



**To the Chairperson and Members of the North Central Area Committee  
DERELICT SITES REPORT – February 2025**

**Derelict Sites**

Derelict sites visually impact negatively on the surrounding area, give out the impression of an area deteriorating and are a magnet for antisocial behaviour and take valuable housing stock out of circulation. Dereliction occurs through the neglect of a property and arises in the majority of case where there are title difficulties, probate issues and unfinished developments.

The Council through the effective exercise of the legislative provisions in the Derelict Sites Act 1990, proactively strives to achieve the eradication of dereliction in the City and the return of derelict sites to active use. The implementation of an ongoing acquisition strategy since 2017 is a key part of the Council's Active Land Management Initiative which aims to eradicate underutilised, vacant and derelict lands and buildings in the city. The Council will only acquire compulsorily as a last resort in circumstances where all efforts to secure the carrying out of improvement works by property owners have been exhausted. In determining what sites to acquire, the Council prioritises those properties which can be most readily reinstated to active residential use.

**URDF Call 3**

This round of Government funding is intended to act as a dedicated revolving fund within each local authority to address the financial barrier and risk faced by local authorities in seeking to tackle long term vacant and derelict buildings and sites. Dublin City Council was allocated €10million under URDF Call 3 to acquire properties, dispose of or put them forward to the open market. The fund will be available to cover the acquisition costs of a property or site and also any civil or design works which may be required to de-risk or improve the site/building to make it more attractive for reuse, development by others or onward sale. The intention is that the fund would be replenished from the proceeds received from the end use/user, thereby allowing the local authority to put in place a rolling programme to tackle long term vacancy and dereliction without recourse to borrowing and the associated financial risk. Any properties that are identified for possible onward sale/development will require the approval of the elected members through Section 183s.

<b>No. of Properties Acquired Compulsorily since 2017</b>	<b>Number of sites Retained by DCC</b>	<b>URDF Call 3</b>	<b>Disposed of</b>
<b>53</b> of which <b>8</b> within North Central Area	46 for Social Housing - of which <b>8</b> are within North Central Area. <b>4</b> rendered non derelict <b>2</b> currently being refurbished <b>1</b> in legal proceedings <b>1</b> to progress development with Housing/AHB,	<b>0</b> - sites proposed for disposal under URDF Call 3,	<b>0</b> - Sold at Action

The Council has experienced that when faced with compulsory acquisition some sites have been

- rendered non-derelect and removed from the Derelect Sites Register,
- owners are actively seeking planning permission or have obtained planning permission for redevelopment,
- derelect sites have been placed on the market and are at varying stages in the sales process, which offers the prospect that they will be redeveloped and returned to active use.

### **Derelect Sites Register – North Central Area**

There are currently 14 sites within the North Central Area on the Derelect Sites Register. The Derelect Site Levy is 7% of market value. Outstanding levies attract interest at the rate of 1.25% per month, outstanding levies including interest automatically become a charge on the land and will remain a charge on the land until all outstanding levies have been paid.

Please contact the Derelect Sites Section at [derelectsites@dublincity.ie](mailto:derelectsites@dublincity.ie) for more detailed information on any of the sites listed

<b>Derelect Site Ref No</b>	<b>Address</b>	<b>Date of Entry</b>
DS1585	Abbeyfield/Middle Third, Legion Hall Building, Killester, D.5.	09/02/2024
DS1572	Apollo Way, 33, Coolock, Dublin 5.	05/04/2024
DS1287	Artane Cottages Lower, 12, Dublin 5.	27/11/2024
**DS912	Cadogan Road, 18, Fairview, Dublin 3.	08/07/2022
DS1468	Foxfield Grove, 152, Raheny, Dublin 5.	29/07/2024
DS1584	Grangemore Lawn, 22, Donaghmede, D.13.	29/11/2023
*DS1261	Killester Park, 56, Killester, Dublin 5.	19/01/2023
*DS1445	Lorcan Crescent, 14, Santry, Dublin 9.	11/08/2022
*DS767	Millwood Villas, adj. 48 (a.k.a. 48A), Kilbarrack, D.5.	24/11/2011
DS1012	Rathmore Park, 49, Raheny, D5.	19/10/2017
**DS784	Richmond Avenue, 21 & 27-29 & lands at rear, D.3.	13/12/2012
!DS1861	Saint Assam's Park, 24, Raheny, Dublin 5.	26/03/2024
*DS795	Saint Brendan's Park, 68b, Dublin 5.	02/06/2016
DS1386	Shelmalier Road, 53, Eastwall, Dublin 3.	14/09/2023

*\*Acquired under the Derelect Sites Act 1990. Of which two (48 Millwood Villas & 56 Killester Park) are due to be removed from the register as rendered non-derelect by DCC.*

*\*\* Subject of ongoing legal proceedings*

*! There were no objections to the Notice of Intention to acquire. Vesting Order and Notice are being prepared.*

### **Compulsory Acquisition of Derelect Sites**

A further review is being carried out of the Derelect Sites Register to identify sites for possible acquisition.

## North Central Area – Active Files

There are **69** Active Files open within the North Central Area. Files are opened following the receipt of complaints / queries regarding the condition of a site. Inspections are arranged and the condition of a site assessed to determine what action, if any, is warranted under the Derelict Sites Act 1990. If a site needs attention there would follow a process of engagement with the owner to secure the carrying out of necessary improvement works. Engagement with owners in general results in positive results but if the engagement does not yield the desired results the formal procedures under the Derelict Sites Act are invoked which can culminate in the site being entered on the Derelict Sites Register. Any site entered on the Register can be considered for possible acquisition.

The Unit has active files on the **69** sites listed below which are the subject of ongoing investigation and review. The condition of the sites can vary quite a lot and formal action will not be required in all cases. In some instances the issue is vacancy rather than dereliction, in such cases the sites are referred to the Council's Vacant Homes Section.

Some sites are recently reported and are due a first inspection, others are subject to ongoing review and are due for re-inspection. Reference of ownership and/or updated references of ownership are required for some sites.

The Derelict Sites Unit works comprises 5 staff members and is made up of 3 Staff Officers, 1 Senior Staff Officer and 1 Administrative Officer. All staff members are Authorised Persons within the remit of the Derelict Sites Act and authorised to carry out inspections, prepare reports, make recommendations and serve the necessary notices and other administrative duties for Derelict Sites Section. The Unit works closely with the Area Offices, Public Domain Officers, other DCC staff members who report sites that may be in danger of falling into dereliction and complaints and queries from the general public and concerned citizens. If you are aware of any other sites, which we might not have on our records, please get in touch with any of the Derelict Sites team or if possible email [derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie) with a photo, if possible, description and location of the site and we will investigate and assess the site under the criteria set out in the Derelict Sites Act.

## North Central Area – List of 69 Active Files

Abbey Court, 20, Killester, Dublin 5.	Clanawley Road, 2, Killester, Dublin 5.
Adare Road, 1, Dublin 17	Clontarf Road, 177, Clontarf, Dublin 3.
Adare Road, 71B, Coolock, D.17	Clontarf Road, 221, Clontarf, Dublin 3.
Briarfield Road, 102, Raheny, Dublin 5	Conquer Hill Road, 33, Clontarf, Dublin 3.
Bunratty Road, 355, Bonnybrook/Coolock, D.17.	Coolgariff Road, 32, Beaumont, Dublin 9.
Castilla Park, 12, Clontarf, Dublin 3.	Craigford Drive, 17, Dublin 5.
Castilla Park, 5, Clontarf, Dublin 3.	Drumcondra Road Lower, 48B-50A, Dublin 9.
Castilla Park, 8, Clontarf, Dublin 3.	Edenmore Crescent, 123, Raheny, Dublin 5.
Castilla Park, 9, Clontarf, Dublin 3.	Elm Road, 35, Donnycarney, Dublin 9.
Cedar Park, 2A, The Donahies, Dublin 13.	Ennel Park, 52, Artane, Dublin 5.
Church Lane/Swords Road, 3 Warehouses, Santry, Dublin 9.	Fairview Avenue Lower, 45-47, Dublin 3.
	Fairview Strand, 47-49 (Players Lounge), D3.

Fairview, 1, Dublin 3.  
Fairview, 18, Dublin 3.  
Grace Park Avenue, 7, Dublin 3.  
Grace Park Road, The Lodge, Dublin 9  
Grange Abbey Road, 21, Dublin 13  
Grange Abbey Road, 33, Donaghmede, D.13.  
Greencastle Avenue, 19, Coolock, D.17.  
Greencastle Avenue, 19A, Coolock, D.17.  
Hazelwood Court, 16, Beaumont, D.9.  
Howth Road, 62, Dublin 3  
Howth Road, 86-88 (Phoenix Squash Club),  
D3.  
Killester Avenue, 104, Dublin 5  
Killester Avenue, 149, Dublin 5.  
Kilmore Road, 60, Beaumont, Dublin 5  
Kincora Avenue, 49, Clontarf, Dublin 3.  
Kincora Road, 17, Clontarf, Dublin 3.  
Kincora Road, 63, Clontarf, Dublin 3.  
Larkhill Road, 146, Whitehall, Dublin 9  
Larkhill Road, 155, Whitehall, Dublin 9.  
Lorcan Crescent/Lorcan Grove, Site on corner,  
Whitehall, Dublin 9.  
Malahide Road, 1 Hawthorn Cottage, Dublin  
17.  
Malahide Road, 2 Hawthorn Cottage, Dublin  
17.  
Maypark, 11, Malahide Road, Donncarney,  
D.5.  
Millbrook Avenue, Site Adj 52, Dublin 13

Mornington Park, 7, Malahide Road, Artane,  
Dublin 5  
Newgrove Estate, site adj. 13, Donaghmede,  
D13.  
Raheny Road, 91, Raheny, Dublin 5.  
Redcourt House, Seafield Road East / St.  
Gabriel's Road, Clontarf, D.3.  
Ribh Road, 65, Harmonstown, Dublin 5  
Richmond Estate, 1, Fairview, Dublin 3.  
Richmond Road, 156, Dublin 3,  
Richmond Road, 158-162, Dublin 3.  
(Protected)  
Rosemount Avenue, 43, Artane, Dublin 5.  
Saint Anne's Road Drumcondra, 10, D.9.  
Saint Lawrence Road, 101, Clontarf, Dublin 3.  
Seafield Road East, 150, Clontarf, Dublin 3.  
Seafield Road East, 49, Clontarf, Dublin 3.  
Shanliss Road, 114, Santry, Dublin 9.  
Shanowen Drive, 27, Santry, Dublin 9.  
Shantalla Drive, 61, Beaumont, Dublin 9.  
Site to the rear of 112 & 114 Drumcondra  
Road Upper, Dublin 9  
St. Brigid's Grove, 35, Killester / Artane,  
Dublin 5.  
The Bramblings, 18, Killester, Dublin 5.  
Vernon Avenue, 11, Clontarf, Dublin 3  
Vernon Avenue, 72, Clontarf, D.3.  
Yellow Road, 3, Whitehall, Dublin 9

**Margaret Mooney**  
**Administrative Officer**  
**Derelict Sites**