

REVIEW INTO LAND ACQUISITION IN ANNE STREET FOR GOVERNMENT OFFICE



Prepared by:



October 2016

Context for the Review

At the February 2016 meeting of Wexford County Council a matter was raised by Cllr Deirdre Wadding concerning the acquisition of land in Anne Street Wexford for the Government Offices in the 1990's. In recent times a number of queries had been raised by concerned persons alleging irregularities concerning these transactions and the matter had been raised in Dail Eireann by Deputy Joe Higgins in January 2016. Minister Phelan had referred the parties back to Wexford County Council which led to Cllr Wadding calling for transparency in the matter and an investigation in the interests of the integrity of the Council.

Arising from the debate in Chamber:

The Chief Executive indicated that Members of the Council could examine the files, bringing any concerns back to the Director dealing with the matter who will issue a written response.

The Council has not been made aware of the particulars of the concerns that have been raised in the Dáil. As regards persons with individual cases of concern, it was suggested that they meet with the Chief Executive or Director to clarify the issues of concern.

The Cathaoirleach advised that a motion was not required for Members to inspect a file.

This approach was agreed by the Council.¹

Following the meeting the Chief Executive requested [REDACTED] to meet with the group of individuals who had concerns, review the matters complained of and report back to him with his findings. This document, with appendices, is the requested report.

Hearing of the complaints of irregularities

I met with the group on 4th March 2016 to hear what their concerns were. The group was coordinated by Mr Martin Power, with Mr John Byrne and Mr James Hyland. Councillors Wadding, O'Connell and Hynes attended as observers. Former Mayor of Wexford Dominic Kiernan also attended.

The substance of the complaint is that:

The Group of effected parties say that Wexford Borough Council by the manner in which they went about the assembling of the site for the new government offices in Anne Street, Wexford caused them to be misinformed, caused them to make incorrect commercial business decisions to their financial detriment and made them party to an irregular record of events that impacts on their good name and reputation.²

The meeting lasted approximately three hours and on adjournment it was requested that a further meeting would be held. This occurred on 28th April, 2016 where the original meeting group were joined by Councillor Mary Farrell and Mr Seamus Power, brother of Martin. Following this meeting it was requested that a further period would be allowed for concerned persons to make their issues

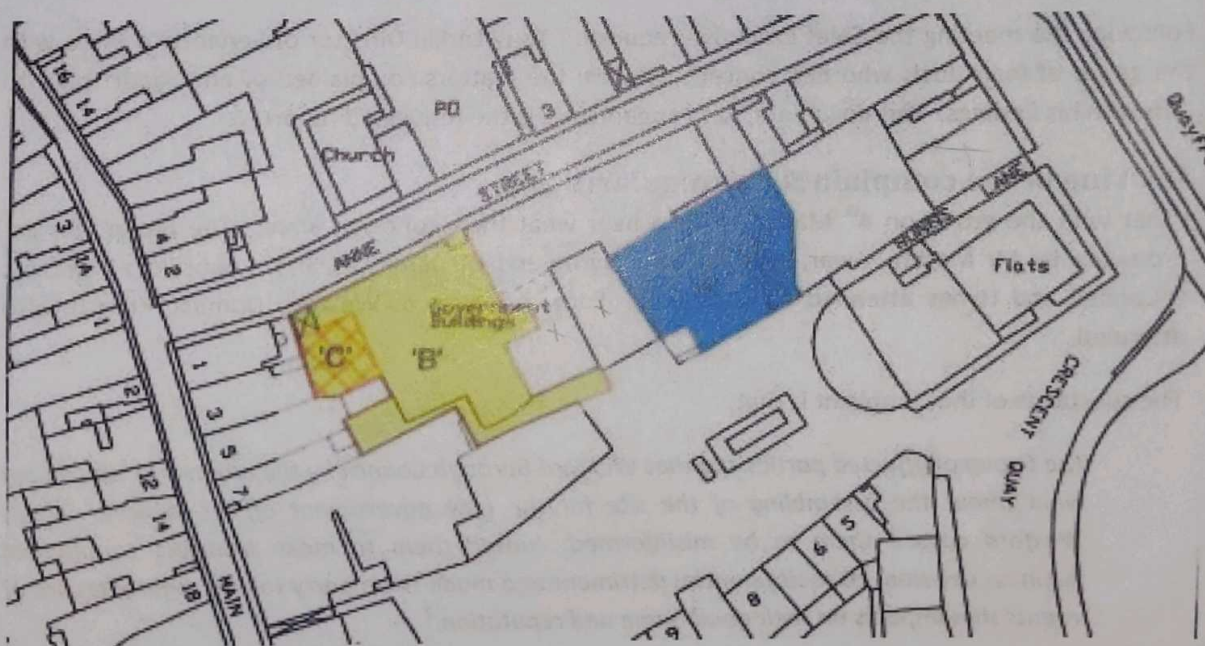
¹ Minutes of Council Meeting 8th February, 2016

² Written Submission Martin Power 28th March, 2016

In following up these complaints I have relied on the file records of the Council (previously Wexford Corporation), files held by M.J. O'Connor & Co., Solicitors (Law Agent to Wexford Corporation), planning and land registry records.

The OPW were actively seeking a suitable site for new Government Offices in Wexford. A number of sites were examined, eventually narrowing in on two, Anne Street and King Street. I could not establish with certainty at what point the Corporation became aware of, and involved in, the site selection process. However the preferred site of the Corporation was Anne Street and they co-operated with the OPW in assembling a suitable site for the new offices either side of the existing welfare offices.

The nature of the land dealings in Anne Street was very complex and in order for this report to be coherent I have addressed the various complaints in the context of the relevant transaction.



Murphy's Yard Site

2

B) in return for ownership of the rear (C). Portion C was later sold on to Wexford Corporation in the manner detailed in this report. Portions A and B were sold to Fanbury Ltd. Fanbury subsequently dissolved and split the property into three.

The specific matters complained of regarding this site are:

1. The allegation is that Mr Corish reneged on his agreement with Mr Murphy and as such all subsequent transactions involving Mr Corish's property were illegal or tainted. It is contended that Raymond Corish could not sell Plot A and B to Fanbury in 1990/1 as George Murphy could not have given vacant possession to Mr Corish when Mr Corish had not transferred Plot C to the Murphys and had transferred it to the Corporation instead³.
2. The allegation is that the Corporation and Ray Corish, unknown to Mr Murphy, decided that Mr Murphy's site was to be included in the proposed government offices. Mr Corish and Mr Murphy had separately but simultaneously applied for planning permission on their respective portions and these were both granted. However the Corporation and Mr Corish colluded together to vary the planning permissions in a manner that landlocked the site to Mr Murphy's disadvantage. Mr Murphy proceeded to attempt to sell the site, unaware he was landlocked. The effect of the alleged landlocking was that the site was constrained and the Murphys did not obtain appropriate value.
3. It is contended that there was no transparency about how Mr Corish was compensated for the land by Wexford Corporation.

Corish/Murphy Transaction

Planning Permissions

On 13th November, 1988 Mr PR Corish as owner applied for planning permission (Ref No. 3821) to demolish existing stores and erect a three storey building for offices and showroom.

Consideration of the application involved the laneway onto which a new entrance was proposed and the question of widening that laneway was examined. In response to a further information request the applicants submitted a drawing (below) indicating the site to be retained "A", and sold "B", and indicating that the laneway would be extended to 16ft (widened by 6ft approx).

³ See Figure 2 for map

desirability to widen the laneway. The overall site had a common owner (Mr Corish) and the same architects prepared both applications (Lennon O'Keeffe) and it appears to me that the planning authority were content to treat the Murphy site as a subsidiary site in the overall development proposals. Correspondence regarding each application is to be found on both planning files and it is also clear the Corporation were aware of negotiations between Mr Murphy and Mr Corish.

The effect of both permissions read together was that the site would be redeveloped and divided with a portion retained by Mr Corish (A), sold by Mr Corish in the market (B) and sold by Mr Corish to Mr Murphy (C). There would be two entrances onto the lane serving site B and C respectively.

However on the 29th August, 1990 Mr Corish wrote to the Town Clerk indicating that he wished to vary the terms of the planning permission granted. As this correspondence was referenced as a key document I have reproduced it in full below.

 **Raymond E. Corish & Co. Ltd.**
M.I.A.V.I.

ESTATE AGENTS
AUCTIONEERS - VALUERS
Open Saturdays
Commissioner for Oaths
PRC/LP


Established 1934

Registered Office:
CUSTOM HOUSE QUAY,
WEXFORD.
Tel: 053 - 22288
Fax: 053 - 22341

29th August 1990

Mr. Don Curtin,
Town Clerk
Municipal Buildings,
Wexford CONFIDENTIAL

TOWN CLERK'S OFFICE
File Ref. *MA*
Reg. No. *MA*
30 AUG 1990
RECEIVED
Flat. No. *MA*
WEXFORD

Dear Don,

Re: Development of my own premises at Custom House Quay

Further to the planning permissions granted on 24th May 1989 as follows:-

George Murphy, Custom House Quay - New entrance and alterations to form office etc. planning register 3834

And R.E. Corish & Co. - Demolition of existing stores and erection of three storey building for use as offices. I have been finding it difficult due to market conditions in Wexford Town for commercial premises at present to dispose of the site which would have financed my development.

Because of this it is my intention to stay in my existing premises, selling off a part of same and possibly selling the yard space also as per my discussion with Mr. Tom Fahy of yesterday 28th August.

The original plans submitted with Mr. Murphys application and my own showed the widening of the laneway between "Dunnes Car Park" and "The Quay" by 6'. However it would be my intention now to retain the existing entrance under the archway from the Quay to the yard space.

In the meantime I am now carrying out the development as per my application for Mr. George Murphy so that he can vacate the front yard to give me vacant possession so that a sale of same can be affected. I would therefore not require a second entrance out on to the laneway from the yard.

Would it be possible therefore to change my plan regarding the widening of the laneway as the demolition and building of a new wall will cost me in the region of £8,000 over and above the £10,000 which I am spending to provide Mr. Murphy with suitable office accommodation and boundary walls plus entrance on to the Car Park laneway from the site at the back.

At this stage I cannot afford to pay the extra £8,000 and in view of this would be obliged if you could see your way to waive the original proposal to widen the laneway.

Submit file 30
As you will have been
file already 28/8/90
Mo. 1/2
John from
Angus Taylor
28/8/90

Directors: P.R. Corish M.I.A.V.I., R.M. Corish, A.B. Corish, Registered No. 25842, VAT No. 39025U

Raymond E. Corish & Co. Ltd.

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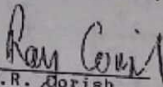
29th August 1990

PAGE - 2

I look forward to hearing from you with your decision on this request.

Thanking you.

Yours sincerely,


P.R. Corish.

PS: It is understood that Mr. Murphys right of way is over the laneway only and not the Car Park.

Director: P.R. Corish M.I.A.V.I. 053 22288

Figure 3: Letter from Ray Corish regarding laneway 29th Aug., 1990.

This correspondence adverts to problems financing the site and advises that the developer now proposed to retain the existing entrance and not to proceed with the new entrance onto the lane. In these circumstances the applicant requested relief from the requirement to widen the laneway. This correspondence does not appear to have been replied to and I was unable to find any evidence that the planning authority took a formal position on it. It does not appear that any enforcement action was taken regarding the non-compliance with the requirement to widen the laneway.

It is a reasonable assumption therefore, given the focus then and subsequently on this location that the planning authority could not have been unaware of the matter and at least tacitly acquiesced regarding Mr Corish's proposal. The question that arises is whether the variance was in fact crucial

and part of a wider arrangement which worked to the disbenefit of other stakeholders.⁵ In meetings with the Complainants two aspects of this issue appeared of paramount importance.

1. A meeting held on 28th August, 1990 with Borough Engineer Tom Fahy described by Mr Power as "a significant and pivotal date in the sequence of events".⁶
2. That the decision of the Corporation to accept Mr Corish's proposal was in effect a conspiracy between the Corporation and Mr Corish to landlock Mr Murphy to the benefit of Mr Corish and the Corporation (in assembling the site for the Government Offices).

I was unable to find a minute of the meeting said to have taken place between Mr Fahy and Mr Corish other than the reference to it in correspondence of 29th August 1990 from Mr Corish. At the meeting with Complainants I had suggested that the most obvious explanation for the meeting was that Mr Corish wanted to avoid widening the laneway and wanted the Borough Engineer to agree to that. The most likely follow on action, then and now, would be for the official to tell the applicant to 'put it in writing' to the planning authority, which is in fact what happened.

Mr Power was of the view that:

It was not as simple as that as the letter [of 29th] had not disclosed that on the same day as Mr Corish had sent the letter to Don Curtin [Town Clerk] the 29th August 1990 that Mr Corish had entered into an agreement with the Murphys to sell them Plot C in exchange for George Murphy releasing his leasehold interest and that we as a group would cite this letter as the start of the title problems.⁷

I examined this issue from a number of approaches. Firstly I determined whether the effect of not widening the laneway did in law or fact landlock Mr Murphy and secondly to what extent was this done without Mr Murphy's knowledge and if so did the Corporation collude in that in an improper way.

⁵ The width of the laneway was resolved as a planning issue by the granting of subsequent planning permissions on the site.

⁶ Martin Power Submission 28th March, 2016

⁷ Martin Power submission 28th March, 2016



Figure 4: O.S. Map Nunn's Lane 1913

The laneway known as Nunn's Lane in modern times, but also referred to by several other names in the correspondence on various files, appears an ancient one. It is likely at one time that the laneway may have run from the Quays to Main Street and I have shown above the laneway as it was in 1913, but the laneway is shown on maps from the 1880s. I could not find a record of a formal taking-in-charge of the lane but it is generally accepted that it is treated as a public right of way and the Council regularly sweep it etc. Some of the documentation on file queries the status of the road but at the time of the planning applications the council's intention to take the new extended portion in charge would clearly indicate that the Corporation regarded the laneway as a public road. The modern laneway is shown below:



Figure 5: Nunn's Lane View from Wexford Quays

I am of the opinion that while the Corporation was concerned that the new entrances would increase traffic and vehicle movements on the lane, and therefore sought to have it widened from 10ft to 16ft, there is no evidence as such that they regarded the Murphy's Yard site as landlocked in fact. (The normal minimum standard for a two way public road at that time was 11ft wide.) I could also not find any of the other stakeholders at the time who expressed any concerns that the site could be physically accessed via an entrance on Nunn's Lane. The picture below shows the current situation on site and the contention that the Murphy site was landlocked in reality appears dubious.



Figure 6: Entrance to Government Offices at Nunn's Lane

From my review of all of the records available it appears obvious to me that Mr George Murphy and Mr Ray Corish operated in an interdependent and collaborative manner during the various transactions at this time. The responses to queries on Mr Murphy's planning application are dovetailed with those of Mr Corish and, in my view, there is substantial evidence on file that both parties were aware of the others intentions.

I have reviewed the contract between Raymond E. Corish Ltd and George and Marjorie Murphy dated the 29th August, 1990 referred to above. The contract was for the transfer of the 'Murphy's Yard' property for the consideration of £10.00 and surrender. I have added a copy of the contract to this report as an appendix. It contains the following special condition (No. 12):

The Vendor will endeavour to obtain from Wexford Corporation a waiver of the requirement under Planning Permission No. 3839 to widen the laneway adjoining the property. If such waiver is not granted the Vendor will at it's expense carry out the widening of the said laneway.

It appears therefore that the Murphy's were aware of Mr Corish's plans regarding the lane and that his approach to Wexford Corporation was done with their consent. It would also appear that the Murphy's had the ability to require that the works under the Planning Permission concerning the laneway were undertaken.

Turning to value, on 31st October, 1991 the Murphy's placed an advertisement for the sale of their site by public auction. The sale was to be handled by Raymond Corish & Co Ltd. The auction was scheduled for the 13th November, 1991 but it was agreed prior to auction to sell to Jim Hyland for the sum of £50,000. It was stated by the complainants that the Hylands initially offered £24,000 but that Mr Murphy insisted on getting £50,000 and this price was eventually agreed. There is no evidence that the Murphy's were or felt constrained in any way regarding the sale and the fact that they withdrew the site from auction would indicate that Mr Murphy believed that he had received fair value and obviously Mr Hyland also believed he was paying a fair price.

The Borough Engineer subsequently reviewed the value of the Murphy's yard site⁸. He considered the sale price agreed of £50,000 expensive (equivalent to £386,086 per acre) and estimated the value at £15,000 - £20,000. By comparison with the price agreed for the site eventually purchased by the Hylands (details below) of £24,000, the price agreed for Murphy's Yard does not appear undervalued and no-one contemporaneously believed that it was.

Having completed my review of all the documents made available to me and given careful consideration to the concerns of the complainants, I am of the view that the transactions between Mr Corish and Mr Murphy were transparent and consensual. There is no evidence that Mr Corish conspired with Wexford Corporation to Mr Murphy's disadvantage or any evidence that I could find that Mr Murphy was disadvantaged in any way by the Government Offices project. The purchase price eventually paid by the Corporation was that agreed between Mr Hyland and Mr Murphy in the open market (the Corporation effectively stepped in to the contract in place of Mr Hyland having acquired his interest). All parties to the transaction were experienced business owners with full legal representation and no complaint was raised by George or Marjorie Murphy then or subsequently alleging maltreatment.

There are two matters that arose during the review that add to the complexity of the sale and I have briefly highlighted these below as this explanation will go some way to bringing clarity for interested parties on what subsequently transpired. The first relates to the role of Jim Hyland in the property and the second concerns the effecting of the actual transfer of title.

Jim Hyland's Interest in Murphy's Yard

As outlined above Mr Murphy put the Yard for sale through Raymond Corish and in November 1991 Mr Murphy and Mr Hyland agreed that it would be sold for £50,000. At this point the Corporation expressed an interest in acquiring the site. I did not establish the exact point at which the Corporation made the decision or whether they had intended bidding for the site at the advertised auction. However once they knew that Mr Hyland had reached agreement on the sale with Mr Murphy the Corporation intervened and this transaction featured in the Complainants submissions.

Mr Hyland attended at meetings with me and I understand his principle concerns being to understand the overall context for what had transpired and to explain that he felt somewhat brusquely treated in the matter. In subsequent correspondence Mr Power⁹ alluded to:

⁸ Memorandum dated 13th January, 1992 to Town Clerk

⁹ Martin Power submission 28th March, 2016

the significant losses the Hylands incurred in that they were given no chance but to surrender their contract to Wexford Borough Council and were given an alternative site in Trinity Street which took a number of years to materialise as they had to wait to get the site from CIE¹⁰.

Mr Hyland advised me that he and his wife had met with the Town Clerk and that the Hylands were advised that they had no choice but to sell their interest as otherwise the Corporation would CPO the property. I was unable to find a record of that specific meeting. However notwithstanding the tone of the meeting agreement seems to have been reached. By 10th February, 1992 Doyle Lowney & Co Solicitors, acting for Mr and Mrs Hyland, were in a position to write confirming that the Hylands had contracted to purchase the Murphy site for £50,000 and paid a deposit of £5,000. The Hylands were willing to assign the contract to the Corporation in return for reimbursement of the deposit, sale of a site (CIE site) for £24,000 and the Corporation to clear the site and erect a boundary wall along railway. The consideration was later reduced to £20,000 for the new site and the Corporation approved the sale of a site of 0.129 acres for that sum. Following this the transaction progressed somewhat slowly and with a number of issues, particularly relating to planning permission, along the way.

On the 28th April, 1993 Mr and Mrs Hyland met with the Town Clerk and others to discuss the matter and following this it was agreed that in view of the difficulties concluding the matter the Corporation would agree some accommodation works consisting of additional 2m boundary walls, site access via adjoining Corporation lands, clearing of the old station platform and service charges (sewer) would be waived.

The sale of Murphy's Yard had still not concluded but in August 1993 the Town Clerk agreed to let the sale of the Trinity Street site conclude without waiting for Anne Street and the sale to the Hylands concluded before the end of the year.

There is no documentary evidence that supports a contention that the Hylands were pressured into making an agreement with the Corporation but I am willing to accept that they may well have felt themselves to have little options in the matter. However I do note that they were legally represented by Doyle Lowney Solicitors, as acknowledged to me by Mr Hyland in our meeting, who would I am sure have advised them regarding their legal options. The documentation on file indicates a willing sale between two competent parties.

The delay in closing the sale was approximately two years. This is quite lengthy but by no means all that unusual in complex sites. There is no evidence that the Corporation unreasonably or negligently delayed the process. There were a number of bureaucratic errors leading to some delay but that was recognised by the Corporation at the time and compensatory measures offered. I also note that the Trinity Street site was sold at less than half the cost of the Anne Street site, a considerable saving to the Hylands. In any event the sale of the Trinity Street site closed several years ahead of the transfer of the Murphy site to Wexford Corporation (see below) and Marjorie Murphy was still in possession of that site through 1995. There is no reason to believe that the Hylands could have closed their purchase of the Anne Street site any earlier.

¹⁰ The Corporation sold the Hylands a site that was in process of transferring to them from CIE on Trinity Street

Wexford Corporation to James & Susan Hyland
I certify that the area of Land Bounded
in Red is 0.128 acres.
signed B. Sullivan
Draughtsman/Technician
13th Jan 93
Scale 1:1000
O.S. 5451-22

SLANEY

Figure 7: Trinity Street Site

Title Transfer of Murphy's Yard

By contract of 29th August, 1990 Mr Corish agreed to transfer the Murphy's Yard site to George Murphy in return for £10 and the surrender of property. The title to the land was complex however being held under a number of leases. The bulk of the site was believed to be held under an initial lease dating to 1780 for nine hundred and ninety-nine years between Henry Hatton and Robert Devereux and the title to the remainder relied on various documentary proofs scheduled in the contract. The contract specified that the Vendor was applying to the Land Registry for registration of a portion of the property on a Freehold Folio but that if this application was unsuccessful then the transfer would be to convey the Fee Simple title. The remainder of the title derived from a lease dating to 5th October 1932 between Charlotte Kennedy and Edward-Haughton Kennedy with Mary Imelda French.

Mr Corish did apply for registration to the Land Registry as set out in the contract. This was difficult and complex and was not ultimately resolved until April 1996 when a new Folio (19285F) was opened with Raymond E. Corish Ltd as full owners. This resolved the title issues with Murphy's Yard but additionally confirmed Raymond Corish of owner of a substantial portion of the County Hotel site which had consequences for the CPO and is discussed below. The site of Folio 19285F is shown in Figure 8 below.



Figure 8: Corish Registration Folio 19285F

By this time Corish (Vendor) had contracted a sale with Murphy (Purchaser) who had contracted a sale for £50,000 with Hyland. Mr Hyland subsequently assigned his interest in that contract in favour of Wexford Corporation (sub-purchaser). In January 1997 a Deed of Transfer was executed between Corish, Murphy and Wexford Borough Council resolving the various interests and transferring the property to the Wexford Borough Council. The site was finally registered to Wexford Borough Council in February, 1997 under Folio 21417F.

I found no evidence that Mr Corish received any compensation either monetary or otherwise from Wexford Corporation in respect of the sale of Murphy's Yard.

Fanbury Ltd

A number of queries were raised at meetings concerning the dealings of Mr Raymond Corish and Fanbury Ltd and subsequent property transactions. The case made was that since Mr Corish had not carried out his agreement with George Murphy then Mr Murphy's surrender of occupancy of the entire site was voided, calling into question any subsequent transactions and that the Corporation were responsible for this. Since I have determined as a matter of fact that the Corish/Murphy contract was in fact honoured, the dealings between Mr Corish and Fanbury Ltd are private property matters not involving Wexford Corporation and therefore not relevant to this Review.

Disposal of the Site

In March 2007 Wexford Borough Council disposed of the Murphy's Yard site in exchange with the OPW for lands in King Street Wexford.

County Hotel Site

This site is at the upper end of Anne Street to Murphy's Yard and was assembled to facilitate Phase 1 of the Government Offices project. The land was acquired under Compulsory Purchase Order (CPO). This aspect of the land acquisition received less attention in the meetings but I have outlined below what I understand to be the main areas of concern:

1. Was the CPO of the site warranted?
2. What compensation was paid and to whom. Of particular interest was the compensation to Sean Ryan, Gerrico Ltd and Ray Corish.
3. What was the involvement of Ray Corish in the CPO and why was he not referenced in the CPO?
4. A portion of the site was retained by the Borough Council (C on map below) and not transferred subsequently to the OPW. What was the rationale for this?

As referred to above, the OPW was seeking a site for the new Government Offices and had narrowed the options to two sites, Anne Street and King Street. The Borough Council had a strong preference for Anne Street due to its more central location. Precontract negotiations took place in 1994 between the OPW and the owners of the former County Hotel site. The Hotel had been destroyed by fire in July, 1994 and was at that time a derelict site in need of redevelopment.

Ownership of the site was complex. Gerrico Ltd had title but the Book Centre (Waterford) Ltd¹¹ had acquired an equitable interest.

The title to the site was in nine lots with a complex mix of Superior and Inferior interests. Clear title could not be established to meet the standard of the Chief State Solicitors Office. In view of the later emergence of title complications in the form of Mr Corish's first registration application, these concerns were well warranted. I was unable to find a minute of any meetings held but it is clear that discussions took place between the OPW and Wexford Corporation regarding the potential use of a CPO to resolve the title problems. By letter dated 17th Oct. 1994 the Corporation outlined for the OPW the steps to a CPO and an indicative timeline for this process.

At this point I would point out that while the public perception of CPO is of an adversarial process, in reality it is in many cases negotiated and agreed in advance. This is commonly used to secure transfer of property for public use where title issues make a normal sale infeasible. That is what occurred in this case. In the correspondence of the 17th Oct. 1994 the Corporation outlined that prior to making the CPO two agreements would be made. The first between the owners of the site and the Corporation would agree the site and appropriate compensation in return for a commitment that the owners would not object to the CPO. The second agreement would be between the Corporation and the OPW committing the OPW to acquire the site from the Corporation once they had possession at the cost of the acquisition to the Corporation. This agreement would also commit the Corporation to granting the OPW a licence to enter the site as soon as it was in the Corporations possession, pending formal transfer. This would be unusual in the private sector but is often used between public service agencies to expedite infrastructure while legal formalities are being processed.

The agreement with the Book Centre (Waterford) Ltd is included with this report as an Appendix. The map (shown below) contained within the agreement outlines the site to be acquired and a portion to be retained by the Book Centre. This portion of the entire hotel site was approximately 1000m².

¹¹ Throughout the documentation on the various files the name of Sean Ryan, a director of the Book Centre (Waterford) Ltd appears to be used interchangeably with the company name.

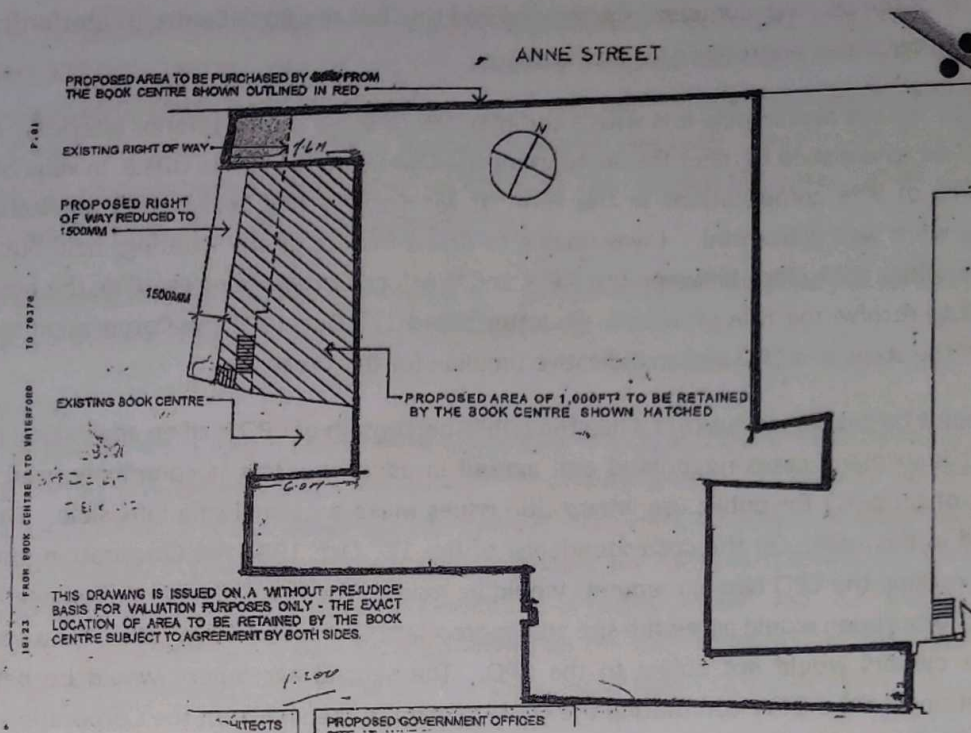


Figure 9: PreCPO Agreement map County Hotel Site

In subsequent discussions it was agreed that the Corporation would CPO the entire site and transfer back the area to be retained by the owners. This mechanism had the benefit of cleaning up the title on the remaining portion which was of benefit to the owners and in return the owners agreed that they would not claim any interest on the agreed amount of compensation which they would otherwise have been entitled to. The letter below from the Corporation's Law Agent sets out the agreement formally.

8th June 1995

Your ref. J/JK/C/6250

Messrs. Purcell & Cullen,
Solicitors,
PO Box 58,
21 Parnall Street,
WATERFORD.

Re: Your client: The Book Centre
Our clients: Wexford Corporation

Dear Sirs,

We now return herewith the three pre-CPO Agreement duly executed on behalf of all parties.

As mentioned on the telephone the map as drawn for the CPO now includes the area to be retained by your clients aswell as the area which it is proposed should be acquired by the Corporation.

This has been done on the basis that that area will be transferred back to your client subsequent to the CPO on the understanding that your client will not seek any interest on the agreed amount of compensation.

We would be obliged if you would acknowledge your acceptance of this point which of course is over and above what is contained in the written agreement.

We would add that the Compulsory Purchase Order has now been made by the Corporation and published and they await confirmation of the Order from the Department of the Environment.

Yours faithfully,

M.J. O'CONNOR & CO.

Figure 10: Letter from Law Agent confirming CPO Agreement Ryan

The CPO was made by Wexford Corporation and duly advertised and landowners notified. The schedule of Owners or Reputed Owners included Gerrico Associates Ltd c/o Doyle Lowney Solicitors and Sean Ryan c/o The Book Centre. The area subject to the CPO is shown on the map below. On the 26th July, 1995 the CPO was confirmed by the Minister. In February 1996 the Corporation concluded a Building Licence with the OPW, including a 1.5m fire escape route for the Book Centre, and on 11th March, 1996 work commenced on the Government Offices on site. On 4th April, 1996 the Corporation executed a Vesting Order for the site (Figure 11 below).

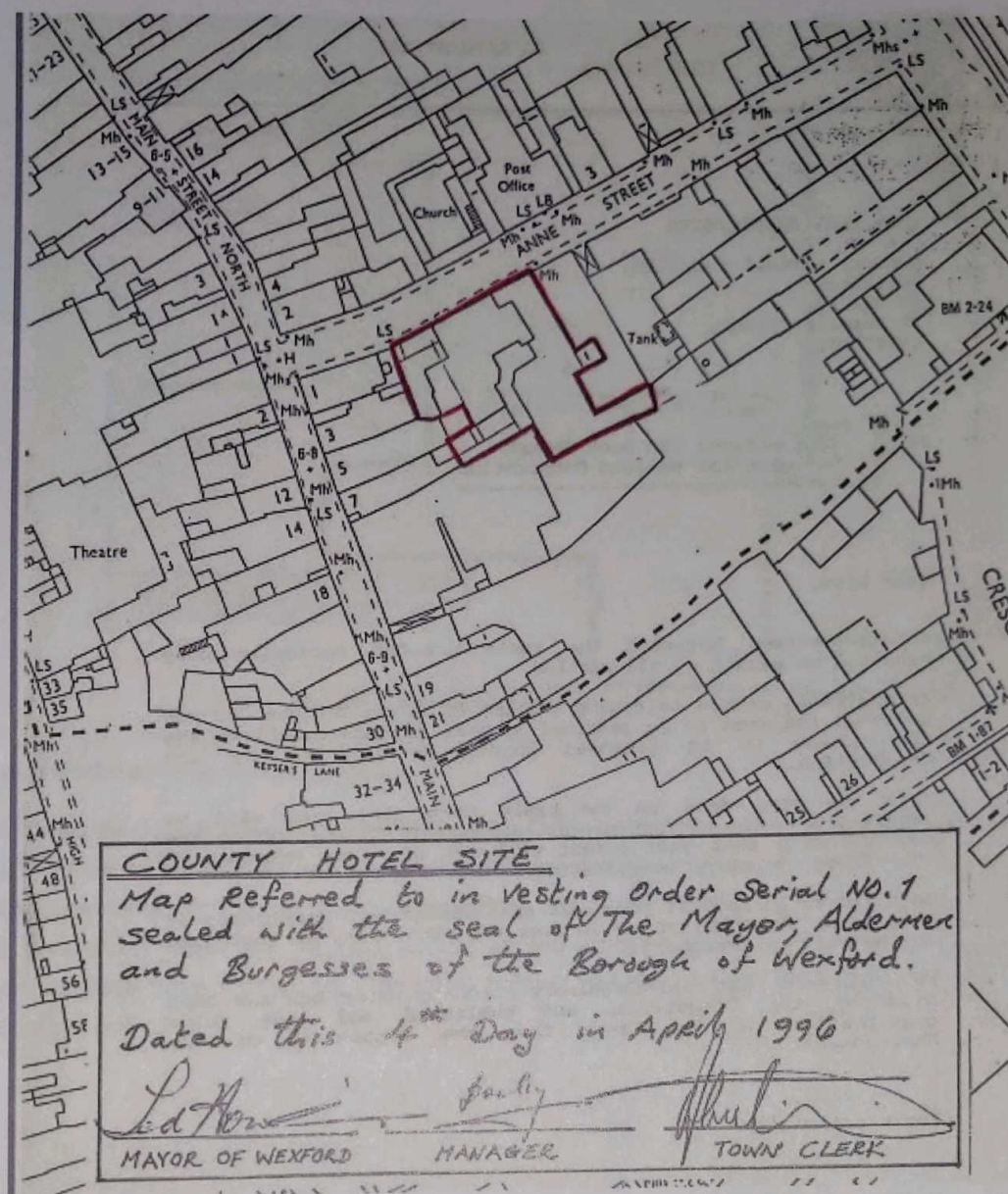


Figure 11: County Hotel Site Vesting Order

Planning for the Government Offices

The OPW engaged with the Corporation in the summer of 1993 on the design aspects of the project to build Government Offices. On 9th July, 1993 the Corporation sent detailed design guidance to the OPW to inform the procurement competition for the Offices which was to be a 'Design and Build' project. The guidance included the suggestion that the rear access could be made from the public carpark and that a 2m footpath should bound the building line inside the line of the existing lane to the Quays (Nunn's Lane).

In correspondence from the complainants¹² it was claimed:

¹² Martin Power 6th May, 2016

The proposal to install a footpath across Plots A and B¹³ shows that Wexford Borough Council had to have control over Plots A and B to install such a footpath.

Having read the files I am of a view that the complainants have misunderstood the intent of Mr Fahey's correspondence on this matter. All conditions and related requirements in planning applications apply to the area governed by the boundary of the development site (site edged in red on planning drawings). I believe that the intent of the suggestion was to be limited to the Government Office development only and did not apply to any area outside of that.

It would appear that at the time the guidance was being issued the final site selection had still not occurred and the Anne Street site was still being considered in tandem with the King Street site owned by the OPW, and the intention was to seek tenders on both sites.

On 29th April, 1994 however the OPW lodged an application with the Corporation under Section 84 of the Planning Act 1963 which is in effect a form of public consultation similar to the Part 8 procedures used by the local authorities today. On 13th June, 1994 the Corporation informed the OPW that they had no objection to the development proceeding.

The Government Offices Planning Documents refer to the entire site of the Old County Hotel, but the site was subsequently modified by the terms of the pre-CPO agreement with The Book Centre (Waterford) Ltd described above and this resulted in the drawing being modified.



Figure 12: OPW Site for Planning

¹³ See Figure 2 above

Corish interest in County Hotel Site

As described above Mr Ray Corish applied for registration to the Land Registry for First Registration of land which was approved in April 1996 when a new Folio (19285F) was opened with Raymond E. Corish Ltd as full owners. This registration confirmed Raymond Corish as owner of a substantial portion of the County Hotel site. This had been unforeseen at the time of the making of the CPO and had implications for the Corporation's Vesting Order. However Mr Corish subsequently (January 1997) waived any right to compensation and acknowledged the validity of the Vesting Order.

Compensation and Disposal of the CPO Site

In August, 1996 Doyle Lowney Solicitors confirmed¹⁴ that their clients Gerrico Associates Ltd were making no claim for compensation. On 21st March 1997 the Law Agent confirmed that the Corporations title to the site had been registered under Folio 21525F and on 7th April, 1997 the Members of the Corporation approved (Section 83) the disposal of 0.2 acres to the OPW. In July 1997 the Corporation signed Deeds of Transfer transferring plot marked in blue on Figure 13 below to OPW for £145,000 and, separately, transferring the plot marked in yellow to the Book Centre for £1.00. Compensation of £147,396.77 was paid to The Book Centre (Waterford) Ltd in December 1995 as set out in the pre-CPO Agreement. The additional payment (over the £145,000 due) arose because they benefited from the interest on a joint deposit account established by the OPW payable on closing. This fulfilled the pre-CPO agreements with both parties.

It would appear that, for reasons unknown, the portion of the site transferred to The Book Centre has not yet been registered with the Land Registry and this will need to be remedied.

¹⁴ Letter dated 8th August, 1996 from Doyle Lowney Solrs to MJ O'Connor & Co. Solrs

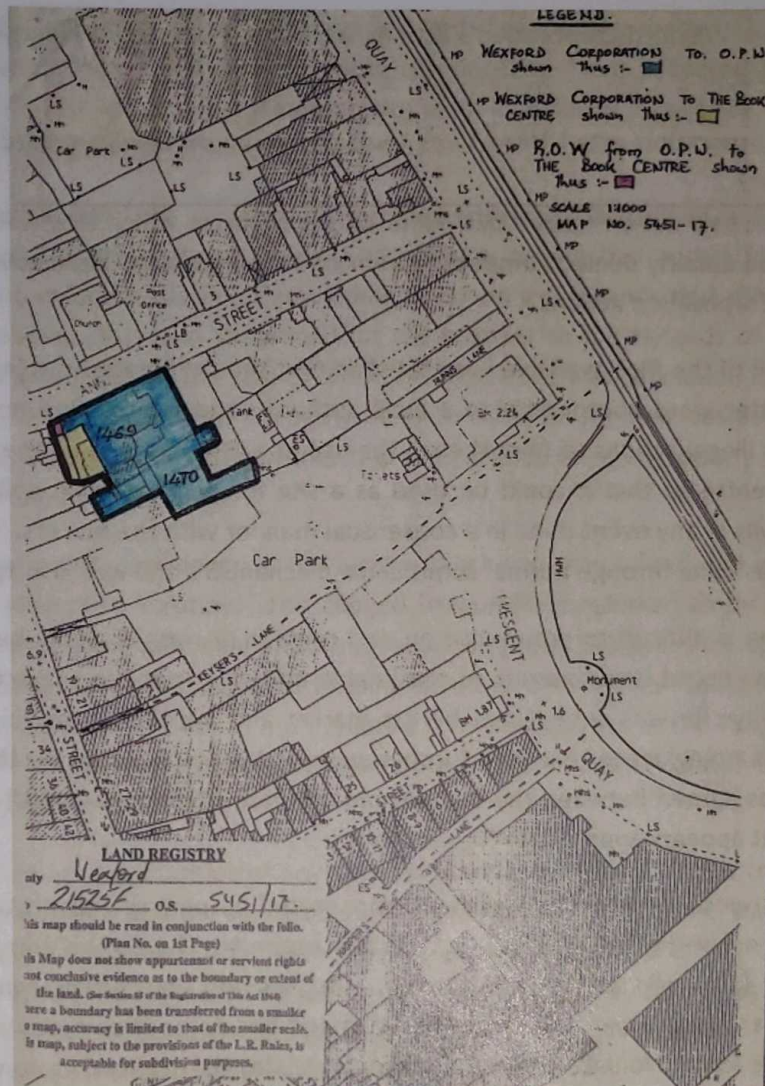


Figure 13: County Hotel Site Disposal of land

Conclusions

The purpose of this review has been to examine alleged 'irregularities' involved in the acquisition and subsequent disposal of lands in Anne Street and make appropriate recommendations regarding same. Given the extensive passage of time it is difficult to be definitive concerning some of the interactions of the various parties. However I found that the written record on file regarding the land acquisition was quite comprehensive and it was possible to develop a full understanding of these complex transactions.

As a general point it is clear that the Corporation was keen for the development of Government Offices to remain in the centre of town and that is a prioritisation that would be readily supported by the Planning Authority today. Having development of this type close to the town centre is key to supporting the retail and commercial businesses of the town.

In assessing whether Wexford Corporation's actions were irregular I tried to identify whether any of the following existed:

1. Had the Corporation acted *Ultra Vires* (outside its powers) with regard to its actions in Anne Street?
2. Was anyone paid compensation by Wexford Corporation to which they were not entitled?
3. Was anyone unfairly denied compensation or had their interests been adversely affected by improper Corporation actions?

Having reviewed all of the files available I am satisfied that the Corporation's objectives and actions regarding this matter were appropriate to a local authority and I could find no evidence of any vested interests or illegal actions to taint them. The use of a CPO to clean up the title on a derelict site in the town centre so that it could be used as a site for public service delivery was entirely appropriate, and was in any event done in a consensual manner with the owners. The acquisition of the Murphy site was done through normal commercial mechanisms and was also appropriate.

The matter of value is difficult to pronounce on at a remove of over 25 years but at the time the values paid were accepted by all parties as reasonable and were not the subject of dispute. The value of the Murphy site was determined by the market and appears, if anything, to have been expensive. There is no evidence that the Murphys were undercompensated for their property. The Hotel site price was agreed between the owners and ultimate purchasers (OPW) independently of the Corporation but appears appropriate for the times.

Only three parties were directly or indirectly compensated as part of the process. George and Marjorie Murphy received £50,000 in respect of their property, The Book Centre (Waterford) Ltd received £145,000 (plus deposit interest) for their site and Jim and Susan Hyland were sold an alternative site at an agreed price by the Corporation and had some accommodation works added later to compensate for unavoidable delays. Gerrico Associates Ltd received no compensation.

The only other party involved was Mr Ray Corish of Raymond E. Corish Ltd. The alleged 'irregularities' advanced by the group of concerned citizens focus very heavily on Mr Corish and it was explicitly stated that he had conspired with the Corporation to unjustly disadvantage Mr George Murphy and had been the prime beneficiary of the transactions relating to the Hotel site. It is my opinion, having reviewed the documentation on file, that there is no substance to the allegation that Mr Corish conspired with the Corporation unknown to Mr Murphy. It is apparent in the documentary record that Mr Murphy and Mr Corish worked closely together in the way this property was developed and no evidence was seen that they were not *ad idem* at any point in these proceedings.

Although Mr Corish was frequently involved in the process I found no evidence that his involvement was anything other than supportive and constructive and I found no evidence that he was compensated in any way, directly or indirectly, by Wexford Corporation.

None of the principals involved made any submission into this Review except Mr Hyland, and neither is there any indication that they have any outstanding concerns about it, other than the non-registration of the portion of the Hotel site referred to above. With regard to Mr Hyland, as I understand it, his primary concern was that he felt he had been pushed out of the contract he had

entered with Mr Murphy without really having had any choice in the matter. I found Mr Hyland a credible person and I have no reason to doubt his sincerity. I am prepared to accept that the Corporation wanted to acquire the Murphy site and it is likely that they used considerable persuasion to get Mr Hyland to withdraw.

However that is not in itself any evidence *per se* of inappropriate behaviour and it is clear from the files that Mr Hyland acted in the matter by agreement, having had access to appropriate legal advice. There is no evidence on file of any unhappiness on the Hylands part other than concern at delays as noted above. It is also apparent that the transfer to the Hylands of the site on Trinity Street was effected long before the sale of the Anne Street site was concluded and it appears likely that the Hylands were in fact saved a lengthy delay in establishing their business premises by the Corporation's intervention. I do not consider that the Hylands were improperly treated or that any redress is appropriate after this time.

It is important that public confidence in the local authority be maintained and that it's dealings be transparent and subject to scrutiny. The alleged irregularities referred to by the Group making representations have been fully examined and approximately 200 hours of staff time has been dedicated to hearing the complaints, facilitating scrutiny of the files and putting hundreds of documents into the public domain. I am indebted to my colleagues in the Property Management Unit, Freedom of Information Office and Print Room, and to MJ O'Connor Solicitors, for their assistance in carrying out this review.

In the end however no irregularities of any substance were identified. It has to be acknowledged that the very public nature and the seriousness of the allegations being made was very damaging to the reputation of individuals, both private citizens and current and former officers of the Corporation, and to Wexford County Council itself. I do not believe that any further investigation of these matters is warranted unless substantial evidence is brought forward that establishes a *prima facie* case for abuses by the local authority or it's employees.

In conclusion therefore I advise as follows:

- **There is an outstanding matter of the registration of a portion of the CPO site to The Book Centre (Waterford) Ltd, which appears to have been overlooked. I recommend that that this matter be remedied promptly;**
- **There are in my opinion no other matters arising regarding these transactions that would merit further attention from the Council.**

G. Corish
G. Murphy

THE INCORPORATED LAW SOCIETY OF IRELAND
GENERAL CONDITIONS OF SALE (1988 EDITION)

PARTICULARS

and

CONDITIONS OF SALE

of

Premises at Custom House Quay, Wexford.

* SALE BY PRIVATE TREATY

* SALE BY AUCTION

to be held at

on the day of , 19
at o'clock

* Auctioneer:
Address:

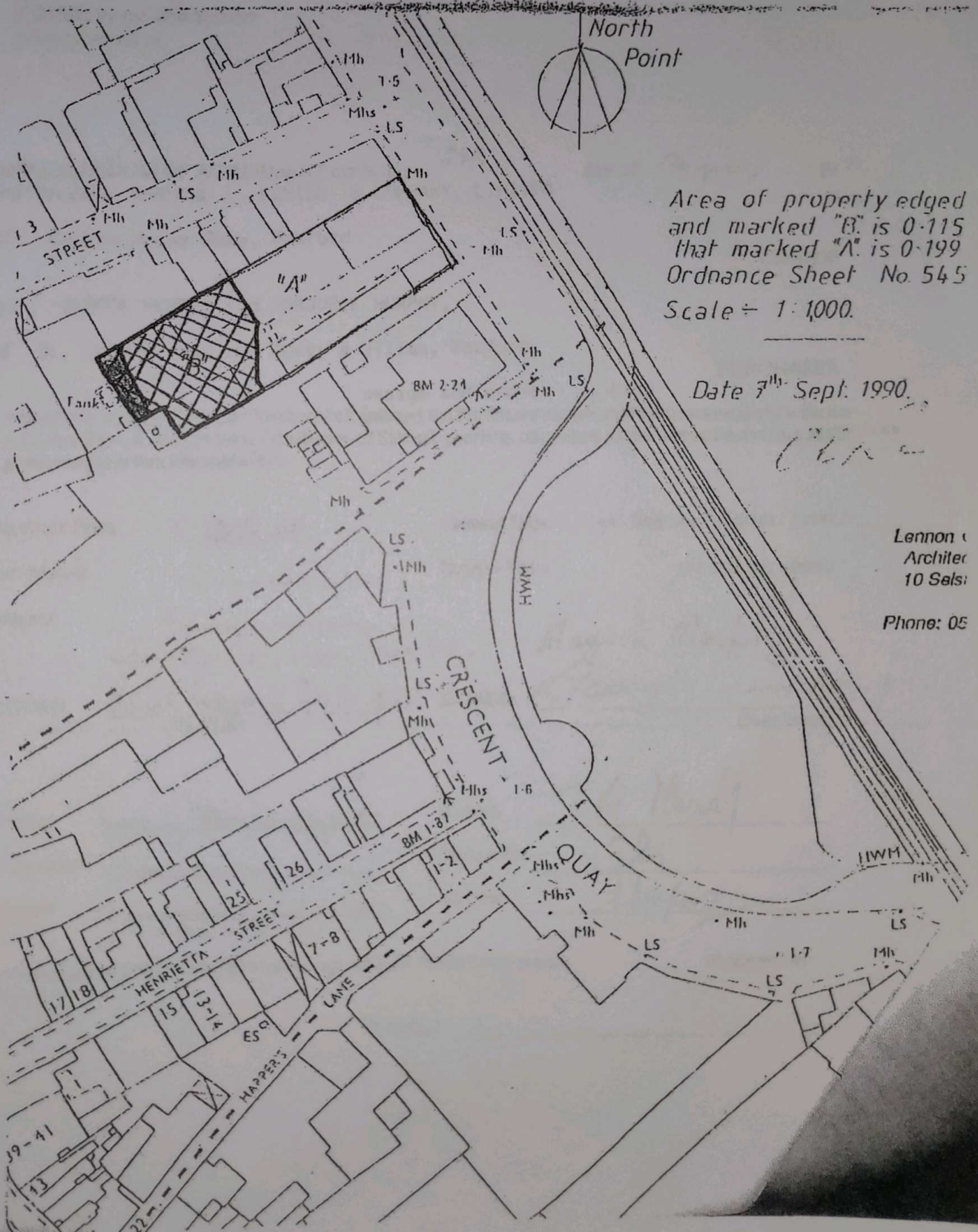
Vendor: RAYMOND E. CORISH & CO. LTD.

Vendor's Solicitor: Huggard Brennan & Murphy,
Address: 2, Rowe Street,
WEXFORD.

Reference BD.

* Delete, if inappropriate

WARNING: It is recommended that the within should not be completed without prior legal advice.



Area of property edged
and marked "B" is 0.115
that marked "A" is 0.199
Ordnance Sheet No. 545
Scale = 1 : 1000.

Date 7th Sept. 1990.

CLH

Lennon
Architer
10 Sels

Phone: 05

I _____ being the Spouse of the under-named Vendor hereby, for the purposes of Section 3, Family Home Protection Act, 1976, consent to the proposed sale of the property described in the within Particulars at the price mentioned below.

SIGNED by the said Spouse
in the presence of:

MEMORANDUM OF AGREEMENT made this 29th day of August, 1976
BETWEEN RAYMOND E. CORISH & COMPANY, LIMITED

of Custom House Quay, Wexford

VENDOR

and GEORGE MURPHY and MARJORIE MURPHY,

of St. John's Road and Corry's Villas, Wexford

PURCHASER

whereby it is agreed that the Vendor shall ~~assign and convey~~ ^{take} and the Purchaser shall ~~purchase~~ in accordance with the annexed Special and General Conditions of Sale the property described in the within Particulars at the ~~purchase price mentioned below~~ ^{xxxxxx}

Purchase Price £ 10.00 and
surrender.

Closing Date: See Special Conditions.

less deposit £ _____

Interest Rate: _____ per cent per annum

Balance £ _____

SIGNED

Raymond Corish, Director,
Patrick Raymond Corish, Director
(Vendor)

SIGNED

Marjorie Murphy
George Murphy
(Purchaser)

Witness

Lucy Pendergast

Witness

J A Murphy

Occupation

Secretary

Occupation

SL

Address

Grousehill, Wexford

Address

Wexford

As Stakeholder I/We acknowledge receipt of Bank Draft/Cheque for £ _____ in respect of deposit.

SIGNED _____

PARTICULARS AND TENURE

ALL THAT AND THOSE the hereditaments and premises at Custom House Quay, Parish of St. Iberius, Town of Wexford, Barony of Forth and County of Wexford more particularly delineated on Map No. 1 annexed hereto and thereon bounded with a red line and coloured blue and marked "B".

The portion of the said hereditaments coloured green on Map No. 2 annexed hereto are held under Lease for 999 years at the yearly adjusted rent of £22.68. The remainder of the hereditaments are held in fee simple.

DOCUMENTS SCHEDULE (CONTINUED).

6. Copy Conveyance Assignment and Release dated 9th September, 1969 - Robert M. Wilson and Another to Edward A. G. Kennedy and Nigel W. C. Kennedy.
7. Copy Assignment dated 26th September, 1975 - Edward A. G. Kennedy and Nigel W. C. Kennedy to Raymond E. Corish & Company Limited.
8. Copy Statutory Declaration of Robert Morton Wilson dated 10th June, 1975.
9. Copy Statutory Declaration of Robert Morton Wilson dated 16th April, 1987.
10. Copy Conveyance dated 15th February, 1988 - Edward A. G. Kennedy and Nigel W. C. Kennedy to Raymond E. Corish & Company Limited.

DOCUMENTS SCHEDULE

PART 1. - As to the property coloured green on Map No. 2 annexed hereto:-

1. Copy Lease dated 7th October, 1780 - Henry Hatton to Robert Devereux.
2. Copy Will dated 10th November, 1924 and Probate dated 25th September, 1925 of Mary Allen deceased.
3. Copy Inland Revenue Affidavit filed in the estate of Mary Allen deceased.
4. Copy Will dated 16th February, 1940 and Letters of Administration (will annexed) granted 10th June, 1948 of Charlotte Ada Kennedy deceased.
5. Copy Appointment of New Trustees dated 12th December, 1949 - Sheila M. Hitchcock and Others.
6. Copy Deed of Exchange dated 6th February, 1950 - Harriet E. Kennedy and Others.
7. Copy Conveyance Assignment and Release dated 9th September, 1969 - Robert M. Wilson and Another to Edward A. G. Kennedy and Nigel W. C. Kennedy.
8. Copy Assignment dated 26th September, 1975 - Edward A. G. Kennedy and Nigel W. C. Kennedy to Raymond E. Corish & Company Limited.
9. Copy Statutory Declaration of Robert Morton Wilson dated 10th June, 1975.

PART 2. - As to the remainder of the property:-

1. Copy Will dated 10th November, 1924 and Probate dated 25th September, 1925 of Mary Allen deceased
2. Copy Inland Revenue Affidavit filed in the estate of Mary Allen deceased.
3. Copy Will dated 16th February, 1940 and Letters of Administration (Will annexed) granted 10th June, 1948 of Charlotte Ada Kennedy deceased.
4. Copy Appointment of New Trustees dated 12th December, 1949 - Sheila M. Hitchcock and Others.
5. Copy Deed of Exchange dated 6th February, 1950 - Harriet E. Kennedy and Others.

SEARCHES SCHEDULE

1. Negative Search in the Registry of Deeds on the Index of Names only for all acts affecting the subject property by the Vendor from the day of
and

SPECIAL CONDITIONS

1. Save where the context otherwise requires or implies or the text hereof expresses to the contrary, the definitions and provisions as to interpretation set forth in the within General Conditions shall be applied for the purposes of these Special Conditions.
2. The said General Conditions shall:
 - (a) apply to the sale in so far as the same are not hereby altered or varied, and these Special Conditions shall prevail in case of any conflict between them and the General Conditions,
 - (b) be read and construed without regard to any amendment therein, unless such amendment shall be referred to specifically in these Special Conditions.
3. In addition to the purchase price, the Purchaser shall pay to the Vendor an amount equivalent to such Value-Added Tax as shall be exigible in relation to the sale, same to be calculated in accordance with the provisions of the Value-Added Tax Act, 1972, and to be paid on completion of the sale or forthwith upon receipt by the Purchaser of an appropriate invoice (whichever shall be the later).

Delete, if
appropriate)

4. As to the portion of the property coloured green on Map No. 2 annexed hereto the title shall commence with Lease dated 7th October, 1780 made between Henry Hatton of the One Part and Robert Devereux of the Other Part whereby the said hereditaments were inter alia demised to the said Robert Devereux from the 29th September, 1780 for the term of nine hundred and ninety-nine years subject to the yearly rent of £25.06 since adjusted to £22.48 and subject to the covenants and conditions on the part of the Lessee therein contained. The title shall consist of certified copy of the said Lease together with certified copies of the documents No. 5, 6, 7, 8 and 9 in Part 1 of the Documents Schedule and plain copies of the documents No. 2, 3 and 4 in Part 1 of the Documents Schedule. The property herein agreed to be assigned is liable for the entire of the said rent of £22.48 in exoneration of all other property held under the said Lease and is charged with payment of same.

No objection, requisition or enquiry shall be made as to the title prior to the said Lease of the 7th October, 1780 or the title of the Lessor to grant same or as to the title between the said Lease of the 7th October, 1780 and the will of the said Mary Allen but the Purchasers shall be bound conclusively to assume and admit that the Lessor in the said Lease had good right and title to grant same and that the said Mary Allen at the date of her said will was entitled to the leasehold interest under the said Lease. No objection, requisition or enquiry shall be made as to the incorrect description of the said Lease as the 17th October, 1780 in the deeds of the 12th December, 1849 and the 6th February, 1950 and the Purchasers shall conclusively assume that this reference is purely a typographical or draftsmanship error.

5. The title to the remainder of the property shall consist of certified copies of the documents No. 4, 5, 6, 7, 8, 9 and 10 in Part 2 of the Documents Schedule and plain copies of the documents No. 1, 2 and 3 in Part 2 of the Documents Schedule.

It was inadvertently believed that this portion of the property was held by the Vendor's predecessors in title under the Lease of the 7th October, 1780 and it was accordingly included in the Assignment of the 25th day of September, 1975. Following further investigations it has been established that this portion of the property was not included in the Lease of the 7th October, 1780 and was held in fee-simple. The Purchasers shall accept without objection or

position the contents of the Statutory Declaration of Robert Morton Wilson dated the 16th April, 1987 and no documentary evidence of the fee-simple title the Vendor's predecessors will be called for or demanded.

Without prejudice to the foregoing the Vendor is applying to the Land Registry for registration of the title to this portion of the property on a Freehold Folio. If such application is successful the Vendor will transfer such Freehold title to the Purchasers. If such application is not successful the Vendor will convey the fee-simple title as set out above to the Purchasers and the Purchasers will take such title and will not call for same to be registered in the Land Registry.

No party or parties other than the Vendor shall be required to join in the sale.

6. The Lease of the 5th October, 1932 made between Charlotte Kennedy and Edward Haughton Kennedy of the One Part and Mary Imelda Ffrench of the Other Part and referred to in the various title documents is still subsisting and has not been merged in the superior interests. The Lessee's interest under the said Lease is vested in the Vendor who will assign its interest under said Lease to the Purchasers in so far as it affects the property herein agreed to be assigned and conveyed.

7. The Vendor will prior to completion carry out the following works at its own expense:-

- ✓ (a) Erect a 9 ft. high concrete wall between the points "X" and "Y" on Map No. 1 annexed hereto.
 - ✓ (b) Construct a 10 ft. wide gate where indicated on said map No. 1.
 - ✓ (c) Install a 6 ft. square window in the external south west facing wall of the property coloured blue on said map No. 1.
 - ✓ (d) Construct a new partition dividing the existing shed occupied by the Purchasers on the said property coloured blue on map No. 1 into an office and workshop with a door and window to serve as hatch, the office to be situated in the western end of said shed and to measure approximately 14 feet 6 inches by 20 feet 6 inches.
 - ✓ (e) Lay a screeded floor in the office above referred to.
 - ✓ (f) Dry line the two external walls of the said office.
 - ✓ (g) Replace the present windows in the proposed office portion of the said shed.
 - ✓ (h) Install a toilet and wash hand basin as required by Condition (3) of Planning Permission No. 3839 (Notification of Decision issued 24th May, 1989 by Wexford Corporation).
 - ✓ (i) Discharge the contributions in respect of water and sewerage as required by condition (7) of the said Planning Permission No. 3839.
 - ✓ (j) Block up the door between the portion of the premises to be surrendered to the Vendor and the property herein agreed to be conveyed.
8. Save as provided above the Purchasers will be responsible for complying with the conditions of said Planning Permission No. 3839

The closing date herein shall be one month after either completion of registration in the Land Registry of the portion of the property held in fee simple or refusal of the Land Registry to register same.

10. The Purchasers will on completion of the works specified in Special Condition 7 hereof vacate all of the remaining yard and buildings presently occupied by them as tenant from the Vendor and will yield up and surrender their tenancy of same to the Vendor and will execute a formal surrender of same.
11. The rateable valuation on the property will be apportioned between the parties as follows: £15.00. on the property herein agreed to be conveyed to George and Marjory Murphy and £22.00. on the property to be surrendered to the Vendor.
12. The Vendor will endeavour to obtain from Hereford Corporation a waiver of the requirement under Planning Permission No. 3839 to widen the laneway adjoining the property. If such waiver is not granted the Vendor will at its expense carry out the widening of the said laneway.
13. The Purchasers' access to and from the property to be transferred to them will be over the adjoining laneway only and not over the adjoining Car Park.

APPENDIX 2

THIS AGREEMENT is made this day of 1994
BETWEEN THE MAYOR ALDERMEN AND BURGESSES OF THE BOROUGH
OF WEXFORD (hereinafter called "Wexford Corporation")
of the first part THE BOOK CENTRE (WATERFORD) LIMITED
of Barronstrand Street in the City of Waterford
(hereinafter called "the Company") of the second part
and GERRICO ASSOCIATES LIMITED having its registered
Office at

in the County of Wexford (hereinafter called "Gerrico")
of the third part.

WHEREAS:-

1. Wexford Corporation intend to compulsorily acquire
portion of the property formerly known as The
County Hotel, Anne Street, Wexford which property
is more particularly on a map annexed hereto and
thereon outlined in red (hereinafter called "the
said property").
2. Wexford Corporation acknowledges that it has
inspected the Title to the said property held by
Gerrico and in relation to which the Company has
acquired an equitable interest and Wexford
Corporation acknowledge that in their opinion the
value of that interest is £145,000.

NOW THIS AGREEMENT WITNESSETH that in consideration of
this acknowledgement by Wexford Corporation and in
consideration of Wexford Corporation undertaking, which
it hereby does, to grant an access for Fire Escape
purposes from its existing premises at Main Street,
Wexford across the said property to the Company along
the way coloured yellow on the map annexed hereto,
Gerrico, and The Company HEREBY AGREE that neither they
nor any other part acting on their behalf, nor any

servant, agent, employee or any other company in which they might have an interest or which they or they and associates might control, or which any of their shareholders either alone or with associates might control, shall object to the making of the proposed Compulsory Purchase Order and shall not take any steps or do anything or omit to do anything which might encourage or lead any third party to so object.

THIS AGREEMENT FURTHER WITNESSETH that Wexford Corporation will not pay any sum in compensation in excess of £145,000 in the event that The Company or Gerrico acquire any further interest in the said property and the aforesaid parties agree that the value of the said property shall not be augmented by virtue of the acquisition of any further interest or title therein.

IN WITNESS whereof the parties hereto have executed this Agreement the day and the year first herein WRITTEN:-

PRESENT when the Corporate Seal of WEXFORD CORPORATION was affixed hereto:-

PRESENT when the Corporate
Seal of THE BOOK CENTRE
(WATERFORD) LIMITED was
affixed hereto:-

Joe Russell
Solicitor
Waterford

James P. Loober
Secretary
D. Rogers

PRESENT when the Corporate
Seal of GERRICO ASSOCIATES
LIMITED was affixed hereto:-

Thomas Scott
Solicitor
Waterford

Samuel
H. Doyle Solicitor

ANNE STREET

PROPOSED AREA TO BE PURCHASED BY ~~THE~~ FROM
THE BOOK CENTRE SHOWN OUTLINED IN RED

P. 01

EXISTING RIGHT OF WAY

PROPOSED RIGHT
OF WAY REDUCED TO
1500MM

1500MM

EXISTING BOOK CENTRE

PROPOSED AREA OF 1,000FT² TO BE RETAINED
BY THE BOOK CENTRE SHOWN HATCHED

THIS DRAWING IS ISSUED ON A 'WITHOUT PREJUDICE'
BASIS FOR VALUATION PURPOSES ONLY - THE EXACT
LOCATION OF AREA TO BE RETAINED BY THE BOOK
CENTRE SUBJECT TO AGREEMENT BY BOTH SIDES.

1:200

ARCHITECTS

PROPOSED GOVERNMENT OFFICES

10 70370

18:23 FROM BOOK CENTRE LTD WATERFORD