



## Derelict Sites - Initial Inspection

### DS Initial Details

DS Site Address	Unit 1 Newbridge , Athlumney Road, Navan, Co.Meath (House 1 - 101.A & 101.B)
DS Site Eircode	C15 VH33
Inspection Type	Re-Inspection
Inspector	Lorcan Sheenan
Inspection Date	25/11/2019
Any representations received from the occupier/owner	No
Sufficient improvement works carried out/underway	No

### Site Location

Municipal District	Navan
Barony	Skreen
Latitude	53.6533924
Longitude	-6.6808682

### Site Description

Building Type	Dwelling
Additional Site Information	An old large 3- Storey end of terrace (end of row of 4) situated along the R153 Navan to Kentstown Road, at Andy Brennan Park. The building is of stone construction to the front and has a large extension built onto the rear of modern construction. The front of the dwelling is in very poor condition, with a tree growing out of the side window. The dwelling is porous and dampness can be seen stained on the external stone face. The rear extension is in reasonable condition and appears to be secured with a combination of timber shutters and steel bars. Of the 4x properties this is easily in the best condition of the 4.

### Observations

Land Secured?	No
Building Secured?	Appear to be secured
Viewable from Public Road?	Yes
Evidence of Anti-Social Behaviour?	Yes
Any Anti-Social Behaviour Comments	Evidence of drinking, reports of drug abuse and squatters, graffiti, rubbish
Rating Guide	Rating 0- 5 (0 - N/A, 1 - Excellent, 2 - Very Good, 3 - Good, 4 - Poor, 5 - Very Poor)
Vegetation Control Rating	5 - Very Poor
Vegetation Control Issue(s)	Moss / Weeds on Driveway, Out of Control Trees & Bushes, Overgrowth, Weeds, Out of Control Ivy
Rubbish / Waste On Property Rating	4 - Poor
Rubbish / Waste On Property Issue(s)	Domestic, Hazardous Waste, Bags of Rubbish



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<b>Additional Comments - Rubbish / Waste</b>	Potential hazardous waste from drug paraphernalia, empty beer bottles/cans, loose rubbish.
<b>Quantity of waste if applicable (Tonnes / No of Bags)</b>	10
<b>Tonnes or Bags?</b>	Bags
<b>Building Appearance Rating</b>	5 - Very Poor
<b>Building Appearance Issue(s)</b>	Building is in a complete ruinous state, Minor Cracks, Neglected in Appearance, Requires Painting, Significant Cracks
<b>Roof Condition Rating</b>	3 - Good
<b>Roof Condition Issue(s)</b>	Moss / Weeds growth, Slates / Tiles loose
<b>Facia / Soffit Rating</b>	3 - Good
<b>Facia / Soffit Issue(s)</b>	Partially missing Fascia / Soffit
<b>Guttering Rating</b>	3 - Good
<b>Guttering Issue(s)</b>	Weeds In Guttering, Broken Guttering
<b>Windows / Doors Rating</b>	5 - Very Poor
<b>Windows / Doors Issue(s)</b>	Boarded Up, Broken Window (s), Missing Window (s), Damaged Door(s)
<b>Additional Comments - Windows / Doors</b>	Majority are boarded up with a combination of timber shutters, steel bars. 2x windows are smashed on side elevation.
<b>Structure Rating</b>	4 - Poor
<b>Structure Issue(s)</b>	Along Public Road / Footpath, Structure is in a state of ruin and dereliction, Trees, Bushes growing inside building
<b>End of Life Vehicles on site?</b>	No
<b>Site Signage</b>	No
<b>Total Area of Land (Ha)</b>	0.0169
<b>Planning Notice?</b>	No

## Land Registry Details

<b>Land Reg Searched?</b>	Yes
<b>Land Reg Searched Date?</b>	25/11/2019

## Folio Details

<b>Folio Number(s)</b>	N/A
<b>Date of Folio Search?</b>	26/11/2019
<b>Folio Type</b>	Unregistered

## Ownership Details

<b>Owner Name</b>	James Murphy
<b>Owner Address</b>	C/O Murphy Coady Solicitors, Commons Road, Clogherboy, Navan, Co.Meath
<b>Folio Type</b>	Unregistered



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### Ownership Details (1)

Owner Name	Brian Coady
Owner Address	C/O Murphy Coady Solicitors, Commons Road, Clogherboy, Navan, Co.Meath
Folio Type	Unregistered

### Findings

Is site derelict as defined in S.3 Derelict Sites Act 1990?	Yes
Reasons	(a) The existence on the land in question of structures which are in a ruinous, derelict or dangerous condition, (b) The neglected, unsightly or objectionable condition of the land or any structures on the land in question, (c) the presence, deposit or collection on the land in question of any litter, rubbish, debris or waste, except where the presence, deposit or collection of such litter, rubbish, debris or waste results from the exercise of a right conferred by statute or by common law
Comments	Building / Structures on site are deemed uneconomically repairable

### Recommended Actions

Recommendations	Please see below
Issue Non Statutory Notices / Statutory Notices	Issue a Section 8(2) Notice

### Sign Off

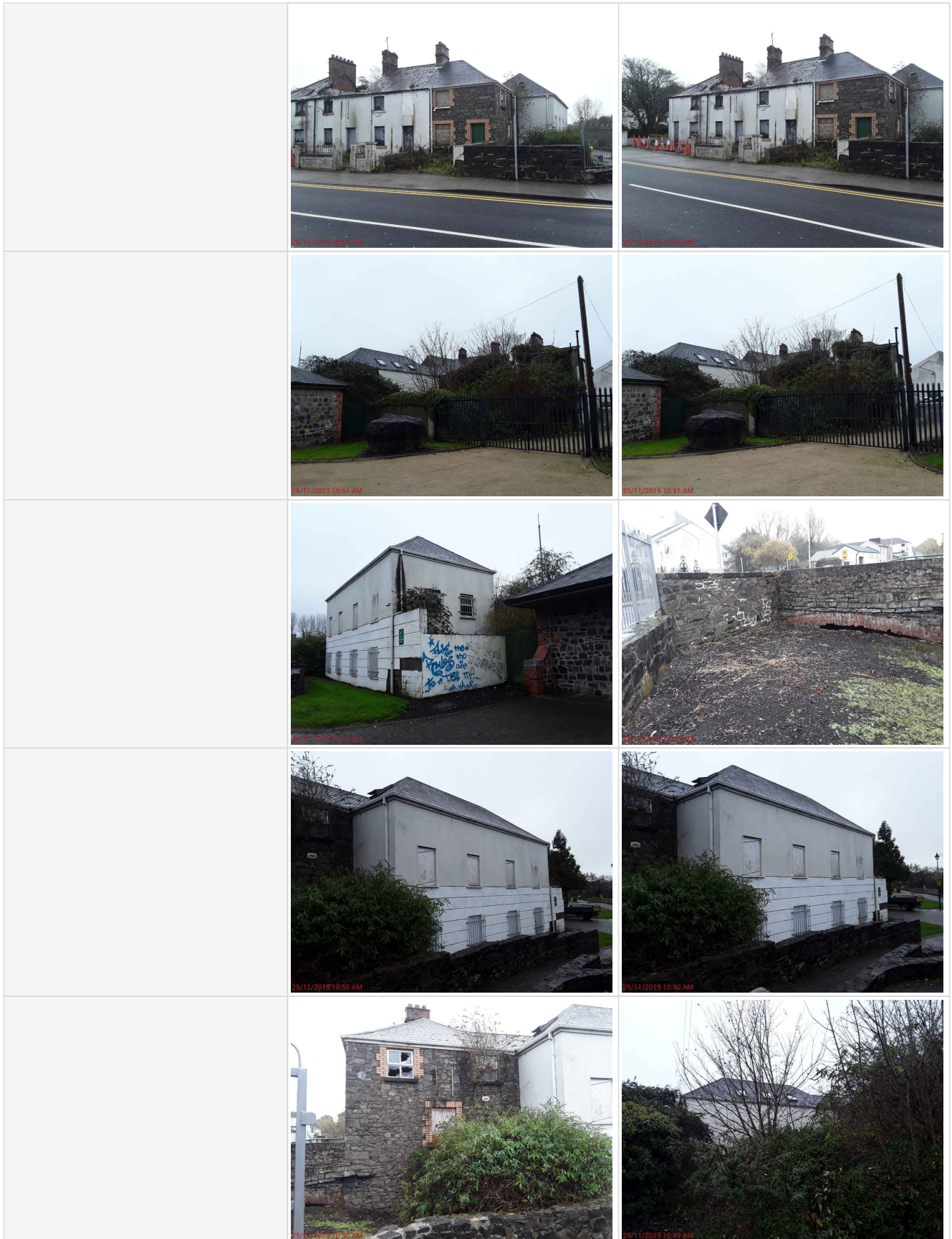
Inspector Signature LSheenan	
Signature Date	25/11/2019

### Photos

General Site Photos	
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