

**Planning & Property Development Department
Derelict Sites Section**

**To the Chairperson and Members of the
South East Area Committee**

**Derelict Sites Report
June, 2017**

I attach details of sites in the South East Area where action has been taken since 1st January 2017 under the following headings:

- (1) Sites that are either under investigation or where formal action has been taken under the *Derelict Sites Act 1990*.
- (2) Sites currently entered on the Derelict Sites Register

Please contact the Derelict Sites Section, details below, if further information is required.

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Paul Clegg
Executive Manager

South East Area Derelict Sites Report

(1) Sites under investigation or subject to formal action under the Derelict Sites Act 1990

Location	Update
Beach Road, 21, Dublin 4.	Building in a neglected and unsightly condition. New owners written to and they have responded that they are lodging a planning application in June, 2017. Site will be kept under review.
Beechwood Avenue Lower, 50, Dublin 6.	Removed from Derelict Sites Register on 6/2/2017.
Chapel Avenue, 5, Irishtown, Dublin 4.	Planning Permission granted. Commencement notice lodged on 30 th May, 2017, works to start on 15 th June, 2017.
Creighton Street, 6, Dublin 2.	The Chief Valuer has been instructed to commence negotiations to acquire this property under the Derelict Sites Act, 1990.
Earl Street South, 18 - 19, Dublin 8.	Owner has advised that site is to be sold shortly – being kept under review.
Exchange Street Lower, 11 - 12, Dublin 8.	Section 8(2) Notice served on 7/4/2017. Entry on Register deferred following representations received – planning application being prepared. Pre planning consultations Ref; (PACO 138/17) registered on 29 th March, 2017.
Exchange Street Lower, 13 - 14, Dublin 8.	This site has been sold recently.
Harcourt Street, 37, Dublin 2.	Litter removed from basement following our request – to be kept under review.
Killeen Road, 48, Rathmines, Dublin 6.	Section 8(2) Notice served on 6/4/2017. Owner has responded and entry on Register has been deferred as the owner has stated that works will be completed by 30 th September. This site will be kept under review to ensure works commence as stated.
Kingsland Park Avenue, 7, Portobello, Dublin 8.	Updated reference of ownership requested. Site remains on the Derelict Sites Register.

Leinster Road West, 30, Rathmines, Dublin 6.	Section 8(2) Notice served on 15/3/2017. Owner responded advising that works were due to start in approx. 3 months. Commencement Notice lodged on 27/05/2017.
Merlyn Road, 30, Dublin 4.	Site Vested in Dublin City Council under Derelict Sites Act 1990 on 1/3/2017. Site to be auctioned on 14/06/2017 by Lisneys.
Oakfield House, Oakfield Place, Dublin 8.	Site to be inspected to determine whether action is warranted under Derelict Sites Act 1990.
Palmerston Park, 1A, Dublin 6	Owners written to under Derelict Sites Act requesting that window be re-glazed and that all overgrowth be cut back.
Portobello Road, 4, Dublin 8.	Site refurbished. File closed.
Ramleh Park, 96, Milltown, Dublin 6.	Meeting held with the owner who is to commence renovations shortly. She has now engaged an architect and is having revised drawings drafted.
Tara Street / George's Quay, site at junction, Dublin 2.	Overgrowth cut back when site re-inspected on 21/3/2017. Further action not required at present.
Tyrconnell Road, Oblate View building, Dublin 8.	Site inspected. Reference of ownership requested. This site is currently "For Sale".
Walworth Road, 5 - 7, Dublin 8.	Owner written to and requested to reglaze all window opes and replace door.
Wharton Hall, Wharton Terrace, Dublin 6.	Chief Valuer to negotiate with owner to acquire this site under the Derelict Sites Act, by agreement in the first instance. However, it was recently sold by Allsops.

**[S.8(2)] Notice of Intention to enter on the Derelict Sites Register.

[S.8(7)] Entry on the Derelict Sites Register with resultant imposition of a levy equating to 3% of market value of the derelict site. Unpaid levies attract interest of 1.25% per month.

(2) Sites on Derelict Sites Register (DSR).

Location	Owner	Date of Entry
Adelaide Road, 7, Dublin 2.	McG Developments Ltd., 33 Windsor Road, Rathmines, Dublin 6.	20/01/2009
Chapel Avenue, 5, Dublin 6.	Jane Cathcart, 26 Shanganagh Vale, Loughlinstown, Co, Dublin.	10/07/2014
Creighton Street, 6. Dublin 2.	Estate of Margaret Carrick, 6 Creighton Street, Dublin 2.	16/11/2016
Greenmount Industrial Estate, Unit 4, Dublin 12.	Mr. Leo Mohan, C/O Mohan Holdings, 92 - 93 St. Stephen's Green, Dublin 2.	29/04/2015
Harcourt Street, 36, Dublin 2.	Kieran Wallace & Judith Johnston, Receivers, KPMG Ireland, 1 Stokes Place, St. Stephen's Green, Dublin 2.	19/04/2011
Harold's Cross Road, 144.	The Minister for Public Expenditure & Reform, Government Buildings, Upper Mount Street, Dublin 2.	08/06/2007
Harold's Cross Road, 199 - 201A, Dublin 6.	Ms. Annie Healy, C/O Brian O' Tiomain, Office of Wards of Court, 15 - 24 Phoenix Street North, Dublin 7.	27/01/2016
Highfield Road, rear 63, Dublin 6.	Mr. Brian Daly, 29 The Boulevard, Mount Eustace, Tyrrelstown, Dublin 15.	14/07/2014
Kingsland Park Avenue, 7, Dublin 8.	Estate of Jennie Kirkpatrick, C/O Liam Keane & Partners Solicitors, The Old Toll House, Dunshaughlin, Co. Meath. Mr. Patrick Monaghan, 107 Tyrconnell Road. Inchicore, Dublin 8.	21/6/2016
Merlyn Road, 30, Dublin 4.	Dublin City Council	05/04/2011

Wharton Hall, Wharton Terrace.	Ms. Roisin Hyde, Apartment 30, The Tannery, Cork Street, Dublin 8. (Sold on 18/5/2017 – new owners not confirmed to date).	01/04/2014
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