



**Appendix I – Property Valuation
Report**

DRAFT 2

Property Advisors

86 Merrion Square South
Dublin 2
Ireland

Tel: +353 (0)1 676 2711

Fax: +353 (0)1 661 1766

E-mail: info@dob.ie

Web: www.gvadb.ie

Mr. Seán Crowley
Byrne Looby PH McCarthy
H5 Centrepont Business Park
Oak Road
Dublin

Our Ref:TK/RD/28379



13th April 2015

By Email

Re: Proposed Wastewater Treatment Plant, Arklow

Dear Seán,

We refer to the above and to our recent correspondence and discussions.

We understand that you require a property cost ranking assessment of the proposed sites for the Arklow treatment plant together with associated wayleaves.

We understand that there are three number of sites under consideration at the following locations:

- Ferrybank
- Kilbride
- Shelton Abbey

We understand in each case that a two hectare site is required together with wayleaves of varying lengths depending on location as follows:

- Ferrybank - Nil
- Kilbride – 1897 metres
- Shelton Abbey – 1950 metres

We understand that the wayleaves required for Shelton Abbey & Kilbride will largely be within the conservation area zoned lands and once they enter the urban area of Arklow will be within the public road.

Directors: Cornelius J. Cronin FSCSI FRICS (Chairman), John W. Devlin MSCSI MRICS ACI Arb, Roger D. Keogh MSCSI MRICS, Fergal Burke MSCSI MRICS, Thomas Kirby MSCSI MRICS, Daniel Cronin MSCSI MRICS.

Associates: John Algar B.Sc.(Surv.), Christopher Boyle MSCSI MRICS, Ian Campbell MSCSI MRICS, Bruce Dodd MSCSI MRICS, Paul McGreevy MSCSI MRICS, Lisa McInerney MSCSI MRICS, Siobhán Murphy MSCSI MRICS.

Donal O’Buachalla & Co Ltd., trading as GVA Donal O Buachalla. **Company Registration No.:** 36585. **VAT Number:** IE 005 255 4N.

Belfast Office: +44 (0)289 031 6121. **Director:** Christopher J Bret BSc MRICS.

GVA Worldwide Offices: Australia, Austria, Belgium, Canada, China, Denmark, France, Germany, Hong Kong, Hungary, Israel, Italy, Netherlands, Poland, Portugal, Russia, Singapore, South Africa, Spain, Thailand, United Kingdom, USA.



We have briefly described the sites separately hereunder.

1. Ferrybank:

- Town centre location
- Located to the east of Arklow town centre and Bridgewater shopping centre
- High profile waterside location
- Lands zoned waterfront zone which is to provide for mixed use development. This zone permits high value use such as hotels, offices, residential, shopping.

2. Kilbride:

- The lands at Kilbride are located between the public road and the Avoca River, immediately to the east of the N11 and are zoned as an Action Area 3, Kilbride.
- The Kilbride Action Area extends to approx. 70 ha. and envisages mixed development including up to 1,500 residential units, neighbourhood centre, community services etc. The development specifies that piecemeal development will not be permitted and an overall plan must be agreed for the entire area before development commences unless a proposed development delivers commensurate facilities and infrastructure.
- While the zoning is generally positive the scale of development required to get planning permission is restrictive in a market which is only beginning to see new development in Dublin and the immediate environs.
- The length of wayleaves required for the Kilbride lands is approximately 1897 linear metres.

3. Shelton Abbey:

- The Shelton Abbey site is located to the west of the N11 adjacent to the former chemical plant.
- The lands are zoned as employment one in the Arklow Town and Environs Development Plan which generally permits more industrial type uses such as heavy vehicle parking, industrial light, laboratories, motor sale outlets, offices, public service buildings, retail warehousing, service garages, warehouses, wholesale outlets.
- The location is somewhat removed from the town centre, however it does enjoy a profile to the existing N11.
- Given its proximity to the former chemical plant there may be issues with development, extra over development costs of a potential brownfield site.

Site Assessment:

In considering the cost assessment we have estimated the compensation based on a current CPO and Notice to Treat (April 2015) and have assessed each case based on the statutory heading of claim which include the following;

- (a) Market Value of Land to be Acquired
- (b) Injurious Affection / Severance
- (c) Disturbance

In terms of assessing the injurious affection / severance it is difficult to properly consider as we do not have details of land ownership and the extent of land held with the property acquired does have a material impact on the level of compensation under this particular heading.

We have assumed that the acquiring authority will provide proper accommodation works to the affected parties and that the Plant will be properly screened.

If we consider the foregoing and rank the sites only (that is ignoring the wayleave element) and ranking the most expensive as number one and least expensive as number three, we would rank them as follows:

1. Ferrybank – We would consider Ferrybank to be the most high cost site to be acquired, having regard to its town centre waterfront location.

We would anticipate that this site will be over four times more expensive to acquire than Shelton Abbey and at least twice as expensive as Kilbride.

2. Kilbride – Lands are zoned for mixed use although given the requirements of the action area plan it is unlikely that they will be developed in the short term.

We would comment that the presence of the plant on mixed use zoned lands may give rise to larger claims for injurious affection and we expect that such a site would be at least twice as expensive as Shelton Abbey.

3. Shelton Abbey - Lands are zoned for industrial purposes however are situated to the west of the N11 removed from the town centre and are close to the river Avoca which may restrict types of development permitted. Given the heavy industrial nature of the surrounding lands there may be issues with contamination etc. which will have to be dealt with prior to any new development. However, with the industrial type uses the injurious affection in our view is limited.

Wayleave Assessment

Wayleaves are required for the Shelton Abbey & Kilbride sites only and we understand that once within the built up urban area will be in the public road only.

We note that no wayleaves are required for Ferrybank.

Given that the Shelton Abbey and Kilbride wayleaves follow the same route and that Shelton Abbey is marginally longer it stands to reason that the cost of acquiring wayleaves for the Shelton Abbey site will be nominally more costly than for Kilbride.

We trust the forgoing is of assistance and if you require any further clarification please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in blue ink that reads "Tom Kirby". The signature is written in a cursive style with a horizontal line above the first name.

Tom Kirby MCSI MRICS
pp GVA Donal O Buachalla

cc
Encl. ()