

WATERFORD CITY & COUNTY COUNCIL

COUNCIL MEETING 8th APRIL, 2021

PROPERTY MANAGEMENT

DISPOSAL:

SALE OF FEE SIMPLE

Applicant: Miriam Daly, Derek Daly, Marc Daly & Gillian Daly
O'Sullivan

Premises At: 92 Grange Heights, Waterford.
(FS2406)

Details of Lease: Premises covered by Lease Dated 6th June, 1975

Applicant qualified to Purchase: Yes

Recommended Sale Price and Transfer in fee simple for a sum of €2.00

Terms: (Two Euro)

Purchaser to be responsible for all legal costs and
Council outlay.

(Ref. No. 1426)

D758 Disposal of 225m² adjacent to 3 Leoville, Dunmore Road, Waterford to Sean Ormonde & Gillian Ormonde (Joint Tenants). Transfer in Fee Simple for the sum of €1,000 (One thousand euro) plus 50% of cost of fencing. Purchaser to bear both sides costs.
(Ref. No. 1427)

D739 Disposal of 0.72 acres development site at Knockboy to Robert Thompson Funeral Directors Ltd. Transfer in Fee Simple for the sum of €130,000 (One hundred and thirty thousand euro) plus. Each side to bear own costs.
(Ref. No. 1428)

L881 Lease of Gallweys Chocolate Cafe at 10A Henrietta Street, Waterford to Kevin O'Brien. Lease term of 20 years at a rent of €7,500.00 (Seven thousand five hundred euro) with rent reviews every two years. Each side to bear own costs.
(Ref. No. 1429)

NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 1426

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:	1426
File:	FS2406
Disposal Type:	Fee Simple Freehold Sale
Townland:	Grange Upper
Address / Location:	92 Grange Heights
Acquired From:	NA
Proposed to Dispose to:	Miriam Daly, Derek Daly, Marc Daly & Gillian Daly O'Sullivan
Terms & Conditions:	Transfer in Fee Simple for €2.00 (two euro). Purchaser to bear both sides costs.
Location Map:	No map required for FORM C Land Registry transaction.
Background	This Notice supersedes Notice of 1/10/2018 Ref: 1343 as Raymond Daly has renounced his rights and Edward Daly passed away on 12/7/2020. This Notice provides for title to pass to Edward Daly's children. The above 2018 transaction was not completed in Land Registry by purchasers solicitor.
Valuation:	No valuation sought. Fee Simple/Freehold Sale.
Dated:	30 th March, 2021

NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 1427

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:	1427
File:	D758
Disposal Type:	Disposal
Townland:	Farranshoneen
Address / Location:	Disposal of 225msq adjacent to 3 Leoville, Dunmore Road, Waterford. From Folio WD406F Plan No. 46
Acquired From:	NA
Proposed to Dispose to:	Sean Ormonde & Gillian Ormonde (Joint Tenants) "The Villa", 3 Leoville, Dunmore Road, Waterford.
Terms & Conditions:	Transfer in Fee Simple for €1,000 (one thousand euro) plus 50% of cost of fencing. Purchaser to bear both sides costs.
Location Map:	See map on next page.
Background	In an effort to tidy up the area and this scrub land the owner of 3 Leoville was willing to purchase it. Mr. Ormonde has had issues with anti social behavior and people cutting through his garden as a short cut. A new fence and tree work is required to facilitate new boundary with costs split between Mr. Ormonde and Waterford Council.
Valuation:	Valuation by REA O'Shea O'Toole began at €15,000
Dated:	30 th March, 2021



662194.001

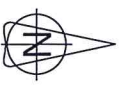
610739.163

610923.927

662419.502

NOTES

- Outline of Disposal Area
Area = 225.8m²
From Folio WD406F
Plan No. 46
- Wayleave Area Required
for 300mm Dia. Pipe



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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: 1st and 2nd Floors, 11th Floor, Waterford
TELEPHONE: 051-847241
FAX NO.: 051-847208

PROJECT
Disposal of 255.8m² of Land
At 3 Leoville & Ardkeen Village,
Waterford.

TITLE
Waterford City & County Council
- WITH -
Sean Ormonde

SCALE	JOB No.	DRAWING No.
1/1000	D758	001
DATE	DRAWN BY	D.S. REF.
12/03/2021	JJDoran	570240809/1314

ON44SHEET

NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 142

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:	1428
File:	D739
Disposal Type:	Disposal
Townland:	Knockboy
Address / Location:	Disposal of 0.72 acres development site at Knockboy, Waterford.
Acquired From:	NA
Proposed to Dispose to:	Robert Thompson Funeral Directors Ltd., 19 Barrack Street, Waterford.
Terms & Conditions:	Transfer in Fee Simple for €130,000 (one hundred & thirty thousand euro). Each side to bear own costs.
Location Map:	See map on next page.
Background	Purcell Properties had site on market since 17/9/2020 with no suitable offers received up to 31/12/2020. Period for tenders extended to 31/1/2020. Offer accepted February 2021 exceeding valuation.
Valuation:	REA O'Shea O'Toole €120,000
Special Conditions:	Planning must be achieved within 18 months from contract signing for the entire site (including land previously purchased from Council 2008/9).
Dated:	30 th March, 2021

Wayleave	Area	Pipe Size	Length	Width	Purpose
A-B	385m ²	225mm Ø	11.8 Lin M Approx.	10m	Foul Sewer

609429.675

664125.400

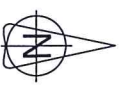
663896.164

609256.792



NOTES

- Outline of Site for Valuation
Area = 2,909m² (0.72 Acres)
Zoned General Business
- Wayleave
- 225mm Ø Foul Sewer Line



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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, Municipal Buildings - The Mall, Waterford.
TELEPHONE: 051-849741
FAX NO.: 051-844708

PROJECT
Disposal of 2,909m² of Land
At Knockboy, Ballygunner,
Waterford.

TITLE Waterford City & County Council - WITH - Robert Thompson Funeral Directors Ltd	
SCALE 1/1000	JOB No. D739
DATE 12/03/2021	DRAWN BY J.Doran
ON A4 SHEET	C.S. REF. 5702-C/D

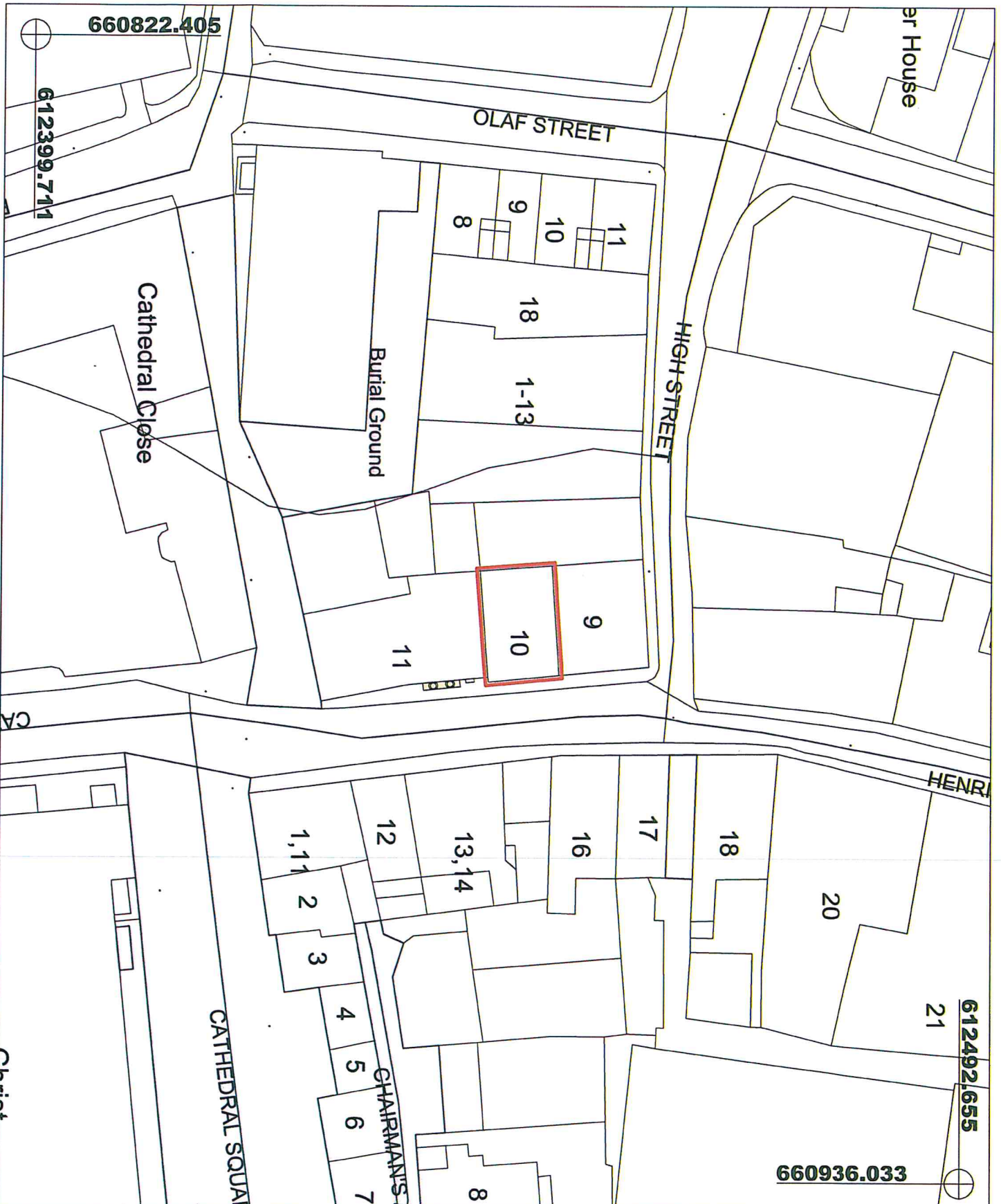
NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 1429

TO: EACH MEMBER OF WATERFORD CITY AND COUNTY COUNCIL

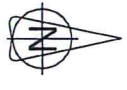
Pursuant to the provisions of Section 183 of the Local Government Act, 2001, I give you notice of the proposed disposal of the properties described hereunder to the persons named and subject to the specified terms and conditions.

Heading	Description
Reference Number:	1429
File:	L881
Disposal Type:	Lease
Townland:	
Address / Location:	Lease of Gallweys Chocolate Café, 10A Henrietta Street, Waterford.
Acquired From:	NA
Proposed to Dispose to:	Kevin O'Brien, Gallweys Chocolate Cafe, 10A Henrietta Street, Waterford.
Terms & Conditions:	Lease for 20 years @ rent of €7,500p.a. (seven thousand five hundred euro) with rent reviews every 2 years. Each side to bear own costs.
Location Map:	See map on next page.
Background	This property has been under license agreements of periods of 4 years and 9 months since 2010 LC134 refers. Kevin O'Brien now wishes to move to a longer term lease agreement.
Valuation:	REA O'Shea O'Toole valuation report 19/11/2019 maximum rent of €9,500. Rent agreed at €7,500 per annum.
Dated:	30 th March, 2021



NOTES

-  Outline of 10/10A Henrietta St Folio WD 35461F
-  Seating Area 2.6m² Positioned 2.2meters cafe Dimensions 3.7m*0.7m Accommodating 2 tables & 4 chairs



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 Licence number 2003070/CAM/Waterford City Council.

REVISION	DATE	INITIALS	NO.



FERGUS GALVIN
 DIRECTOR OF SERVICES
 WATER, ENVIRONMENT & CORPORATE SERVICES
PROPERTY MANAGEMENT
 1st Floor, Enterprise Building, The Mall, Waterford.
 TELEPHONE : 051 8474078
 FAX NO. : 051 - 847478

PROJECT
 Lease of premises & seating area
 At 10 & 10A Henrietta Street,
 Waterford.

TITLE
 Waterford City & County Council
 - WITH -
 Galilweys Chocolate Cafe

SCALE	JOB NO.	ISSUANCE NO.
1/500	L881	001
DATE	ISSUED BY	DRAWN BY
23/03/2021	G. Donnell	5692-22