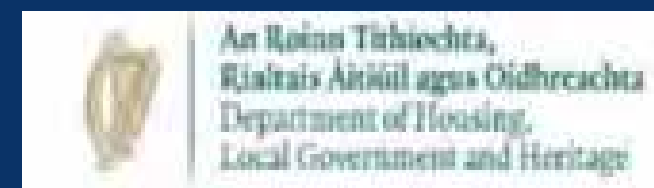


Waterford

Ireland's **Best**
Place **To Live**



OPR Training Event

Tower Hotel, Waterford City

June 2026

Aisling O'Sullivan

Senior Planner

Waterford has moved the Dial on Dereliction –



Repair & lease multi-storey building



Built in 1874 St Josephs House constructed by the Little Sisters of the Poor.

The Little Sisters of the Poor is a Catholic religious institute who dedicated their lives to caring for the elderly.

Over the course of the 136 years that the little Sisters occupied the house, it was used to care for older people of the area.

In 2010, The little Sisters vacated the site to move to a purpose-built facility in Ferrybank and the site on Manor Hill has since been mostly vacant ever since.



MDP + Partners



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council



St. Josephs, Manor Hill

71 apartments

- 50 in main building
- 21 in outbuildings

Protected structure

Unit type

42 x 1 beds

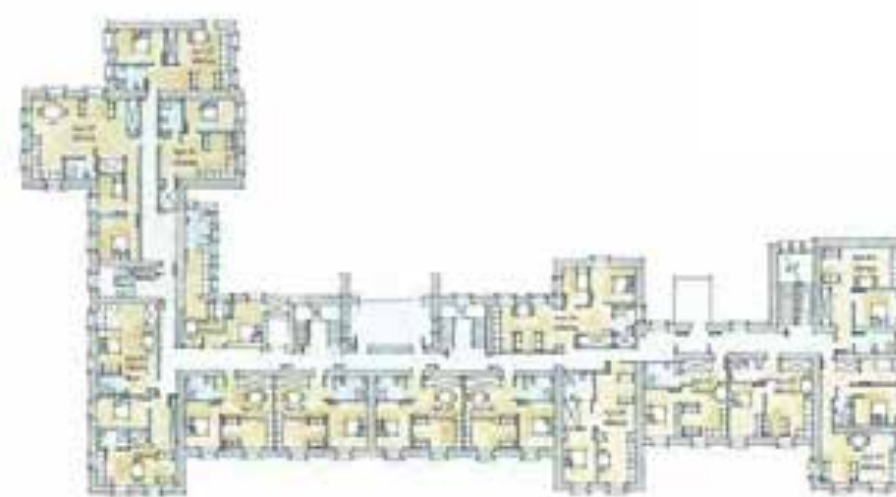
28 x 2 beds

3 x 3 bed

Distance

800m or 11-minute walk from city centre.

MDP + Partners



Waterford's Track Record to Date





Fri, 19 Jul 2014, 11:17

Derelict house in Waterford City reclaimed by Council



© Downside Photo



LEADING OPINION

Waterford City and County Council have made a compulsory purchase order on a long derelict house in the city.

waterfordlive

News Sport National Crime & Courts Politics What's On Property

News

Boost for Waterford as €9m is allocated to revive derelict properties



By David Hurley
Regional Correspondent & Author



Published on July 2014, 10:00 AM



The decision to revitalize, repair, conserve and manage derelict properties combined the best of all worlds in a bid to revitalize the city.

Fri, 19 Jul 2014, 11:17

Significant number of properties being brought back from dereliction in Waterford City



The decision to revitalize, repair, conserve and manage derelict properties combined the best of all worlds in a bid to revitalize the city.

600 Properties processed since 2023

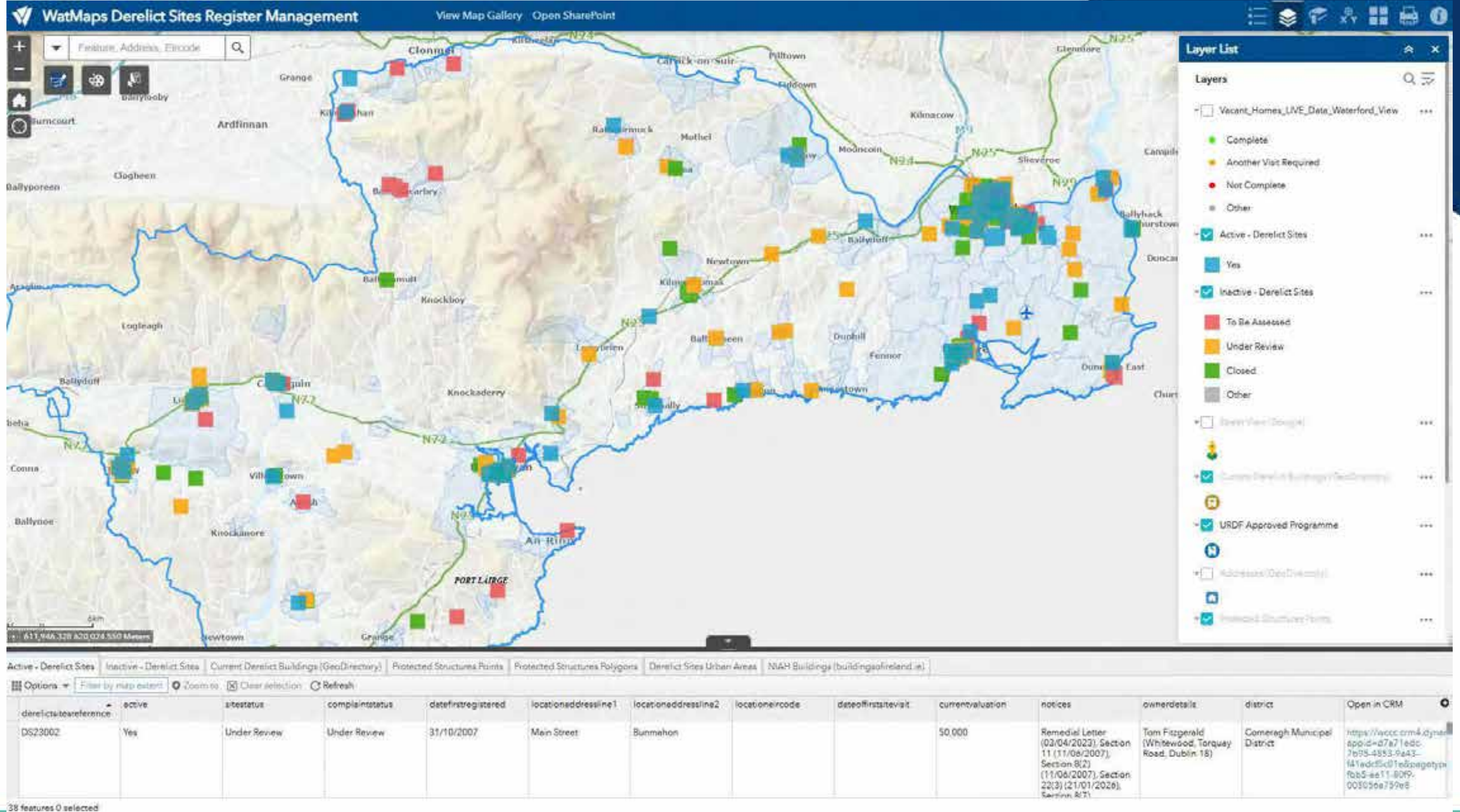
151 properties on the Derelict Sites Register

192 Properties revitalised

71 CPA commenced

19 properties sold





Overview of work done to date

Repair and Lease Scheme
Up to



[Home](#) [About](#) [Officers](#) [Donors](#) [Blog](#) [Login](#) [Contact](#) [Enter Property Details](#)

Comhairle Cathrach & Contae Phort Láirge
Fingal County Council

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[Services / Economic Development / Economic Development Grants](#)

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Waterford City & County Council is extending a support to assist in the improvement of visible facades (upper and lower floors) of buildings in high notable areas of Waterford City, Tramore Town Centre and Dungarvan Town Centre.

This scheme allows for up to 50% of the cost of improvement works (excl. VAT) to the exterior presentation of a building, including upper floors, up to €2,000 (amount decided upon approval).

How it works?

1. Fill out the application form, submit two quotes for the estimated costs, a description of the planned works and pictures of the property.
2. If your application is approved you will be notified the amount you have been approved for and a deadline of 6 months to complete the works.
3. Return the Supplier Set Up Form by post. This form is our way of paying out to you once the works are completed. A hard copy must be sent. You can find this below.
4. Once the works are complete, submit your invoices and a picture of the completed works. You will be allowed 50% of the costs of works (excl. VAT) up to the amount you were allocated when approved.

[Application Form](#) [Supplier Set Up Form](#) [Terms & Conditions](#)

Waterford's rich history is taking a bold step into the future with THRIVE, a heritage-led regeneration initiative bringing new life to historic town centres across Ireland. Supported by the Town Centre First Heritage Revival Scheme, THRIVE is part of Ireland's [European Regional Development Fund \(ERDF\)](#) Regional Programmes.



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Programmes, Initiatives and Grants



Residential Vacancy and Dereliction



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

John Treacy Street – Dungarvan



32 Grattan Square



5 Bridge Street – Waterford City



21/22 O Connell Street Dungarvan



66 O Connell Street



4 Davis Street Dungarvan



How ?



- **Step 1 – ID Properties**

- o Councillors.
- o Members of the public – Derelict Sites ID Form.
- o Proactive and systematic approach – Town by town/ Neighbourhood by Neighbourhood.
- o Vacant homes survey.
- o vacanthomes.ie
- o GeoDirectory Vacant/ Derelict Layer.



- **Step 2 – Engagement – Carrot – Collaboration**

- o Site Visit.

- o Derelict Sites Report.

- Ownership is Key!
 - Owner ship notice/ first correspondence letter.

- o Engagement with owner to remove property from dereliction and vacancy.

- Grant leaflet.
 - Remedial works letter.
 - Section 11 Notice.
 - Set key timelines and consequences for not meeting these – Derelict Sites Register/ CPA.



4. Other Grants

4.1 Waterford City and County Council Economic Development Department

The Council's Economic Development Department offers supports to new businesses filling vacant properties and grants for the visual improvement of properties in Waterford's urban centres. <https://waterfordcouncil.ie/services/economic-development/>

4.2 Built Heritage Grant

Financial assistance is provided to assist with the conservation and restoration of heritage properties through the Built Heritage Investment Scheme and Historic Structures Fund.

For further information, please email: planning@waterfordcouncil.ie

4.3 Reductions In Development Contribution Scheme 2023-2029

The refurbishment or redevelopment of derelict sites that are subject to derelict sites notices or are included on the derelict sites register shall be subject to a 50% reduction of the normal rates.

For more information please visit: <https://waterfordcouncil.ie/services/planning/planning-permission/applying-for-planning-permission/development-contributions/>

4.4 The Living City Initiative (LCI)

Waterford City Centre is classed as a special regeneration areas (SRA). You can claim tax relief for money you spend on refurbishing, or converting, residential or commercial properties.

There are different conditions for claiming relief, for more information please visit: <https://www.revenue.ie/en/property/living-city-initiative/index.html>

Waterford City and County Council

The Council's Planning and Housing Department are currently offering a number of supports to address long term dereliction and vacancy within its administrative area.

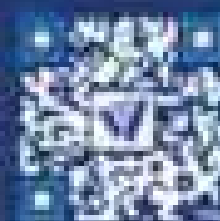
These initiatives are in support of one of the key pillars under Housing for All - 'Pathway to Addressing Vacancy and Efficient Use of Existing Stock'. It is also central to Town Centre First policy.

For more information on supports offered, please contact: vacanthomes@waterfordcouncil.ie

In addition to the supports outlined in this leaflet the Council has set up a dedicated team to reactivate long term vacancy / derelict properties for residential purposes through Compulsory Acquisition and resale on the open market. The team will be supported by the Vacant Homes Officer (VHO).

Vacancy and dereliction not only affects housing supply but also vibrancy and vitality and the ability of people to live in our cities, towns and villages. There is potential to use existing stock more efficiently. Making use of our existing stock also makes clear environmental sense.

For further information Compulsory Acquisitions, please contact: derelictsites@waterfordcouncil.ie



Guidance for owners of vacant or derelict properties



Minister
na hArdoinn
Gníomhaireacht
de Náisiúil



Comhairle Cathrach
& Contae Phoblachtaí
Waterford City
& County Council





QR code to be added to 8(7) cover letter Grant Advice Brochure-Q



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

- **Step 3 – Enforcement - Stick**
 - o Enter on to the Derelict Sites Register.
 - o Section 8(2) Notice.
 - o Section 8(7) Notice.
 - o Ensure these notices are issued correctly to the correct owners.





Johnstown, Waterford City



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Springdale, Ballytruckle Road, Waterford City, Co. Waterford

€175,000

BER **G**

📍 X91WTP6

🛏 2 beds

📏 85m² / 915 ft²





Grove Cottage, Holycross, Waterford City

• Step 4 – CPA

- Recommendation made to Senior Planner to CPA.
- Discussion with Housing Department on end use - social or private.
- CPA Report signed off on by SEP.
- CPA Application form signed off on by DOS.
- CPA Notices signed by CE.
- CPA Notices and Maps Signed by CE and Mayor.
- CPA Notices published in newspaper and erect on site.
- Objection to CPA appeal to ACP for consent to CAP.
- No objection move to vest property into LA ownership.



- **Step 5 – Disposal**

- o Issue Vesting Notice.
- o Vesting valuation – compensation/
market value.
- o Clear and clean out.
- o Put property up For Sale.
- o VPRG.
- o Bring back into active use.





Baileys New Street, Waterford City



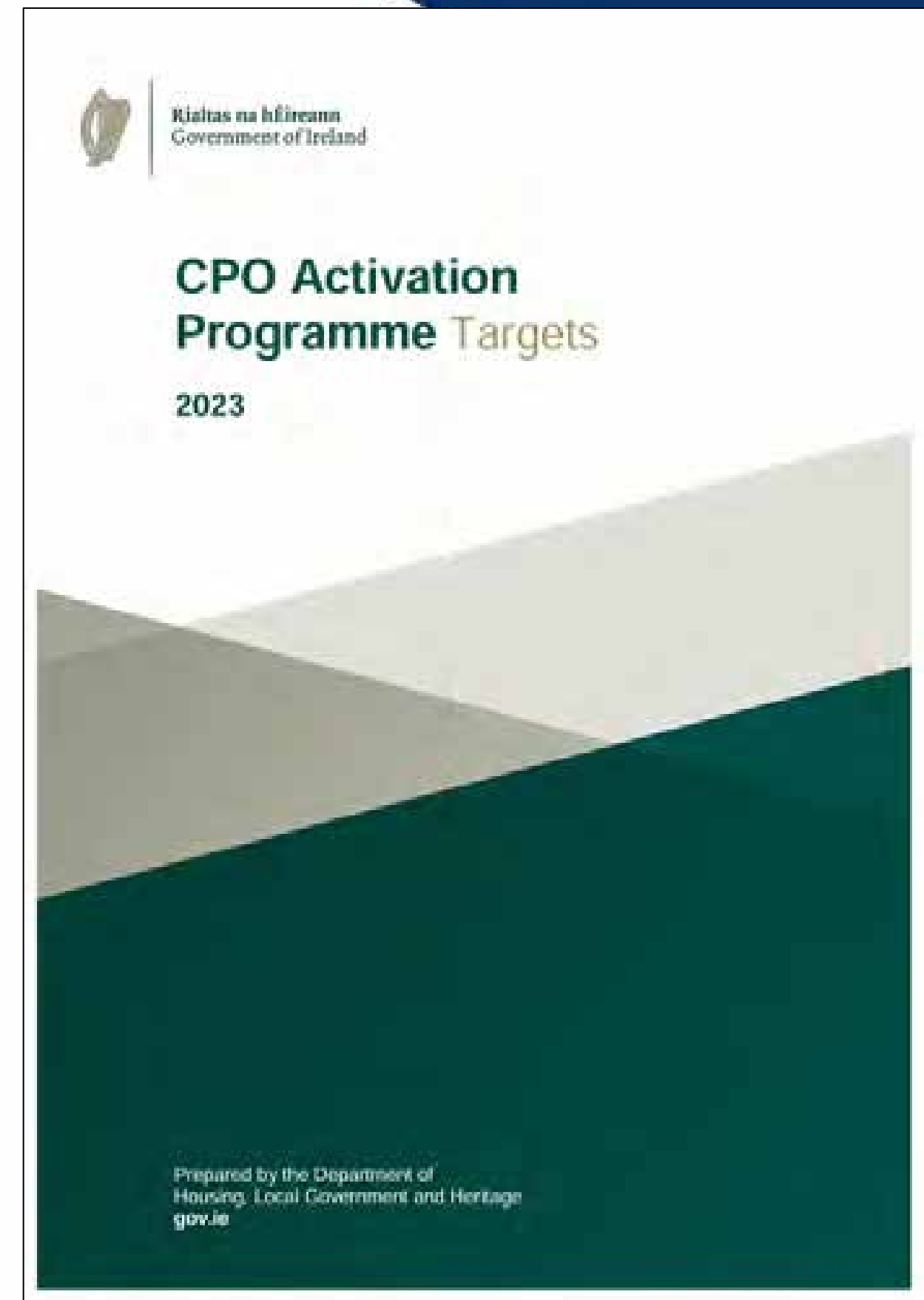


Main Street, Lismore



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

- Excellent team!
- Tight process - legally reviewed.
- Regular meetings.
- Sites are mapped using Arch GIS.
- Work with property owners.
- Vacant Property Refurb Grant!
- Payment of the Derelict Sites Levy



Key Elements/ Enablers re Successful Entry/ Exit from the Activation Programme



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council



Housing, Local Government and Heritage
gov.ie

Collaboration and Action leads to Success



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Collaboration and the P&D Act 2024

- Our local councillors are the frontline of our democracy – the eye and ears on the ground.
- Collaboration and engagement between planners and elected members is the driving force behind successful communities and a creating and maintaining a sense of place and identity .



Thank you!



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council