the proposed disposal of the properties described hereunder to the persons named and subject to the specified terms and conditions.

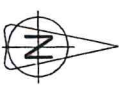
Heading	Description
Reference Number:	1420
File:	D722
Disposal Type:	Disposal
Townland:	Ballytruckle
Address / Location:	46 St Herblain Park, Kilcohan, Waterford City.
Acquired From:	CPO No. 11 of 2018
Proposed to Dispose to:	Evernest Properties Ltd., 32 Castlewoods, Ballinamona, Waterford City.
Terms & Conditions:	Transfer in Fee Simple for €73,000 (seventy three thousand euro). Each side own costs.
Location Map:	See map on next page.
Background	This property had become derelict owing to vacancy for years. Following instructions from Housing it was decided to CPO this house. It was decided to place the property on the open market for sale with William Quinlan Auctioneers.
Valuation:	Best price on Open Market received.
Dated:	1 st February, 2021



610356.338

660941.753

NOTES
 Outline of Area for Disposal
 Total Area-224m²



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REVISION DATE IRTS No.

Comhairle Cathrach & Contae Phort Láirge
 Waterford City & County Council

KIERAN KEHOE
 DIRECTOR OF SERVICES
 CORPORATE, CULTURE, HR & IS SERVICES
PROPERTY MANAGEMENT

ADDRESS : Level 4, Manuka Building, The Mall, Waterford.
 TELEPHONE : 051-869741
 FAX NO. : 051-864708

PROJECT
 Disposal of
 46 St. Herblan Park,
 Kilcohan, Waterford.

TITLE
 Waterford City and County Council
 With
 Evernest Properties Ltd.

SCALE	JOB No.	DRAWING No.	DATE	DRAWN BY	CHECKED BY
1/1000	D722	001	14/01/2021	G Dunne/ie	5702/C/11/2
GNAS SHEET					

NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 1421

TO: EACH MEMBER OF WATERFORD CITY AND COUNTY COUNCIL

Pursuant to the provisions of Section 183 of the Local Government Act, 2001, I give you notice of the proposed disposal of the properties described hereunder to the persons named and subject to the specified terms and conditions.

Heading	Description
Reference Number:	1421
File:	D751
Disposal Type:	Disposal
Townland:	Rockshire
Address / Location:	Approx 45msq at 56 Marymount, Ferrybank, Waterford.
Acquired From:	NA
Proposed to Dispose to:	Finola Lee, 56 Marymount, Ferrybank, Waterford.
Terms & Conditions:	Transfer in Fee Simple for €500 (five hundred euro). Purchaser to bear both sides costs.
Location Map:	See map on next page.
Background	Tidying up of Title for Ms. Lee as this part of her garden, to the side of her house, is already being occupied by her and used as a side entrance.
Valuation:	No valuation sought. We view as small disposal.
Dated:	1 st February, 2021





660981.495

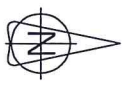
613057.428

613244.146

661210.262

NOTES

-  Outline of Disposal Area
-  Total Area 45m²



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REVISION	DATE	INITIALS	NO.



Comhairle Cathrach & Contae Phort Láirge
 Waterford City & County Council

KIERAN KEHOE
 DIRECTOR OF SERVICES
 CORPORATE CULTURE, HR & IS
PROPERTY MANAGEMENT
 ADDRESS : Level 5, Kierohan Building, 7, The Mall, Waterford.
 TEL. FAX NO. : 051 - 844708

PROJECT
 Disposal of area
 At Marymount, Ferrybank,
 Waterford.

TITLE
 Waterford City & County Council
 - WITH -
 Finola Lee

DATE	JOB No.	ISSUED BY	DATE	REVISION No.
11/1000	D751	06/01/2021	001	001

ON AS SHEET G.Demidoff 5632-17