

WATERFORD CITY & COUNTY COUNCIL

COUNCIL MEETING 10th MARCH, 2022

PROPERTY MANAGEMENT

DISPOSAL:

D774

Disposal of 10.5 acres at Ballybeg, Waterford to Stone Arches Limited. Transfer in Fee Simple for €1.65 million (One million six hundred and fifty thousand euro). Each side to bear own legal costs.
(Ref. No. 1456)

L825

Lease of former Civic Offices, Tankfield, Tramore, Co. Waterford to Nearform Ltd. Lease for Two (2) years commencing on 16th May 2022 or date of signing of Lease, whichever is the earliest. Rent of €65,450 (Sixty five thousand four hundred and fifty euro) + VAT per annum. Each side to bear own costs.
(Ref. No. 1457)

L882

Lease of 800m² at Fairlane Park, Dungarvan, Co. Waterford to Dungarvan Skatepark CLG. Lease for 10 years at an annual nominal rent of €10 p.a. This Section 183 supersedes S183 Notice Ref: 1439 dated 28/6/2021 due to change in Lease Map.
(Ref. No. 1458)

NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 1456

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:	1456
File:	D774
Disposal Type:	Disposal of 10.5 acres at Ballybeg, Waterford.
Townland:	Kilbarry & Ballybeg
Address / Location:	10.5 acres at Ballybeg, Waterford.
Acquired From:	N/A
Proposed to Dispose to:	Stone Arches Limited, 75-77 Westside Business Park, Old Kilmeaden Road, Waterford.
Terms & Conditions:	Transfer in Fee Simple for €1.65 million (One million six hundred and fifty thousand euro). Each side to bear own costs.
Location Map:	See map on next page.
Background	This land was put on the market and advertised through Purcell Properties. An opening bid of €1,325,000 was received and there was spirited bidding resulting in a final offer of €1,650,000. The highest bid was accepted.
Valuation:	Valuation dated 17 th January, 2022 of €1.3 million.
Special Conditions:	Subject to the making of a valid planning application within 6 months of signing Contract.
Dated:	4 th April, 2022

NOTES

Outline of Lot for Disposal
Total Area- 42,370m²/ 10.5 Acres



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Licence number 2014/16/CDA/Waterford City & County Council

REVISION	DATE	INITIALS	NO.



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

KIERAN KEHOE
DIRECTOR OF SERVICES
Planning, Corporate, Culture, HRA & IS
PROPERTY MANAGEMENT
ADDRESS : Level 4, Mincora Building, The Mall, Waterford
TELEPHONE : 051-849741
FAX NO. : 051-847028

PROJECT
Disposal of 10.5 Acres
at Kibarry Road,
Ballybeg, Waterford

TITLE
Waterford City & County Council
With
Stone Arches Ltd

SCALE
1:2500

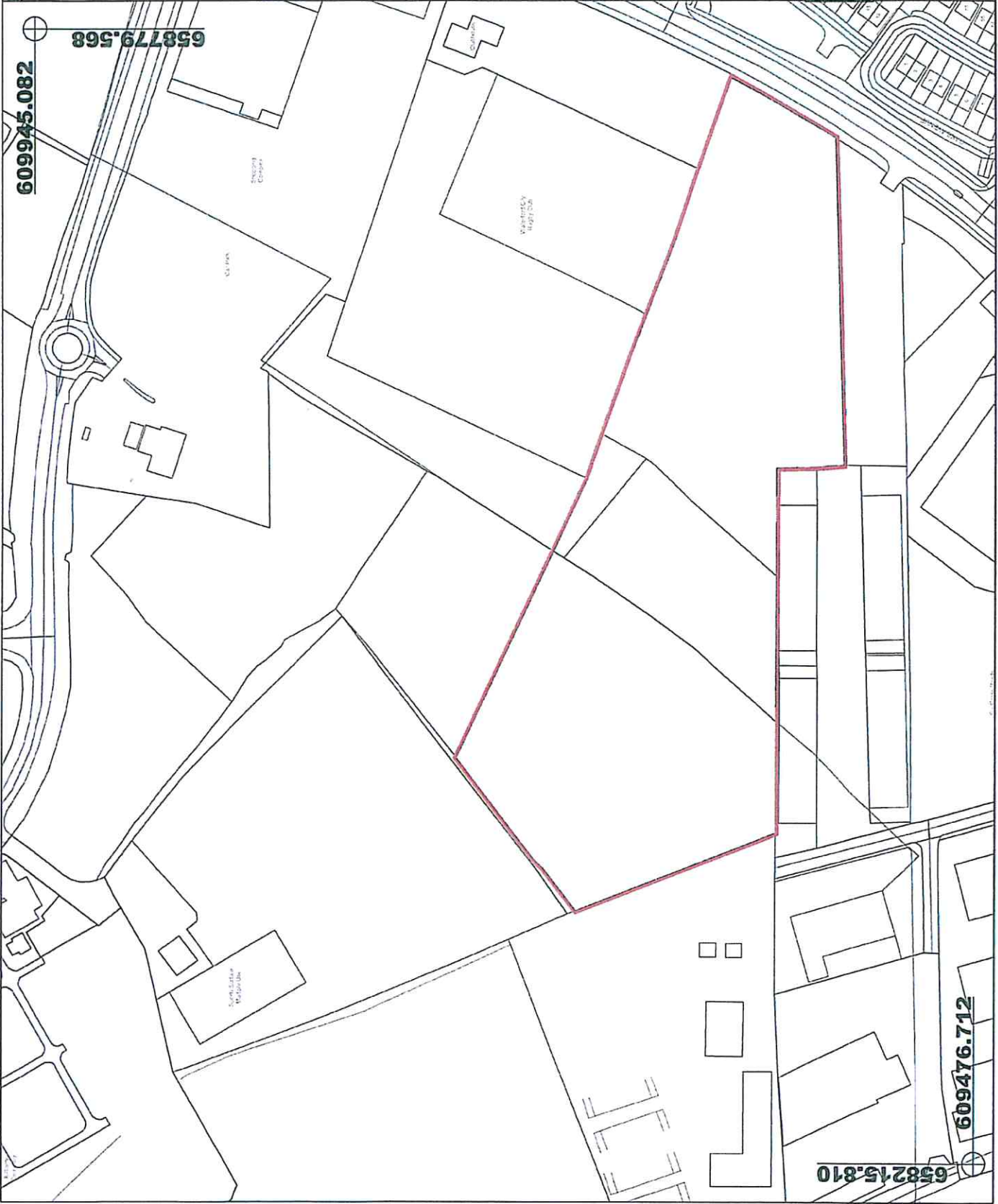
JOB No.
D774

ESTIMATE No.
001

DATE
14/03/2022

ISSUED BY
G Donohoe

DATE REF.
5701-14



NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 1457

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:	1457
File:	L825
Disposal Type:	Lease of former Civic Offices, Tramore, Co. Waterford.
Townland:	Tramore East
Address / Location:	Former Civic Offices, Tankfield, Convent Hill, Tramore, Co. Waterford.
Acquired From:	N/A
Proposed to Dispose to:	Nearform Limited, Innovation & Research Centre, Carriganore, Co. Waterford.
Terms & Conditions:	Lease for Two (2) years commencing on 16 th May 2022 or date of signing of Lease, whichever is the earliest. Rent of €65,450 (Sixty five thousand four hundred and fifty euro) + VAT per annum. Each side to bear own costs.
Location Map:	See map on next page.
Background	This Company has been in situ with a lease at this premises for a number of years. This lease follows an intensive rent review and a renewal of their Lease which has expired.
Valuation:	Rent Review was carried out & negotiated by Avison Young Valuers.
Dated:	4 th April, 2022

NOTES

- Area to be Leased
0.93 Acres (3,772m²)
- Right of Way
A-B 71 Meters



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REVISION	DATE	INITIALS	NO.

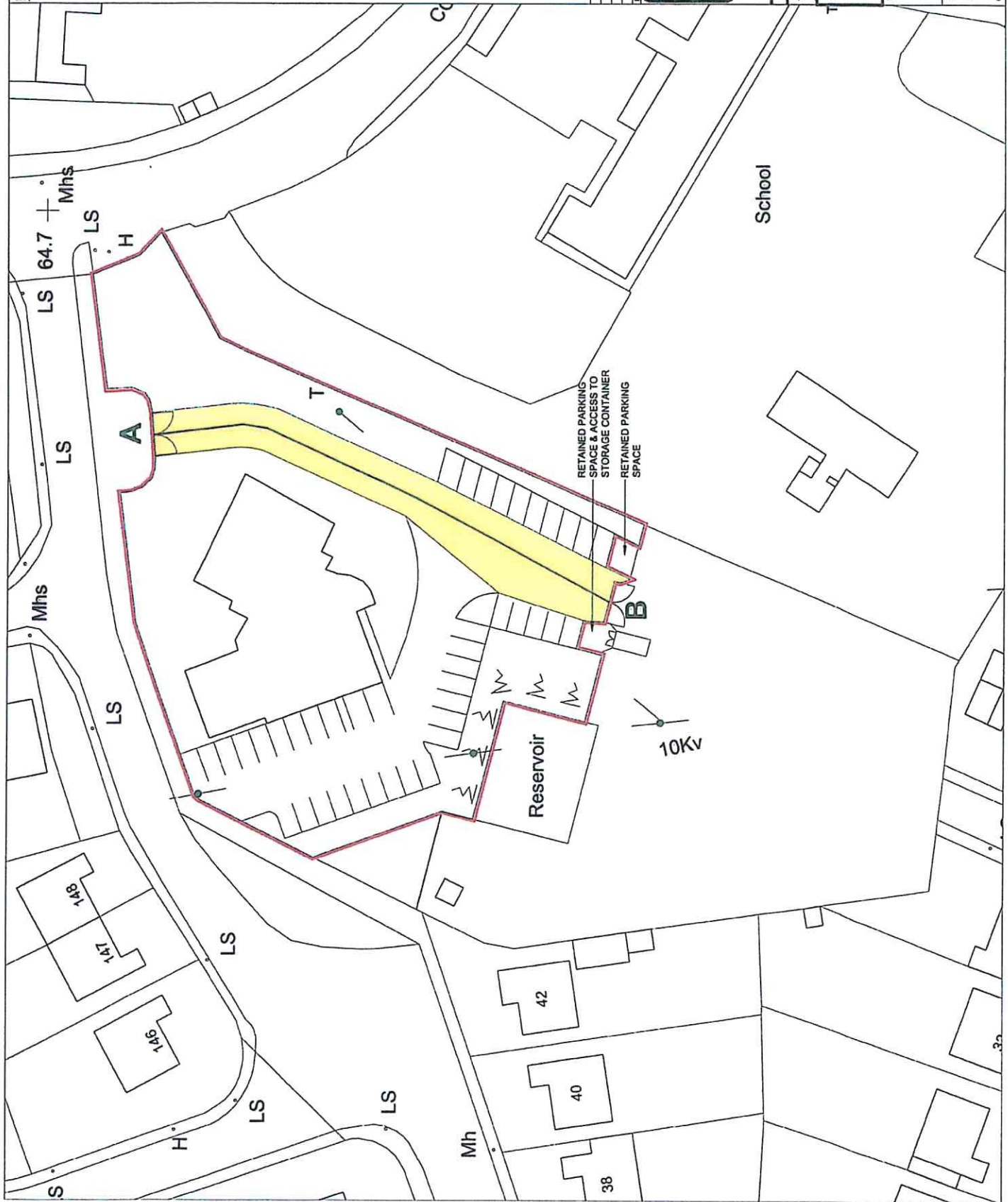

**Comhairle Cathrach
& Contae Phort Láirge**
 Waterford
 City & County Council

KIERAN KEHOE
 DIRECTOR OF SERVICES
 PLANNING, CORPORATE, CULTURE, HR & IS
PROPERTY MANAGEMENT
 ADDRESS : Level 4, Monopole Building, The Mall, Waterford.
 TELEPHONE : 051-859741
 FACSIMILE : 051-859703

PROJECT
 Lease of Tramore Civic Offices & surrounding ground at Tankfield, Convent Hill, Tramore, Co. Waterford.

TITLE
 Waterford City & County Council
 - WITH -
 Nearform Ltd

SCALE	JOB No.	DRAWING No.	DATE	DESIGNED BY	CHECKED BY
1/500	L 825	001	30/03/2022	G.Donohue	9515-08



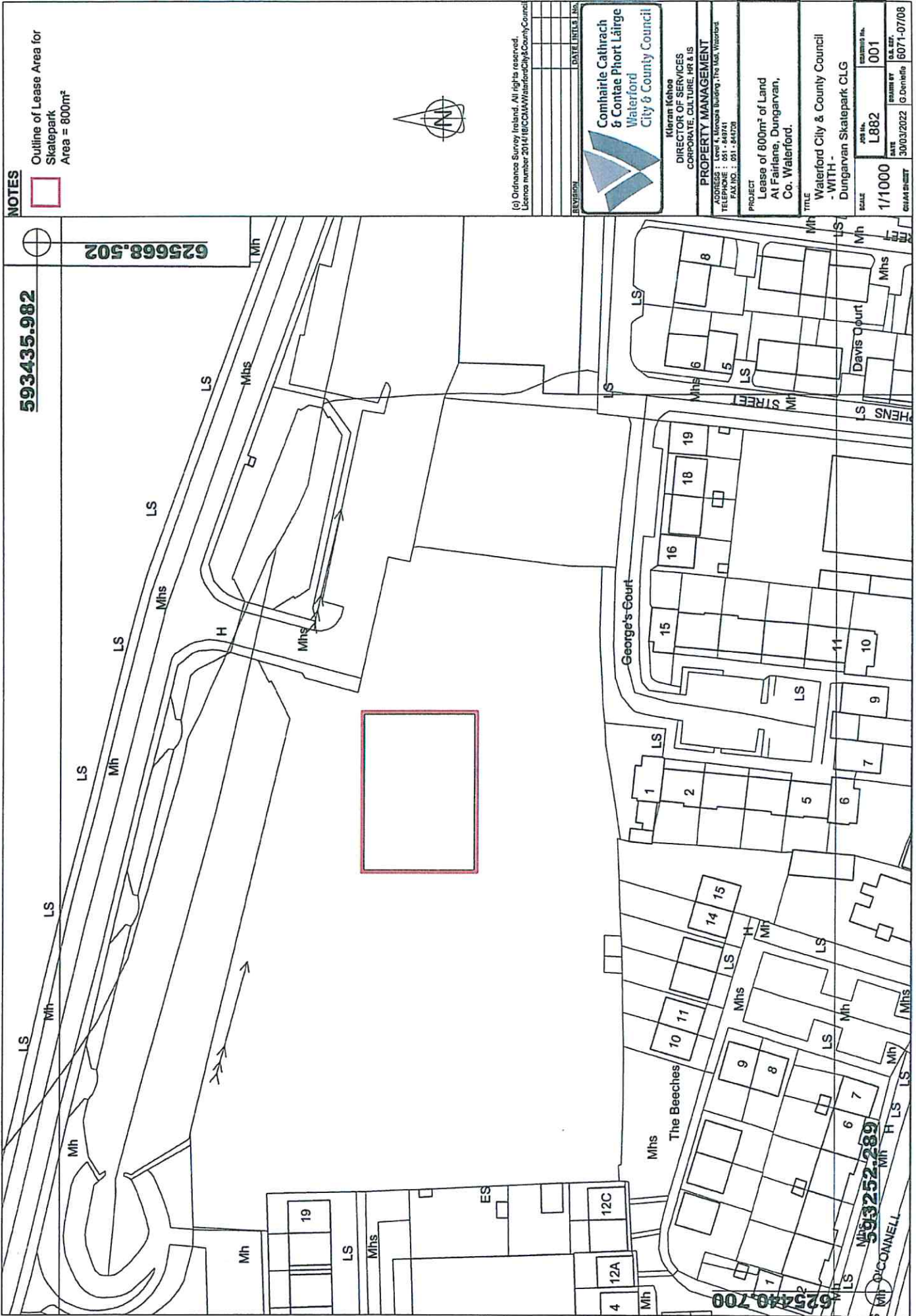
NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 1458

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:	1458
File:	L882
Disposal Type:	Lease
Townland:	Fairlane
Address / Location:	800m ² at Fairlane Park, John Treacy Road, Dungarvan, Co. Waterford.
Acquired From:	N/A
Proposed to Dispose to:	Dungarvan Skatepark CLG
Terms & Conditions:	Lease for 10 years at an annual nominal rent of €10 p.a.
Location Map:	Map attached.
Background	Part VIII planning consent was approved by the members of Dungarvan Town Council in 2014 to develop an amenity park at Fairlane Park, John Treacy Road, Dungarvan. The proposed amenity park includes a Learn-to-cycle track, a BMX pumptrack, an outdoor performance area and a skate park. Dungarvan Skate park CLG has been formed by local supporters of the project in Dungarvan to advance the development of the Skatepark element of the project.
Additional Information:	This Section 183 supersedes S183 Notice Ref: 1439 dated 28/6/2021 due to change in Lease Map.
Dated:	4 th April, 2022



NOTES

Outline of Lease Area for Skatepark
Area = 800m²



593435.982

625668.502

625440.700

593252.289

McCONNELL



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Licence number 2014/18/COM/WaterfordCity&CountyCouncil

REVISION	DATE	URL	ISSN

Comhairle Cathrach & Contae Phort Láirge Waterford City & County Council

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

PROPERTY MANAGEMENT
ADDRESS : Level 4, Monaca Building, The Ash, Waterford
TELEPHONE : 051-84741
FAX NO. : 051-84737

PROJECT
Lease of 800m² of Land
At Fairlane, Dungarvan,
Co. Waterford.

TITLE
Waterford City & County Council
- WITH -
Dungarvan Skatepark CLG

SCALE	1/1000
JOB No.	L882
ISSUED No.	001
DATE	30/03/2022
ISSUED BY	G.Denifeo
DRAWN BY	6071-07/08