

**WATERFORD CITY & COUNTY COUNCIL**  
**COUNCIL MEETING 8<sup>th</sup> SEPTEMBER, 2022**

**PROPERTY MANAGEMENT**

**DISPOSAL:**

**D783** Disposal of 0.2 acres at Carrickphierish Link Road, Waterford to Lidl Ireland. Transfer in Fee Simple for €150,000. Each side to bear own legal costs.  
**(Ref. No. 1467)**

**SALE OF FEE SIMPLE**

**Applicant:** Elizabeth Collins

**Premises At:** 22 Pine Court Tycor, Waterford.  
**(FS2918)**

**Details of Lease:** Premises covered by Lease Dated 14<sup>th</sup> March, 1966

**Applicant qualified to Purchase:** Yes

**Recommended Sale Price and Terms:** Transfer in fee simple for a sum of €7.00  
(Seven Euro)  
Purchaser to be responsible for all legal costs and Council outlay.  
**(Ref. No. 1468)**

**D785** Disposal of 13.251msq at 1 King Street Upper, Dungarvan, Co. Waterford to Christopher McGuire & Concepta Walsh. Transfer in Fee Simple for €3,500. Each side to bear own legal costs.  
**(Ref. No. 1469)**

**L867** Lease of Klub Muzik & Shared Carpark at Riverstown Community Centre, Riverstown, Tramore, Co. Waterford Klub Muzik Limited. Lease for 25 years with 5 yearly rent reviews in line with CPI for €200 (two hundred euro) per annum. Council to bear both sides legal costs.  
**(Ref. No. 1470)**

**L885**

Lease of GOMA Art Gallery, 6-8 Lombard Street, Waterford to GOMA Ltd. Lease for 20 years with 5 yearly rent reviews in line with CPI for €200 (two hundred euro) per annum. Council to bear both sides legal costs.

**(Ref. No. 1471)**

**NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001**

REFERENCE NO.

1467

TO: EACH MEMBER OF WATERFORD CITY AND COUNTY COUNCIL

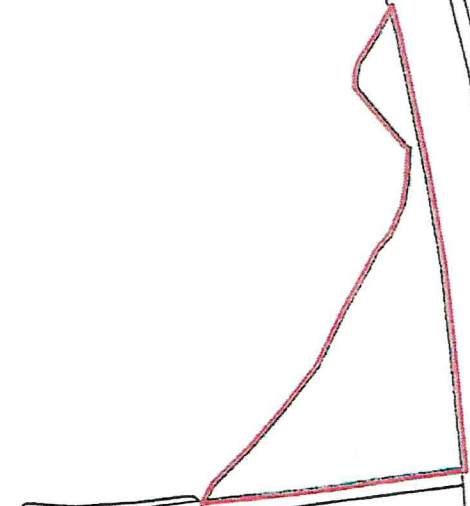
Pursuant to the provisions of Section 183 of the Local Government Act, 2001, I give you notice of the proposed disposal of the properties described hereunder to the persons named and subject to the specified terms and conditions.

Heading	Description
Reference Number:	1467
File:	D783
Disposal Type:	Disposal of 0.2 acres at Carrickphierish Link Road, Waterford.
Townland:	Bawndaw
Address / Location:	0.2 acres at Carrickphierish Link Road, Waterford.
Acquired From:	N/A
Proposed to Dispose to:	Lidl Ireland, c/ Andre Berg, Acquisitions Manager, RDC Newbridge, Co. Kildare.
Terms & Conditions:	Transfer in Fee Simple for €150,000 (One hundred and fifty thousand euro). Each side to bear own costs.
Location Map:	See map on next page.
Background	This sale is subject to planning being granted by WCCC for the development of a Lidl supermarket on the site. In that regard, the adjoining landowner has sold 1.8 acres to Lidl. After the sale was agreed it emerged that the sliver being the subject of this sale is in the ownership of WCCC, hence the requirement for Lidl to acquire same.
Valuation:	Purcell Properties negotiated this sale for WCCC gaining the best price. The price being secured by Waterford City & County Council is pro-rata identical to the price being paid by Lidl.
Special Conditions:	Subject to the making of a valid planning application in early course and will be lodged in a reasonable timeframe following a pre planning meeting.
Dated:	26 <sup>th</sup> August, 2022

612639.070

658406.637

*Bán Dáith  
Bawndaw*



658177.975

612451.331

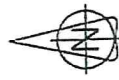
Gaeiscoil  
Na nDeise

Waterford  
Educate Together  
National School

**NOTES**



Outline of Area for Disposal  
Total Area - 814m<sup>2</sup> 0.2 Acres



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Licence number 2002/07CCMA/Waterford City Council.

REVISION DATE L1/RELE.DWG



**KIERAN KEHOE**  
DIRECTOR OF SERVICES  
PLANNING, CORPORATE, CULTURE, HR & IS  
**PROPERTY MANAGEMENT**  
ADDRESS: 1, Canal Management Building, The Pass, Waterford  
TELEPHONE : 051-847741  
FAX NO. : 051-847708

**PROJECT**  
Disposal of Land  
At Carrickphierish Link Road,  
Gracelandu, Waterford.

**TITLE**  
Waterford City and County Council  
With  
Lidl Ireland

<b>SCALE</b>	<b>JOB No.</b>	<b>DRAWING No.</b>
1/1000	D783	001
<b>DATE</b>	<b>DATE BY</b>	<b>D.R. REF.</b>
23/06/2022	G. Deane	563 T-D

**NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001**

REFERENCE NO.

1468

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.

<b>Heading</b>	<b>Description</b>
Reference Number:	1468
File:	FS2918
Disposal Type:	Fee Simple/Freehold Disposal
Townland:	Lisduggan Big
Address / Location:	22 Pine Court, Tycor, Waterford.
Acquired From:	N/A
Proposed to Dispose to:	Elizabeth Collins 22 Pine Court. Tycor, Waterford.
Terms & Conditions:	Transfer in Fee Simple 22 Pine Court, Tycor, Waterford for €7.00 (Seven euro). Purchaser to pay both sides legal costs.
Location Map:	Maps attached.
Background	Lease No. 551 for 22 Pine Court, Tycor, Waterford dated 14 <sup>th</sup> March, 1966 The Mayor Aldermen and Burgesses of Waterford –to- Thomas Keogh for 99 years from 29 <sup>th</sup> September, 1963 at a yearly rent of £1.00 per annum.
Valuation:	Valuation taken from Landlord and Tenant (Ground Rents) (No. 2) Act 1978.
Dated:	26 <sup>th</sup> August, 2022

**NOTES**

Outline of Disposal Area



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DATE: 11/11/15  
TIME: 11:00



**KIERAN KERHOG**  
DIRECTOR OF SERVICES  
PLANNING, CORPORATE, CULTURE, HR & IS

**PROPERTY MANAGEMENT**

ADDRESS : 22 Pine Court, Tycor Rd, Waterford.  
TELEPHONE : 051-847541  
FAX NO. : 051-841503

**PROJECT**  
Sale of Fee Simple Interest  
At 22 Pine Court, Tycor Road,  
Waterford.

**TITLE**  
Waterford City & County Council  
- WITH -  
Elizabeth Collins

SCALE	1/500	DATE	23/05/2023	BY	G. Daniels
NO.	FS 2918	BY	001	DATE	5701-04/05

611725.761

659438.479

VINCENT WHITE RD

TYGOR RD

PINE CT.

REPORT RD

22

21

20

19

18

17

16

15

14

13

44

43

42

41

40

39

38

37

36

651633.586

659326.655

34

**NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001**

**REFERENCE  
NO. 1469**

**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.

<b>Heading</b>	<b>Description</b>
Reference Number:	1469
File:	D785
Disposal Type:	Disposal of 13.251msq at 1 King Street Upper, Dungarvan, Co. Waterford.
Townland:	Abbeyside
Address / Location:	13.251msq at 1 King Street Upper, Dungarvan, Co. Waterford.
Acquired From:	N/A
Proposed to Dispose to:	Christopher McGuire & Concepta Walsh, 1 King Street Upper, Dungarvan, Co. Waterford.
Terms & Conditions:	Transfer in Fee Simple for €3,500 (Three thousand five hundred euro). Purchaser to bear both sides legal costs.
Location Map:	See map on next page.
Background	The site/strip of land is located on the side of the Greenway path adjacent to the house 1 King Street Upper which is located near the opening of the Greenway at Strandside Street in town of Dungarvan. The site/strip of land is divided by a wall in a housing estate beside the house 1 King Street Upper.
Valuation:	Valuation provided by in-house Graduate Valuer Tomas Halley.
Special Conditions:	None.
Dated:	26 <sup>th</sup> August, 2022

**NOTES**

Outline of disposal from  
Folio No. WD7129F  
Area 13.251 sq. m



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REVISION	DATE	INITIALS	NO.



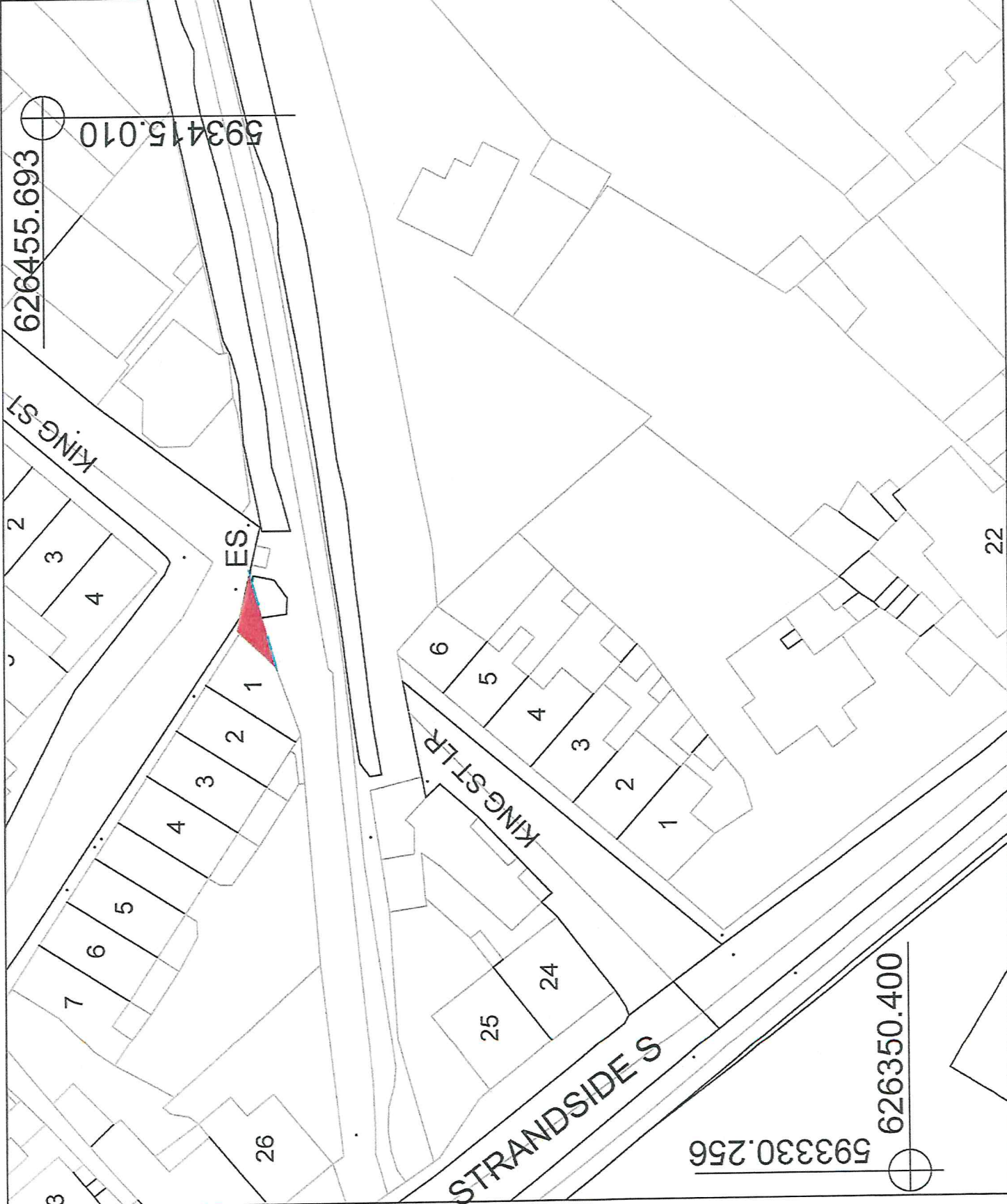
Kieran Kehoe  
DIRECTOR OF SERVICES  
CORPORATE, CULTURE, HR & IS

**PROPERTY MANAGEMENT**  
ADDRESS : Level 4, Mahon Building - The Mall, Waterford.  
TELEPHONE : 051 - 849741  
FAX NO. : 051 - 844700

PROJECT  
Disposal of 13.251 sq.m  
At  
1 King St. Upper, Dungarvan, Co. Waterford

TITLE  
Waterford City & County Council  
- WITH -  
Mr. Christopher Walsh and Mrs. Concora Walsh

SCALE	JOB No.	FOUNDER No.
1/500	D785	001
DATE	DRAWN BY	C.S. REF.
15.07.22	P. Kennedy	607109





**NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001**

**REFERENCE  
NO. 1470**

**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.

<b>Heading</b>	<b>Description</b>
Reference Number:	1470
File:	L867
Disposal Type:	Lease of Klub Muzik & Shared Carpark at Riverstown Community Centre, Riverstown, Tramore, Co. Waterford.
Townland:	Crobally Upper
Address / Location:	Klub Muzik, Riverstown Community Centre, Tramore, Co. Waterford.
Acquired From:	N/A
Proposed to Dispose to:	Klub Muzik Limited, c/o Kay Nugent, 13 St. Otterans Terrace, Tramore, Co. Waterford.
Terms & Conditions:	Lease for 25 years with 5 yearly rent reviews in line with CPI for €200 (two hundred euro) per annum. Council to bear both sides legal costs.
Location Map:	See map on next page.
Background	Renewal of Lease expiring on 3 <sup>rd</sup> July, 2022. Lease for the purposes of a Drama Group/Musical Society.
Valuation:	None, Community Use & renewal of existing Lease.
Special Conditions:	None.
Dated:	26 <sup>th</sup> August, 2022

**NOTES**

- Outlined Lease Area of 259.63m<sup>2</sup>  
Klub Muzik Ltd
- Community Center Area 132.3m<sup>2</sup>
- Civil Defence Area 19.6m<sup>2</sup>
- Shared Area 62.33m<sup>2</sup>



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REVISION	DATE	BY	CHKD	NO.

**Comhairle Cathrach  
& Contae Phort Láirge**

**KIERAN KEHOE**  
DIRECTOR OF SERVICES  
CORPORATE SERVICES, CULTURE, HR & IS  
**PROPERTY MANAGEMENT**  
ADDRESS: Level 4, Mazeran Building, The Mall, Waterford  
TELEPHONE: 3816 17253

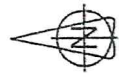
**PROJECT**  
Klub Muzik Ltd Layout  
At Beech Park,  
Tramore, Co. Waterford.

**TITLE**  
Waterford City & County Council  
- WITH -  
Klub Muzik Ltd.

<b>SCALE</b>	<b>JOB NO.</b>	<b>DRAWING NO.</b>
1/200	L 867	001
<b>DATE</b>	<b>DRAWN BY</b>	<b>D.C. REF.</b>
28/07/2022	M. Z. (mz)	5815-09



**NOTES**  
 □ Outlined of Lease Area 93.7m<sup>2</sup>  
 Klub Muzik Ltd., Shared Carpark



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REVISION	DATE	INITIALS

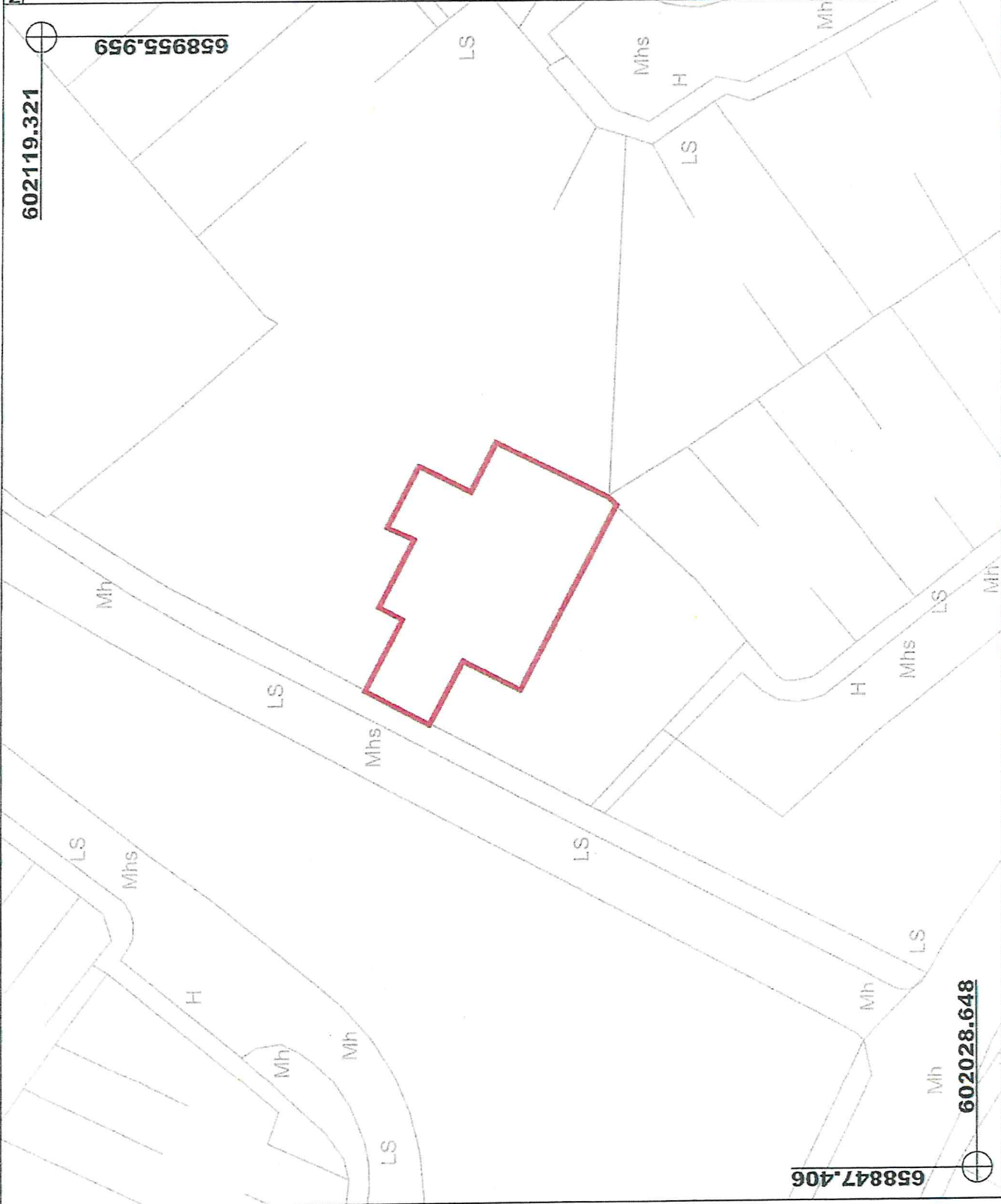


**KIERAN KEHOE**  
 DIRECTOR OF SERVICES  
 CORPORATE SERVICES, CULTURE, HR & IS  
**PROPERTY MANAGEMENT**  
 ADDRESS: LEVINIA MURPHY TOWER, 116 MAIN STREET,  
 WATERFORD. TEL: 0518 10 2029

**PROJECT**  
 Klub Muzik Ltd., Shared Car Park  
 At Beech Park,  
 Tramore, Co. Waterford.

**TITLE**  
 Waterford City & County Council  
 - WITH -  
 Klub Muzik Ltd.

<b>SCALE</b>	<b>JOB NO.</b>	<b>DRAWING NO.</b>
1/500	L 867	001
<b>DATE</b>	<b>DRAWN BY</b>	<b>CHECKED BY</b>
28/07/2022	M. Zebizny	0915-09



**NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001**

REFERENCE

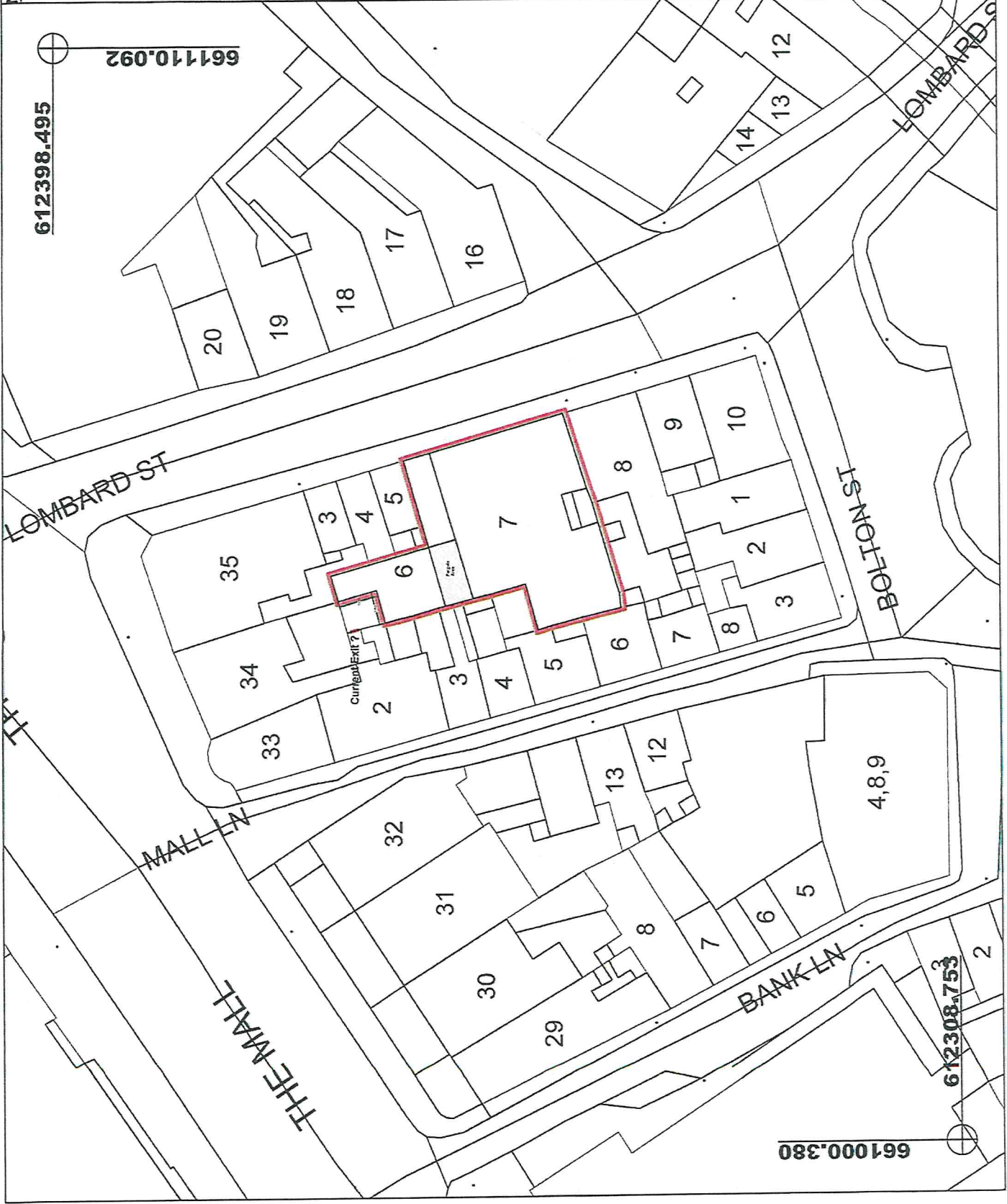
NO. 1471

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:	1471
File:	L885
Disposal Type:	Lease of GOMA Art Gallery, 6-8 Lombard Street, Waterford.
Townland:	None
Address / Location:	GOMA Gallery of Modern Art, 6-8 Lombard Street, Waterford.
Acquired From:	N/A
Proposed to Dispose to:	GOMA Ltd., 1/2 Neptune House, Canada Street, Waterford.
Terms & Conditions:	Lease for 20 years with 5 yearly rent reviews in line with CPI for €200 (two hundred euro) per annum. Council to bear both sides legal costs.
Location Map:	See map on next page.
Background	Change from previous License held expiring 30 <sup>th</sup> November, 2024. Lease for the purposes of being in a position to apply for Capital grants.
Valuation:	None, Community Use & renewal of existing Lease.
Special Conditions:	None.
Dated:	26 <sup>th</sup> August, 2022

NOTES  
 Outline of Lease



612398.495

661110.092

661000.380

612308.753

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REVISION	DATE	INITIALS	NO.



Kieran Kehoe  
 DIRECTOR OF SERVICES  
 CORPORATE, CULTURE, HR & IS

PROPERTY MANAGEMENT  
 ADDRESS: Level 4, Europa Building, The Mall, Waterford.  
 TELEPHONE: 051-84741  
 FAX NO.: 051-84720

PROJECT  
 Lease of GOMA Gallery of Modern Art  
 At 6 & 7 Lombard Street,  
 Waterford.

TITLE  
 Waterford City & County Council  
 - WITH -  
 GOMA Gallery of Modern Art.

SCALE	JOB NO.	DRAWING NO.	T.O.S. REF.
1/500	L885	001	5632-22
DATE	DATE	DRAWN BY	
17/09/2022			