

WATERFORD CITY & COUNTY COUNCIL

COUNCIL MEETING 10th DECEMBER 2020

PROPERTY MANAGEMENT

DISPOSAL:

D740

Disposal of 14 William Street, Waterford to Noel & Bernadette Walsh. Transfer in Fee Simple for the sum of €117,500 (one hundred and seventeen thousand five hundred euro). Each side to bear own costs.
(Ref. No. 1407)

D731

Disposal of 86 Lismore Park, Waterford to Joan Grant. Transfer in Fee Simple for the sum of €125,500 (One hundred and twenty five thousand five hundred euro). Each side to bear own costs.
(Ref. No. 1408)

D742

Disposal of 0.322 acres at Carriglea, Halfway House, Passage East, Co. Waterford to Frank Walsh. Transfer in Fee Simple for the sum of €1,000 (One thousand euro). Purchaser to bear both sides costs.
(Ref. No. 1409)

SALE OF FEE SIMPLE

Applicant:

James & Joanne Walsh

Premises At:

35 Manor Lawn, Waterford.
(FS2581)

Details of Lease:

Premises covered by Lease No. 443

Applicant qualified to Purchase:

Yes

Recommended Sale Price and

Transfer in fee simple for a sum of €200.00

Terms:

(Two hundred Euro)

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

(Ref. No. 1410)

D743

Disposal of 112m² at Shandon, Dungarvan, Co. Waterford to Aurora Telecom (Gas Networks Ireland). Transfer in Fee Simple for the sum of €20,000 (twenty thousand euro). Each side to bear own costs.

(Ref. No. 1411)

D744 A/B

Disposal of 8.837 hectares at Michael St, Applemarket, Newgate St, Alexander St, Stephen St, New Street, Waterford and at The North Quays, Waterford to Falcon Real Estate Development Ireland Ltd. Transfer in Fee Simple for the sum of €9,000,000 (nine million euro). Each side to bear own costs.

(Ref. No. 1412)

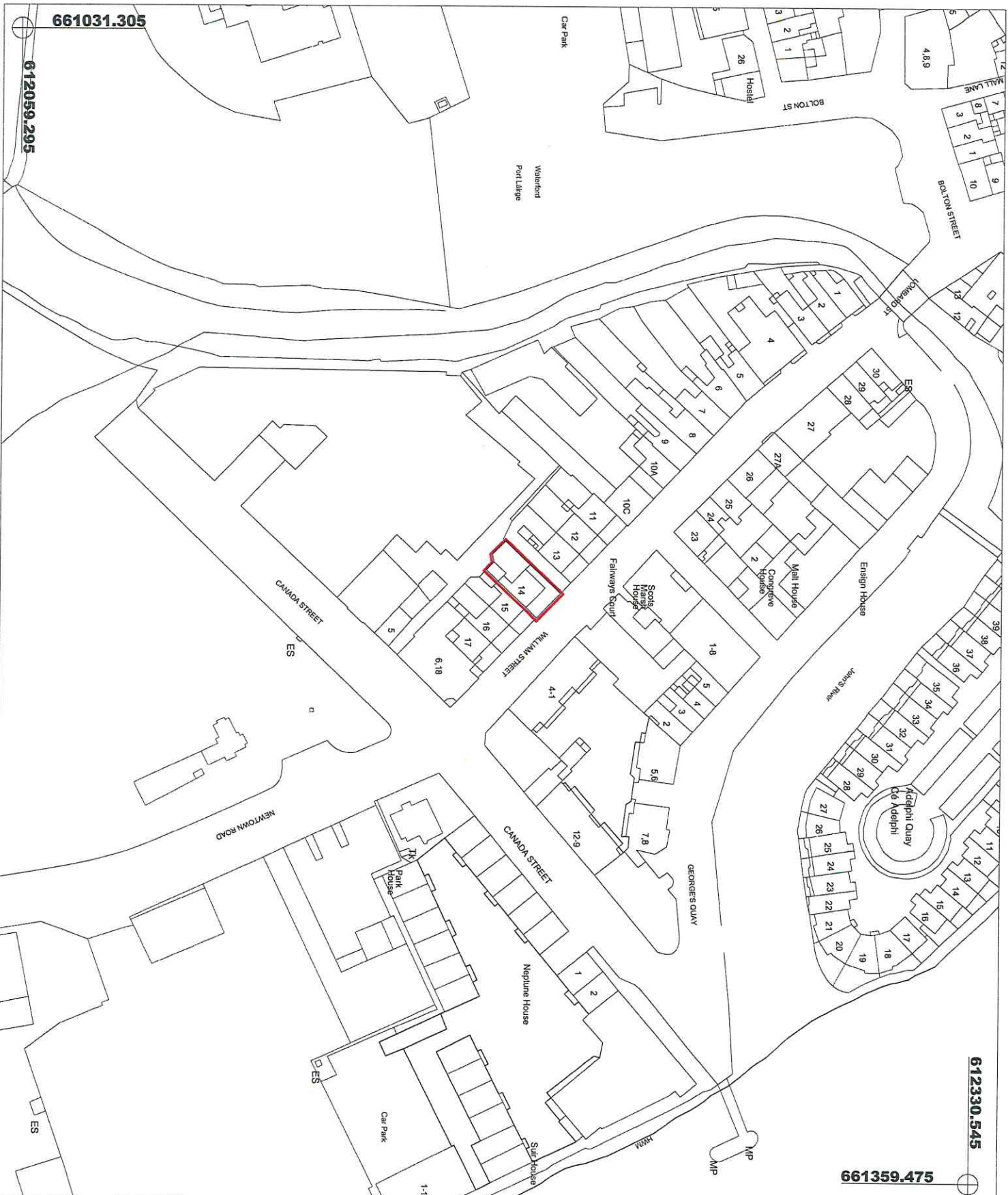
NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 1407

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:	1407
File:	D740
Disposal Type:	Disposal
Townland:	Newtown
Address / Location:	14 William Street
Acquired From:	CPO NO. 7 of 2018
Proposed to Dispose to:	Noel & Bernadette Walsh 12 King's Channel, Waterford City. X91 D4E0
Terms & Conditions:	Transfer in Fee Simple for €117,500 (one hundred and seventeen thousand five hundred euro). Each side own costs.
Location Map:	Please see attached map.
Background	This property had become derelict owing to vacancy for years. Following instructions from Housing it was decided to CPO this house. As this was not required for Housing Stock it was decided to place the property on the open market for sale through William Quinlan Auctioneers..
Valuation:	WCCC engaged the services of Barry Murphy Auctioneers and a valuation of €110,000 was received for the site.
Dated:	30 th November, 2020



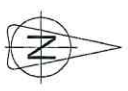
612330.545

661359.475

NOTES

 Outline of Disposal Area

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 Licence number 2014/180CMA/WaterfordCity&CountyCouncil.



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

PROJECT
 Disposal of
 14 William Street,
 Waterford.

TITLE
 Waterford City and County Council
 With
 Noel and Bernadette Walsh

SCALE	JOB No.	DRAWING No.
1/1000	D740	001
DATE	DRAWN BY	D.S. REF.
20/11/2020	G Denfield	5632-22

661031.305
 612059.295

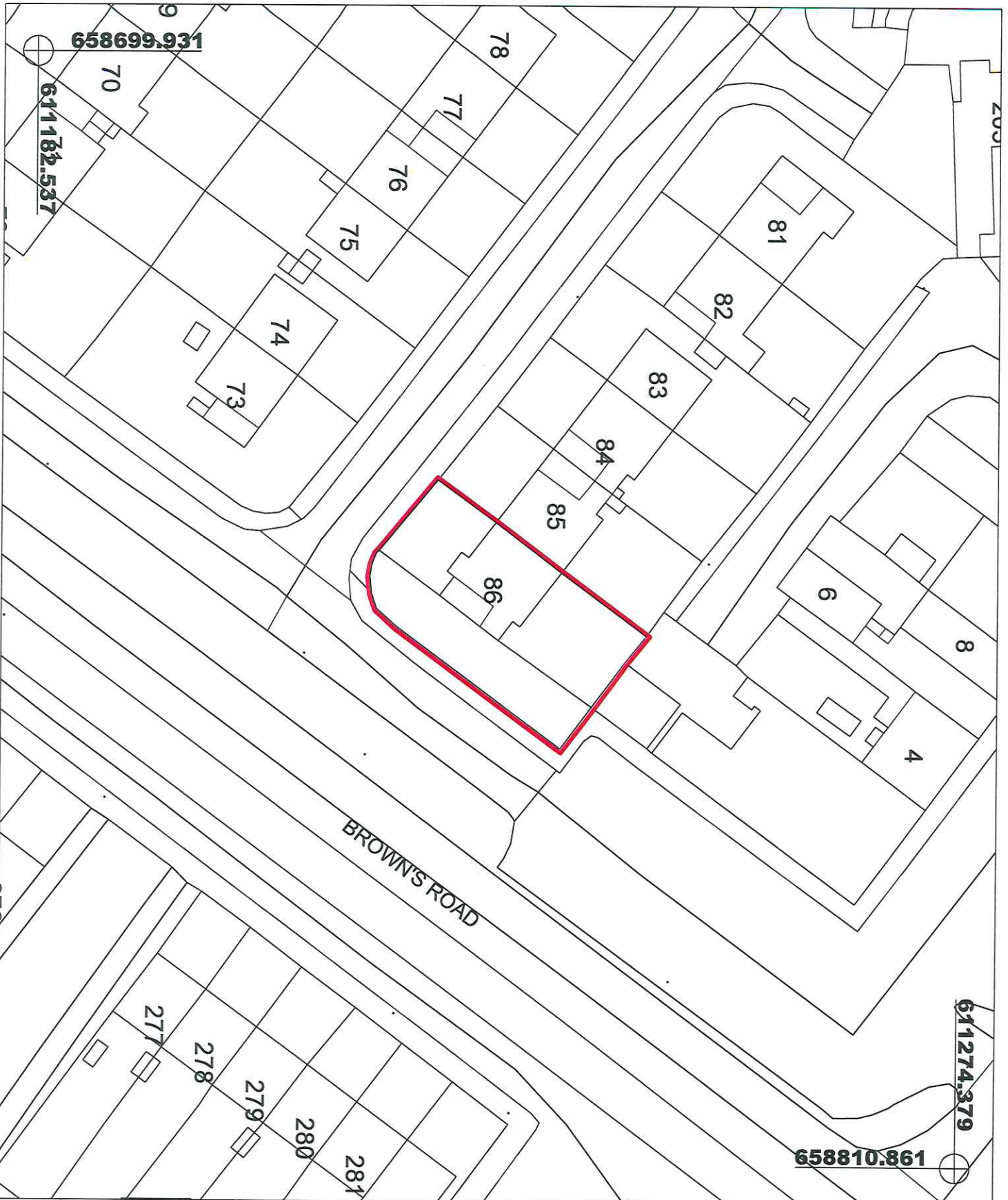
NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 1408

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.

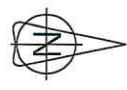
Heading	Description
Reference Number:	1408
File:	D731
Disposal Type:	Disposal
Townland:	Lisduggan Big
Address / Location:	86 Lismore Park
Acquired From:	CPO NO. 4 of 2018
Proposed to Dispose to:	Joan Grant, 6 Comeragh Estate, Lismore Heights, Waterford City.
Terms & Conditions:	Transfer in Fee Simple for €125,500 (one hundred and twenty five thousand euro). Each side own costs.
Location Map:	Please see attached map.
Background	This property had become derelict owing to vacancy for years. Following instructions from Housing it was decided to CPO this house. As this was not required for Housing Stock it was decided to place the property on the open market for sale with William Quinlan Auctioneers. Previous buyer withdrew from sale approved with S183 dated 23 rd April, 2020 Ref. No. 1374 has been superseded by this Notice.
Valuation:	WCCC engaged the services of William Quinlan Auctioneer and a valuation of €115,000 was received for the site in 2019.
Dated:	30 th November, 2020



NOTES

Outline of area for Disposal

Total Area- 365m²



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REVISION	DATE	INITIALS	NO.



KIERAN KEHOE
 DIRECTOR OF SERVICES
 CORPORATE, CULTURE, HR & IS
PROPERTY MANAGEMENT
 ADDRESS : Leixlip, Keshap Building - The Mall, Waterford.
 TELEPHONE : 051 - 840741
 FAX NO. : 051 - 844708

PROJECT
 Disposal of 86 Liamore Park,
 Waterford.

TITLE
 Waterford City & County Council
 - WITH -
 Joan Grant

SCALE	DATE	REVISION NO.	DATE	DATE
1/500	D731	001	20/11/2020	5/701-09

ON/A/SHEET

NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 1409

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:	1409
File:	D742
Disposal Type:	Disposal
Townland:	Carriglea
Address / Location:	0.322 acres at Carriglea, Halfway House, Passage East
Acquired From:	N/A
Proposed to Dispose to:	Frank Walsh Carriglea, Halfway House, Passage East, Co. Waterford.
Terms & Conditions:	Transfer in Fee Simple for €1,000 (one thousand euro). Purchaser to pay sides costs.
Location Map:	Please see attached map.
Background	This matter concerns a situation whereby Mr. Walsh was in occupation of these lands at Passage East for a long number of years. It came about as there was originally a Council owned quarry which has over the years been filled in by Mr. Walsh. The Council has no use for this parcel of land.
Valuation:	No formal valuation for the site was carried out as essentially through possessory title the land belongs to Mr. Walsh.
Dated:	30 th November, 2020



610504.755

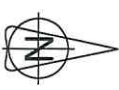
667294.528

667066.875

610318.075

NOTES

 Outline of Disposal Area
Area = 1,304m² (0.322 Acres)



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REVISION	DATE	INITIALS	NO.



**Comhairle Cathrach
& Contae Phroirt Láirige**
Waterford
City & County Council

Kieran Keirne
DIRECTOR OF SERVICES
CORPORATE, CULTURE, HR & IS
PROPERTY MANAGEMENT
ADDRESS: Land & Marine Building - The Mall, Waterford.
TELEPHONE : 051-846741
FAX NO. : 051-844708

PROJECT
Disposal of 1,304m of Land
At Carriglea, Halfway House,
Passage East, Co. Waterford.

TITLE
Waterford City & County Council
- WITH -
Frank Walsh

SCALE	JOB No.	DRAWING No.
1/500	D742	001
DATE	ISSUED BY	C.S. RES.
16/11/2020	JDO/BN	5703

QUANTITY SHEET

NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 1410

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:	1410
File:	FS2851
Disposal Type:	Fee Simple Sale
Townland:	Lisduggan Big
Address / Location:	35 Manor Lawn, Waterford City.
Acquired From:	N/A
Proposed to Dispose to:	James Walsh & Joanne Walsh, 35 Manor Lawn, Waterford City.
Terms & Conditions:	Transfer in Fee Simple for €200 (two hundred euro). Purchaser to pay sides costs & Council Outlay.
Location Map:	No map required.
Background	Premises at 35 Manor Lawn, Waterford demised by lease No. 443 dated 17 th July 1967 under which property was demised to Alfred Hale for 75 years from 25 th March 1967 @ £7.10.0 per annum.
Valuation:	No formal valuation for the site was carried out as these properties in Manor Lawn all incur the same charge for the buyout of the Freehold of their properties.
Dated:	30 th November, 2020

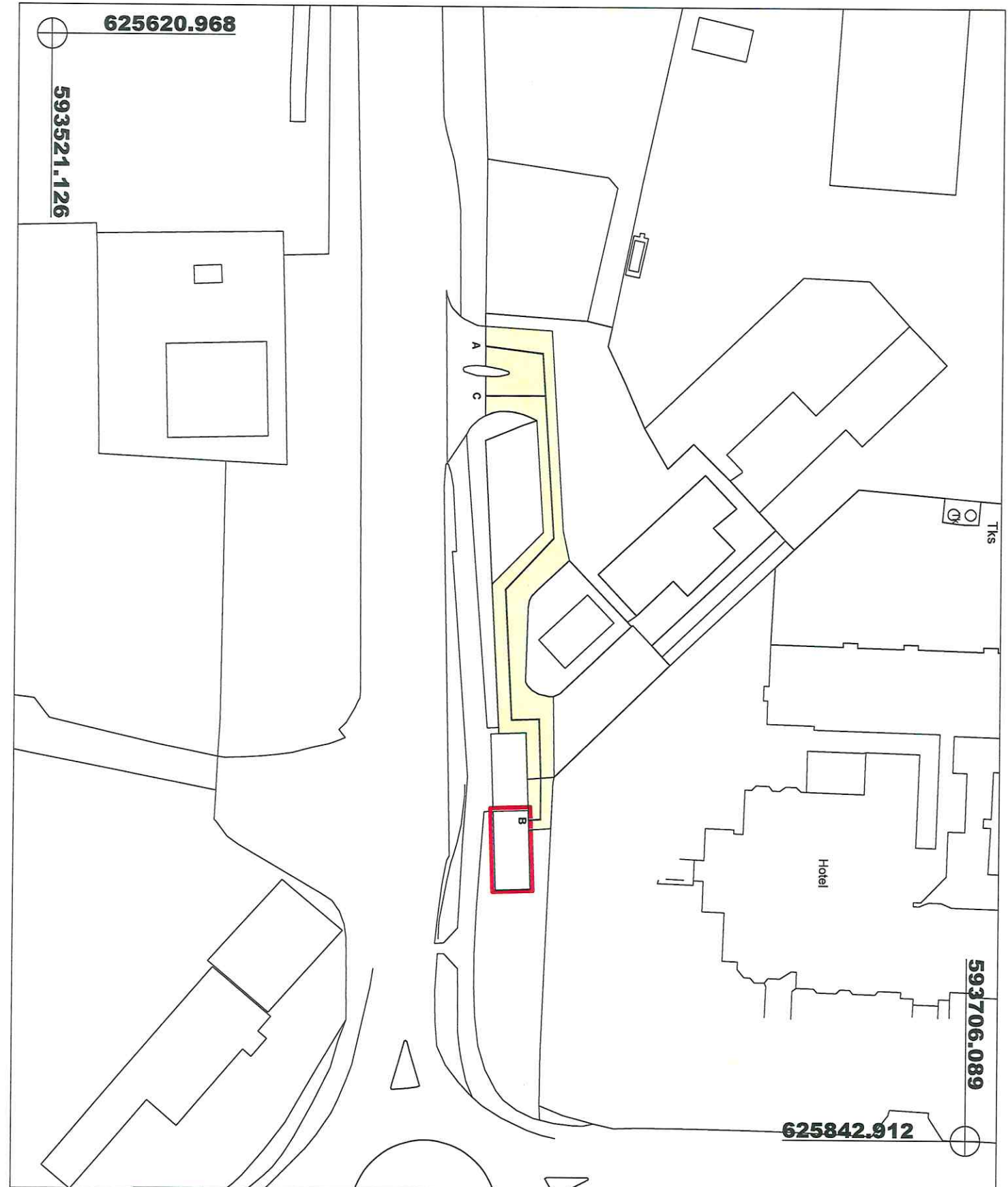
NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 1411

TO: EACH MEMBER OF WATERFORD CITY AND COUNTY COUNCIL

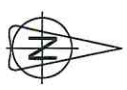
Pursuant to the provisions of Section 183 of the Local Government Act, 2001, I give you notice of the proposed disposal of the properties described hereunder to the persons named and subject to the specified terms and conditions.

Heading	Description
Reference Number:	1411
File:	D743
Disposal Type:	Disposal
Townland:	Shandon
Address / Location:	112m ² at Shandon Road, Dungarvan, Co. Waterford.
Acquired From:	N/A
Proposed to Dispose to:	Gas Networks Ireland T/A Aurora Telecom, Gasworks Road, Cork City. T12 RX96
Terms & Conditions:	Transfer in Fee Simple for €20,000 (Twenty thousand euro). Each side own costs.
Location Map:	Insert location map and site map and photos if relevant
Background	Aurora originally chose a site in Ringcrehy, Dungarvan but this did not proceed due to lack of planning permission. Therefore this alternative site has been sought. Section 183 dated 27 th September, 2019 Ref. No. 1366 is Superseded by this Notice.
Valuation:	Original offer of €20,000 by Donal O’Buachalla in 2019 was received for the larger site that did not proceed.
Date:	30 th November, 2020



NOTES

-  Outline of Disposal of 112m² (16m*7m)
-  Outline of Right of Way From A-B & B-C For Vehicular Access to Disposal Area



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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 4, Merrigan Building, The Mall, Waterford
 TELEPHONE : 051-349741
 FAX NO. : 051-344708

PROJECT
 Disposal of 112m² of Land & Access
 At Shanodon Road, Dungarvan,
 Ringcreehy, Dungarvan

TITLE
 Waterford City & County Council
 - WITH -
 Gas Networks Ite T/A Aurora

SCALE	JOB No.	DRAWING No.
1/1000	D743	001
DATE	DRAWN BY	C.S. REF.
27/11/2020	JJD/ocan	6071-03

OMAS SHEET

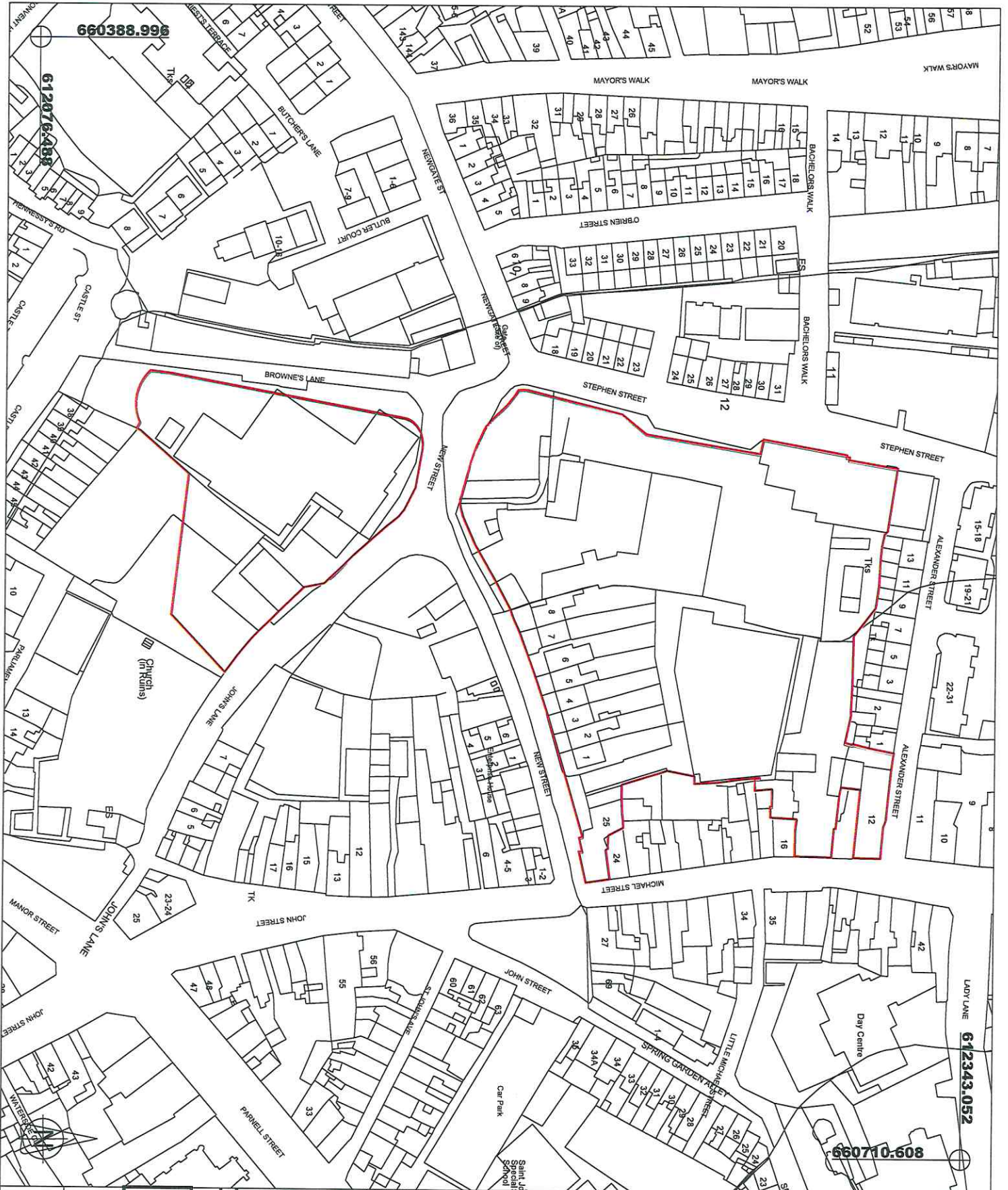
NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001

REFERENCE NO. 1412

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:	1412
File:	D744A D744B
Disposal Type:	Disposal of approx 21.839 acres/ 8.837 hectares in total
Townland:	A – Parish of St. Michael’s, Manor B – Abbeylands & Mountsion, Mountmisery
Address / Location:	A - Lands at Michael St/Applemarket/Newgate Street, Alexander Street, Stephen Street, New Street B - Lands at North Quays
Acquired From:	A – Donwood Properties ltd (In Receivership), Quaywood Developments Ltd (In Receivership) Redmond Civil Engineering Co (In receivership & liquidation), Daniel Kickham, Ciaran Redmond, Redhill Burrin Ltd (In Receivership) B – North Quays CPO No. 1 of 2017 and Frank Cassin Wharf CPO No. 1 of 2019 Plot “Lot 5” C.I.E. and Fishguard Rosslare Railways and Harbours Company
Proposed to Dispose to:	Falcon Real Estate Development Ireland Limited
Terms & Conditions:	Transfer in Fee Simple for €9,000,000 (nine million euro). Each side own costs.
Location Map:	Please see attached maps.
Dated:	30 th November, 2020



NOTES
 Outline of Disposal Area
 Total Area = 15,598m² (1.537 Hectares)

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Comhairle Cathrach & Contae Phort Láirge Waterford City & County Council
 Kieran Keenan
 DIRECTOR OF SERVICES
 CORPORATE CULTURE, HR & IS
PROPERTY MANAGEMENT
 ADDRESS : Level 4, Manning Building, The Mall, Waterford.
 TELEPHONE : 051-849741
 FAX NO. : 051-844708

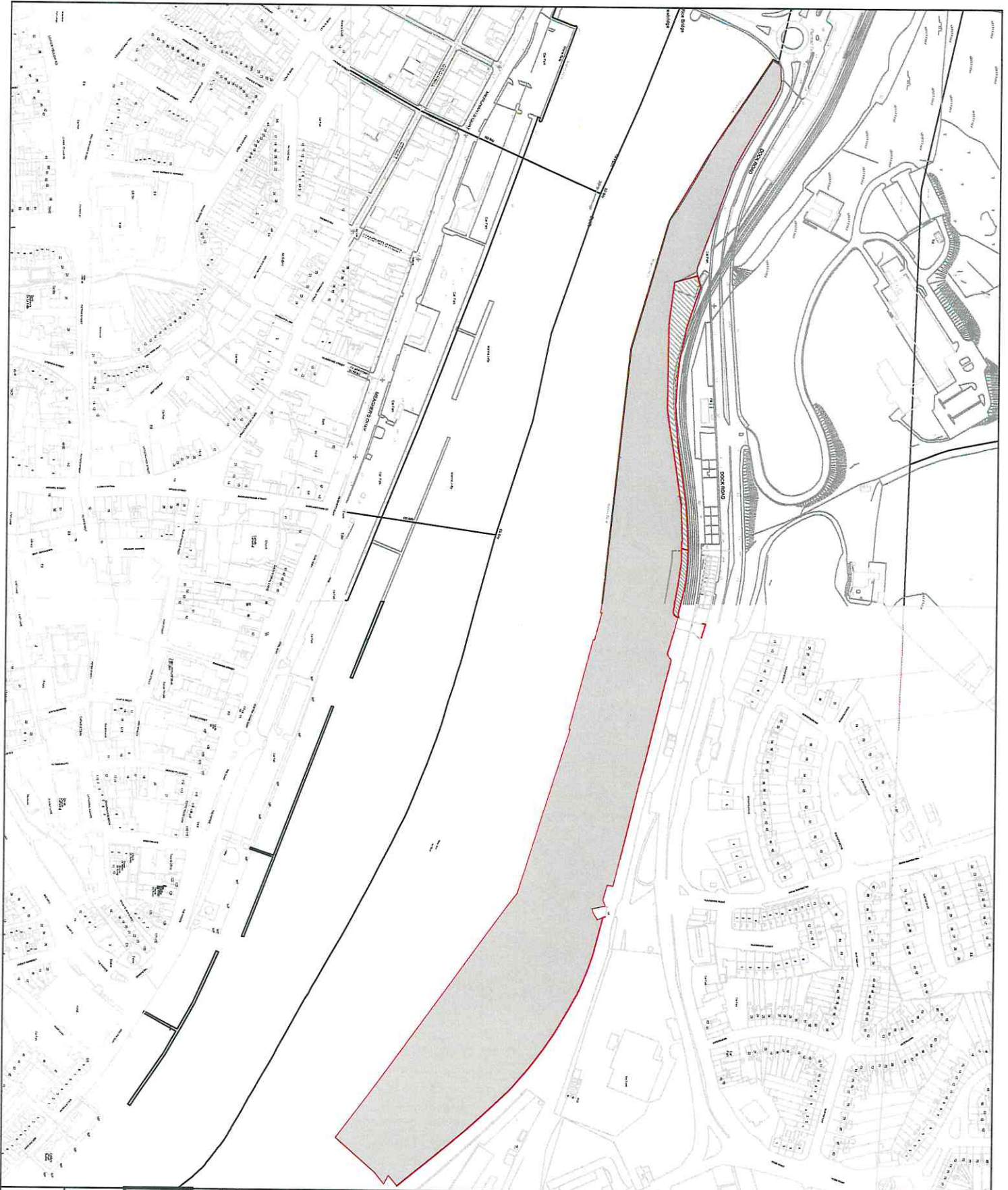
PROJECT
 Disposal of 1.537 Hectares of Land
 At Michael Street & New Street,
 Waterford.

TITLE
 Waterford City & County Council
 - WITH - Falcon Real Estate
 Development Ireland Limited



SCALE
 1/1000

DATE	DRAWN BY	C.S. REF.
30/11/2020	J Doran	5632-21

ON A3 SHEET



NOTES

-  AREA OF DISPOSAL NORTH QUAY CPO /SDZ TO FALCON ESTATES. HECTARES 7.02 ACRES 17.35
-  AREA OF DISPOSAL KNOWN AS LOT 5 TO FALCON REAL ESTATES DEVELOPMENT IRELAND LIMITED. HECTARES 0.2795 ACRES 0.691

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REVISION	DATE	INTS. NO.



Comhairle Cathrach & Contae Phort Láirge
 Waterford
 City & County Council

Kiernan Keirao
 DIRECTOR OF SERVICES
 CORPORATE CULTURE, HR & IS
PROPERTY MANAGEMENT
 ADDRESS : Level 4, Manilla Building, The Mall, Waterford.
 TELEPHONE : 051-8649741
 FAX NO. : 051-864708

PROJECT
 D744B CPO 2017 NO. 1 -
 FERRYBANK, WATERFORD

TITLE
 Waterford City & County Council
 DISPOSAL TO FALCON REAL
 ESTATES DEVELOPMENT IRELAND LTD.

SCALE
NTS

JOB No.	DRAWING No.
CPO NO/DISPOSAL	D774B

DATE	DRAWN BY	C.S. REF.
30/11/20	P. Kennedy	5632_16/17

OMAS/SH/ET