

**The Chairperson and Members  
South Central Area Committee**

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**DERELICT SITES REPORT**

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I attach the Quarter 3 Derelict Sites Section update for the South Central Area.

Please contact the Derelict Sites Section, details below, for more detailed information on any of the sites listed.

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**P. Clegg**  
**Executive Manager**

### Derelict Sites Update

Location	Actions taken under the Derelict Sites Act, 1990 in Quarter 3 - 2016
Ardee Street 9, D8	Correspondence received from owner on 14 <sup>th</sup> September, confirming that he is in discussions with his architects, Sheehan and Barry re a development scheme for this site.
Brainboro Terrace, 4A & 4B, Dublin 8.	Some Improvement works have been carried out at this site – vegetation cut back and a new solid fence has replaced the wooden hoarding at the road side boundary. Being kept under review. However, the site remains on the Derelict Sites Register.
Brickfield Lane /South Brown Street, factory site, D8.	Works carried out as requested. File closed.
Brookfield Road, former Printworks, D8	Inspected on 3 <sup>rd</sup> August 2016. Letter sent to owner to remove dumping & overgrowth. Works carried out as requested. File Closed.
Cashel Avenue, 18, D12	Site re-inspected on 13 <sup>th</sup> July 2016. Remains derelict and on Derelict Sites Register. Valuers in negotiations with owner to acquire this site.
Connolly Avenue, 35, D8	Inspected on 29 <sup>th</sup> August 2016. Openings secured and site cleared. File closed.
Crumlin Road, 201, D12	Inspected on 5 <sup>th</sup> August 2016. No action required. File Closed.
Crumlin Road, ( Former Leisure Centre)	Notice of intention to enter site on the register S8 (2) on 20 <sup>th</sup> September. Improvement works have commenced. Site being kept under review.
Cooley Road, 167, Drimnagh, D12.	Owner has been requested to carry out improvement works he has committed to so. Being kept under review.
Drimnagh Road, 34, D12	Inspected on 6 <sup>th</sup> September, 2016 and reference of ownership requested with view to writing to owner.

Emerald Square, site adj. 31, D8.	Inspected on 26th October, 2016 . Owner written to and requested to tidy up the site. Being kept under review.
Emmet Road, The Horse and Jockey Pub, Dublin 8.	Owner written to and requested to carry out improvement works. Site being kept under review.
Emmet Road, 92, D8	Re-inspected on 9th August 2016. Completely renovated. No further action warranted. File closed.
Francis Street, 92/93, D8.	Notice of intention to enter site on the Register S8(2) served on the owners.
Emmet Road, 183, D8	Site entered on the Derelict Sites Register on 13 <sup>th</sup> October, 2016
Francis Street, 98-99, Dublin 8.	Owner has been asked to cut back overgrowth/weeds and remove graffiti from fence/front wall Being kept under review.
Gala Cinema Site, Ballyfermot Road, Dublin 10.	Letter sent to receivers on 7 <sup>th</sup> September, to clear & secure site. Being kept under review
Galtymore Road 309A, D12	Inspected on 13 <sup>th</sup> September 2016. Renovation works have started. Being kept under review.
Hazelbrook Drive, 43, Terenure, D6W	Inspected on 22 <sup>nd</sup> August 2016. Reference of ownership requested with view to writing to owners to carry out improvement works.
James's Street 180, 182, 183, D.8.	Inspected on 17 <sup>th</sup> August 2016. Site appears to have been sold - new reference of ownership requested , keep under review.
Jamestown Road, former Clayton Love Factory, Inchicore, Dn 8.	Letter written to new owners outlining required works to be carried out. Being kept under review.
Kilfenora Road, 46, Crumlin, D.12	Inspected on 13 <sup>th</sup> July 2016. Letter sent to owners to clear site of overgrowth . Site being kept under review.

Lucan Road, Mayfield House, D.20.	Inspected on 22 <sup>nd</sup> August 2016. Letter sent to owner's Solr. advising as to necessary works. Being kept under review.
Merton Park 5, D8	Inspected on 2 <sup>nd</sup> August 2016. The property is being renovated at the moment . File closed
Merton Park 6, D8	Inspected on 2 <sup>nd</sup> August 2016. Owners contacted - they have cleared out weeds in front garden . File closed.
Merton Park, 16, D.8	Re-inspected on 4 <sup>th</sup> October, 2016. Front garden tidied – rubble, litter and debris removed. Site removed from Derelict Sites Register on 10/10/2016. File closed.
Prospect Villas, 1 & 2, Inchicore, D8	Re-inspected on 5 <sup>th</sup> August 2016. Reference of ownership received, new owners written to. Being kept under review.
Rafters Lane, 3, D12	Inspected on 13 <sup>th</sup> July 2016. No action warranted. File Closed.
South Circular Rd. 355-361 (Rialto Cinema site), D.8	Site entered on the Derelict Sites Register on 11 <sup>th</sup> October, 2016.
South Circular Road, 765D/765E, Bellevue, D8	Re-inspected on 14 <sup>th</sup> July 2016. To remain on Derelict Sites Register.
St. Agnes Terrace (rear 1-6), D12	Inspected on 5 <sup>th</sup> August 2016. Problems with title. The solicitors dealing with Estate have been asked to carry out improvement works, Being kept under review.
St. Anthony's Road, 11, D8	Re-inspected on 5 <sup>th</sup> August 2016. No further action required. File closed.
St. Anthony's Road, 14, D8	Inspected on 5 <sup>th</sup> August 2016. Reference of ownership requested with view to writing to the owners.
Thomas Court, 1-3, D8	Re-inspected on 17 <sup>th</sup> August 2016. No further action required. File closed.

Thomas Street, 144, D8	Re-inspected on 15 <sup>th</sup> September 2016. New hoarding erected. No action warranted. File closed.
Tyrconnell Road/Goldenbridge Industrial Estate, land at corner.	Letter sent to receivers to clean-up & maintain site. Site being kept under review.
Usher Street 1A-2, D 8	Inspected on 17 <sup>th</sup> August 2016. Letter sent to owner to clear overgrowth & graffiti. Site for sale being kept under review.
Windmill Road, 20 / Raphoe Road, D12	Site inspected on 15 <sup>th</sup> September 2016. Owners requested to board up windows.

#### Sites on Derelict Sites Register

Location	Owner	Date of entry on Register
Bellevue, 765D/765E South Circular Road	Furlong Investments Ltd., Registered Office, Springbank, Pollardstown, The Curragh, Co. Kildare.	20/11/2009
135 Herberton Road,	Mr. John Cunnane, 135 Herberton Road, Rialto, Dublin 8	29/03/2011
4A/4B Brainboro Terrace,	Mr. Dieter Bergmann. 53 Rathgar Avenue, Dublin 6  and  Mr. Eugene Hanniffy, address unknown	04/05/2012
25 Tyrconnell Street	Ms. Susan Sherry, 105A Ardara Avenue, Donaghmede, Dublin 13	09/07/2013
Site adj. 11 Hanover Lane	Charles & Denise. Fleury, The	09/07/2013

	Square, Cahir, Co.Kildare and Mr. William Fannin, address unknown.	
29/30 Main Street, Chapelizod	Niall Clarke & John Coleman, c/o 14 Westway Park, Blanchardstown, Dublin 15.	18/02/2014
6 Rowserstown Lane	Ms. Aoife Tuomey, 24 Raymond Street, Dublin 8.	10/09/2014
38 Cashel Avenue	Mr. John O'Dowd, Monavullen, Oulart, Gorey, Co. Wexford.	19/09/2014
Chapelizod Hill Road (Former Faulkner's factory)	Shrewsbury Square Ltd., Unit 2, Ballinteer Business Park, Ballinteer Avenue, Dublin 16.	23/09/2014
188 Downpatrick Road	Estate of Christine O'Leary, address unknown	20/11/2014
33 James's Street	Trustees of the Carolan Research Trust	28/01/2015
1 Usher Street	Steen O'Reilly, 31-34 Trimgate Street, Navan, Co. Meath.	29/04/2015
2 ABC Chapelizod Road	Mr. Paul Smyth, 76 Maryville, Knockmaroon Hill, Dublin 20.	04/06/2015
32 Reuben Avenue	Mr. Patrick Mitchell, address unknown	03/06/2015
118 Ballyfermot Drive, D.10	Estate of James King, c/o Tony Taaffe Solrs., 1 Main Street,	19/06/2015

	Finglas, Dublin 11.	
1 Mulberry Cottages, D.20	Ryan Estate, c/o P. C. Moore & Co. Solrs., 39 Westland Row, Dublin 2 & c/o Stephenson Solrs., 55 Carysfort Avenue, Blackrock, Co. Dublin.	26/06/2015
2 Mulberry Cottages, D.20	Ryan Estate, c/o P. C. Moore & Co. Solrs., 39 Westland Row, Dublin 2 & c/o Stephenson Solrs., 55 Carysfort Avenue, Blackrock, Co. Dublin.	26/06/2015
7 Mulberry Cottages, D.20	Ryan Estate, c/o P. C. Moore & Co. Solrs., 39 Westland Row, Dublin 2 & c/o Stephenson Solrs., 55 Carysfort Avenue, Blackrock, Co. Dublin.	26/06/2015
10 Mulberry Cottages, D.20	Ryan Estate, c/o P. C. Moore & Co. Solrs., 39 Westland Row, Dublin 2 & c/o Stephenson Solrs., 55 Carysfort Avenue, Blackrock, Co. Dublin.	26/06/2015
11 Mulberry Cottages, D.20	Ryan Estate, c/o P. C. Moore & Co. Solrs., 39 Westland Row, Dublin 2 & c/o Stephenson Solrs., 55 Carysfort Avenue, Blackrock, Co. Dublin.	26/06/2015
3 St Anthony's Road, D.8.	Mr. Aidan O' Brien, 1143 Kilbelin, Newbridge, Co. Kildare.	02/09/2015
Old Naas Road, Coolfan House	Mr. Declan Taite & Mr. Patrick Brennan, Receivers, Duff & Phelps, Molyneux House, Bride Street, Dublin 8.	04/09/2015
Old Naas Road, adj. Coolfan House	Mr. Declan Taite & Mr. Patrick Brennan, Receivers, Duff &	04/09/2015

	Phelps, Molyneux House, Bride Street, Dublin 8.	
Cashel Avenue, 18, Crumlin	Sydat Properties Ltd., 42 Dorset Street , Dublin 1	28/09/2015
4 Rehoboth Place, D.8.	Gerard Kehoe, c/o Martin Solrs., 1 Elmfield Rise, Dublin 13.	11/01/2016
Thomas Court, 37	Ruari & Kate O' Ceallaigh, Collegeland, Summerhill, Co. Meath.	18/02/2016
614 South Circular Rd., Dublin 8	Mr. Liam Brophy, 614 South Circular Road, Dublin 8	16/09/2016
355-361 South Circular Road (Rialto Cinema site), D.8.	Marziplant Ltd., Avonlea, Demesne, Lucan, Co. Dublin.	11/10/2016
183 Emmet Road, Dublin 8.	New Life Properties Ltd., Coolcronan, Foxford, Co. Mayo.	13/10/2016