



21<sup>st</sup> February, 2018

**To the Chairperson & each Member of the Environment, Recreation & Amenity SPC**

**RE: Derelict Sites – Galway City**

**Item no. 7 on Agenda of SPC Meeting on the 28<sup>th</sup> February, 2018**

This report is an update on the previous report circulated at last SPC meeting,

**Current status of Derelict Sites & Derelict Sites Register**

There are currently 20 listed on the Derelict Sites Register (see details attached). In the last four months, two sites have been removed and three sites have been added to the Register. In addition to sites on the register, other sites are being addressed through the Derelict Sites procedure by the Environment Section.

**Inspections 2017**

A total of 95 site inspections took place in 2017 which involved 46 sites. These sites were monitored throughout the year and results at the end of the year show that 17% of the sites were identified as having the works completed to the satisfaction of Galway City Council and the file was closed off. 44% of the sites have on-going correspondence and therefore, have not been placed on the Derelict Sites Register while the remaining 39% are on the Register.

Every effort is made to work with property owners to address the dereliction issues before formal entries onto the register are made. Letters are issued followed by more formal notices.

**Work Programme 2018**

Monitoring of Derelict Sites continues, with an emphasis on applying the 3% levy on sites where the owner is refusing to engage with the Local Authority. Other sites will be examined throughout the year for potential levies, where valuations will be carried out, followed by the issuing of a Section 22 notice, under the Derelict Sites Act, which advises the owner of the market value and details of the potential levy.

Where non-compliance with a Section 11 notice occurs and no efforts are made to address the dereliction, Environment staff liaises with the City Council's legal representatives with regard to instigating legal proceedings for non-compliance.

The Environment Department is currently working with the Housing Department to identify sites from the Derelict Sites Register, which could possibly be taken into housing stock, and where the Compulsory Purchase Order process can be initiated.

It is envisaged that 90 to 100 inspections will be carried out in 2018 depending on staff resources and other priorities within the Department.

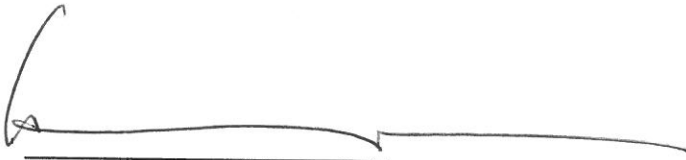
## Conclusion

We note the request made at the previous SPC meeting and the most recently Council meeting for a full listing of all properties inspected in relation to dereliction. I am to advise that due to legislative restrictions and our imminent obligations under GDPR (General Data Protection Regulation) that I am unable to issue a list of sites inspected. As previously notified the process for inclusion of a site on the register of Derelict Site is necessarily rigorous because of the legislation involved. Sites which are the subject of inspection are often remediated once contact is made with the owner.

The City Council are actively involved in implementing the legislation and this is evident by the increase in the number on the Derelict Sites Register, the application of derelict sites levy and the plan to acquire sites under the Compulsory Purchase Order process.

Since 2010, a total of €51,038 has been levied on various property owners. €31,450 has been paid and the balance has been written off where it was deemed uncollectable.

I trust the above information will be of assistance to you.

A handwritten signature in black ink, appearing to read 'Gary McMahon', with a long horizontal line extending to the right.

Gary McMahon

Acting Director of Services,

Economic Development, Community & Culture, Climate Change & Environment Directorate

<b>D. S. Ref. No.</b>	<b>Derelict Building</b>	<b>Date of Entry on Register</b>	<b>Update at 12th February, 2018</b>
491	20 Rocklands Avenue, Ballybane, Galway	5th February, 2018	
485	27 Cluain Ard, Ballybrit, Galway	26th May, 2017	Substantial works have been completed. May be removed from the register in the next few months
484	5 Rahylin Glebe, Ballybane, Galway	27th September, 2017	Difficulty serving notice on owner.
479	7 Lough Atalia Road, Galway	20th July, 2017	On-going correspondence with the owner
468	Site at bungalow, 1, 2, 3, upper Salthill	7th June, 2016	Referred for legal proceedings
466	45 St. Mary's Road, Galway	20th July, 2017	On-going correspondence with the owner
457	Murrrough (Formerly Corrib Great Southern Hotel, Dublin Road)	30th January 2015	Majority of works completed
446	Clybaun Road, Knocknacarra, Galway	17th November, 2017	Section 11 notice issued 5/2/18
437	28 Ballinfoile Park, Headford Road, Galway	12th December, 2017	
420	No. 25 Cluain Ard, Ballybrit	7 <sup>th</sup> April 2014	Works being carried out, expect to be removed from Register in March
393	30 Gaelcarraig Park, Newcastle	16th August 2016	House sold, consultation with new owner
390	88 Rahylin Glebe, Ballybane, Galway	8th February, 2018	
380	8 St. Helen's Street	5 <sup>th</sup> September 2012	Majority of works completed
366	15 & 16 St. Helen's Street	20 <sup>th</sup> April 2011	On-going correspondence with owner, expect to remove this site from register in 2018
345	6 Newcastle Road, Galway	10th October, 2017	On-going correspondence with the owner
342	Old Ballybrit Road (opposite reservoir)	7 <sup>th</sup> September 2009	Recently received information that property has been sold. Correspondence issued to new owner
330	No. 6 Devon Park	14 <sup>th</sup> April 2014	Some works completed. Trying to finalise the remaining works
328	Lenaboy	18 <sup>th</sup> February 2011	Difficulty serving notice on owner. Have engaged a Summons Server
315	9, 10 and 11 Dominick St. Upper	24 <sup>th</sup> September 2009	Referred for legal proceedings
276	Cottage at Blackrock, Pollnaroona West	14 <sup>th</sup> January 2005	Legal proceedings to issue and levy to apply in 2018