

The Licensing Team,
Licensing Unit
Maritime regulatory Authority.
2nd floor Menapia House.
Drinagh Business Park.
Drinagh.
Wexford.
Y35 RF29.

**RE: SUBMISSION OF OBJECTION TO MARITIME USAGE LICENSE APPLICATION
UISCE EIREANN (MUL 240026)**

3rd February 2026

Dear Licensing Team.

I **Martin Doyle** of The Cosy Thatch Kilmeaden County Waterford make Submission to **object** to your agency to the above referenced Maritime Usage License (**MUL240026**) application in particular **Tramore Bay area Map (2)** submitted by **Uisce Eireann**.

The grounds for this submission to the Maritime regulatory Authority are in order to protect my registered property interests as follows,

1. **Infringement of Private Property a (Pre – Magna Carta Several Fishery) lands of Schedule (1771)**
The proposed activity area overlaps directly with a Several Fishery within the boundaries of **Tramore Bay & Backstrand** private foreshore lands of which I am registered owner, This fishery is duly registered @ **Tailte Eireann** under the **registration of titles Act 1964 to Schedule (1771) Folio Number (WD:1647)** County Waterford,
Therefore guaranteed by State constitutionally protected in law.
2. A **Pre – Magna Carta** Several Fishery constitutes an exclusive private property right to fish and the bed (underlying soil),

Legal Protection under section (99) of the Maritime Area Planning Act 2021,

Under section **99 (3) (a)** of the Maritime Area Planning Act 2021, the statutory licensing regime does not apply on a “ **relevant part** “ of the maritime area that is treated as privately owned.

As owner of a registered **Pre- Magna Carta** Several Fishery, I assert that this area is a "relevant part" Under **99 (2)**, being land whose owner is registered under the registration of titles Act 1964.

Lack of Owner Consent.

The Maritime regulatory Authority is required to respect existing private rights. As the legal owner of the Several Fishery, I have not provided consent for **Uisce Eireann** to make application for a usage License application **MUL240026**) or any other Maritime usage within my registered boundaries contrary to the statement of the applicant @ **3.4** of the application,

Without such consent, the application is legally deficient and should be refused or amended to exclude my private property.

I sent correspondence **via registered** post last year in this regards to both Uisce Eireann their legal advisers **Mc 'Ardle solicitors,**

I also informed your agency of the discrepancy at **3.4** of the application, (**MUL240026**) however no response was forthcoming from the above mentioned agency or entities.

I gave previous notice to the Licensing Team of the **Maritime regulatory Authority** referencing @ **3.4** of the usage application form of **Uisce Eireann** is incorrect the registered landowners consent is required within the Baseline of Tramore Bay area of Map (2) contrary to the statement of the applicant without such consent the licence application should be invalidated it is the statutory duty of the **Maritime regulatory Authority** to ensure the protection of my registered property (relevant part) as required under section (**99**) of the **Maritime Planning Act of 2021,**

I request the **Maritime regulatory Authority's** Licensing Team acknowledge receipt of this submission to Application reference (**MUL240026**) and provides notification to me in that regards.

I have attached a copy of The Royal Grant of **King Charles** conveying all foreshore lands, Watercourses, **Pre Magna Carta** Several Fishery, Weirs, rights and privileges of **Tramore Bay and Backstrand** free from the Crown to my predecessor in title Henry Nichols.

Also a letter of confirmation of registered ownership of Sporting Rights with a Several Fishery **The Property Registration Authority** also copy of Folio **WD:1647** see page (4).

Also a copy of License Map (2) on application (**MUL240026**) showing the private foreshore lands of Tramore bay and Backstrand area marked X all foreshore lands from the Baseline of Tramore Bay to the where the Ordinary tide flows (**H.W.M**) are privately owned foreshore lands,

Note:

Tramore Pier is an ancillary integral segment of the Several Fishery property built for the purpose of sea fisheries only,

*I have attached additional information of submission in regards to **Tramore Pier and Harbour,***

Note:** Section (13) of the 1903 land purchase Act regarding the Several Fishery of the Tramore Bay coastal area its ancillary and water rights with privileges were never repealed amended adjusted or revised by any sitting **Oireachtas** rather saved therefore a property safeguarded by Article (73) of the Constitution of **Saorstát Éireann.

*I **object** to this application (**MUL240026**) for a usage License for the reasons I have stated above,*

Further Information:

I believe as the registered land owner state every effort was made on my part to resolve this matter of intended encroachment with trespass over and upon my private property,

*I afforded to all parties written correspondence in regards to the applicants incorrect statement @ 3.4 of the application form (**MUL240026**) neither the applicant **Uisce Éireann** their legal advisers responded to my correspondence no effort whatsoever was made by the applicant to rectify the incorrect statement @ 3.4 in a manner that may have brought about an amicable conclusion to all concerned,*

*I therefore believe I was treated and looked upon as a child of a lesser God by the actions of non response by the applicant **Uisce Éireann** who failed in their duty to understand my lawful right as registered land owner to protect my property rights and privileges against all comers who intend without lawful consent,*

***Uisce Éireann** Proposed encroachment with trespass clearly portrayed in the process of the application to the **Maritime regulatory Authority** for a usage License I made the said Company aware by written correspondence they required the land owners consent however my effort was ignored completely in regards to the discrepancy within the application @ 3.4.*

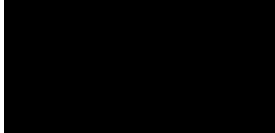
Yours Sincerely,

Martin Doyle.



An tUdarás Clárúcháin
Maoine
The Property Registration
Authority

MARTIN DOYLE



OUR REF: S2019LR013246W

See FOLIO P. (4).

FOLIO No; WD1647

APPLICANT: Martin Doyle

Dear Sir/Madam,

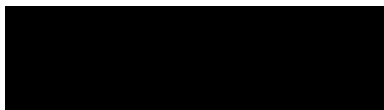
I refer to previous correspondence on the above folio. The burden registered on part 3 of totio WD1647 which refers to the sporting rights has been registered correctly in accordance with the original archive folio WDI 647.

The burden specifically refers to the Land Commission having vested the sporting rights in the registered owner. What this refers to is that you, Martin Doyle are the registered owner of the sporting rights, which is separate from your ownership of the property. You, Martin Doyle have ownership of the sporting rights.

Should you have any further questions on this matter you can email our staff member Ms. Margaret Perrick who works on Land Commission cases, her email is margaret.perrick@pra.ie

Trusting this information is of assistance to you.

Yours faithfully



Jackie Gray
QA Chancery Street

21 Noveúer 2019

Enquiries (may be addressed to Jackie Círay, Telephone 80481 1 2, Fax 8048037.
Safeguarding Property Rights

Clárann na Taitúnt Sráid na Seansaireachtat Baile Atha Cíiath 7 (DOI T652. [DX2281
Land Registry, Chancery Street, Dublin 7, DOI T652. [DX228]

0761 001 610

SEE PAGE (4)

Land Registry

County Waterford

Folio 1647

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>The property shown coloured Red as plan(s) 1647 on the Registry Map, situate in the Townland of KILMEADAN, in the Barony of MIDDLETHIRD, in the Electoral Division of KILMEADAN.</p> <p>The Registration does not extend to the mines and minerals</p> <p>Description altered, Q2019LR004630T, 10th April 2019</p>	* SCH 1771 *

Land Registry

County Waterford

Folio 1647

Land Cert Issued: Yes

1

Collection No.:

Part 1(B) - Property

Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:

Part 2 - ²Ownership

Title ABSOLUTE

Page of 6

Land Registry

County Waterford

Folio 1647

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965	
1	<p>02-JUL-1996 P4024/96</p>	<p>GARY HAYES (Businessman) of Ballytarsney, Meoncoin, County Kilkenny, and MARTIN DOYLE (Businessman) of Ballytarsney, Meoncoin, County Kilkenny are full owners.</p> <p style="text-align: center;">Cancelled</p> <p style="text-align: right;">D2002CK013066H</p> <p style="text-align: right;">14-AUG-2002</p> <p>Land Cert Application No.: 48023 Date: 01-OCT-2002 Issued To: PETER O'CONNOR & SON SOLICITORS Address: WYSE HOUSE ADELPHI QUAY WATERFORD CO WATERFORD</p>
2	<p>14-AUG-2002 P4024/96 D2002CK013066H</p>	<p>MARTIN DOYLE of The Cosy Thatch, Kilmeaden, Waterford is full owner.</p>

Land Registry

County Waterford

Folio 1647

Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p style="text-align: center;">Cancelled D2009LR210661D 19-NOV-2009</p> <p><i>See Confirmation ↑ Letter</i></p>
2	<p><i>* Q2019LR004630T SCH NO. 1771</i></p> <p style="background-color: yellow;">The sporting rights within the meaning of the Irish Land Act 1903 to which the Vendor was entitled, exclusive of the Tenant previously to the sale under the said Act, are vested in the registered owner. <i>*</i></p>
3	<p>28-OCT-1977 P4046/77</p> <p>Full and free right and liberty for Patrick Duggan his heirs and assigns the owners of adjoining property and their tenants and all the persons authorised by them at all times and for all purposes with or without horses and other animals, plant, machinery and other vehicles of every description to pass and repass over the property within by the way shown coloured yellow on the plan thereof on the Registry Map (O.S. 8/16).</p>
4	<p>05-AUG-1993 P3404/93</p> <p>Charge for present and future advances repayable with interest. The Governor & Company of the Bank of Ireland is owner of this charge.</p> <p style="text-align: center;">Cancelled D2002CK011349H 16-JUL-2002</p>
5	<p>21-MAR-2002 D2002CK004707U</p> <p>An office copy of an affidavit by Frank Walley, Company Secretary, of Ballycurreen, Airport Road, Cork City of a Judgment obtained by Fannings Cash & Carry Limited of Ballycurreen, Airport Road, Cork City against Martin Doyle on the 26th January 2000 in the District Court Area of Waterford Court in a matter or cause of Fannings Cash & Carry Limited (Plaintiff) V Martin Doyle (Defendant) has been deposited in the Registry as a mortgage against the interest of Martin Doyle of The Cosy Thatch, Kilmeaden, County Waterford in the property herein.</p> <p>The amount owing on the said Judgment is stated to be €3,558.82.</p>

Land Registry

County Waterford

Folio 1647

		<p style="text-align: center;">Note: As between this burden and any lien on the property created by deposit of the Land Certificate prior to the date of registration this burden ranks in priority after such lien.</p> <p style="text-align: center;">Cancelled D2002CK013066H 14-AUG-2002</p>
6	14-AUG-2002 D2002CK013066H	Charge for present and future advances repayable with interest. ALLIED IRISH BANKS plc is owner of this charge.
7	14-FEB-2006 D2006CK004109U	Proceedings affecting the interest of Martin Doyle in the property are pending in the High Court in the matter of James Doyle (Plaintiff) v Martin Doyle (Defendant).
		Cancelled D2007CK010063V 23-MAR-2007
8	19-NOV-2009 D2009LR210661D	<p>An office copy of an affidavit by John Furlong, Rate Collector for the County Council of the County of Waterford, Civic of a Judgment obtained by JOHN FURLONG COUNTY RATE COLLECTOR OF THE COUNTY COUNCIL OF THE COUNCY OF WATERFORD against MARTIN DOYLE on the 7th day of April 2006 in the District Court in a matter or cause of J (Plaintiff) V MARTIN DOYLE (Defendant) has been deposited in the Registry as a mortgage against the interest of MARTIN DOYLE of The Cosy Thatch, Kilmeaden, County Waterford in the property herein.</p> <p>The amount owing on the said Judgment is stated to be €2,979.73.</p> <p>Note: As between this burden and any lien on the property created by deposit of the Land Certificate prior to the date of registration this burden ranks in priority after such lien.</p>
9	19-NOV-2009 D2009LR210661D	<p>An office copy of an affidavit by John Furlong, Rate Collector for the County Council of the County of Waterford, Civic of a Judgment obtained by JOHN FURLONG COUNTY RATE COLLECTOR OF THE COUNTY COUNCIL OF THE COUNCY OF WATERFORD against MARTIN DOYLE on the 18th January 2008 in the District Court in a matter or cause of J (Plaintiff) V MARTIN DOYLE (Defendant) has been deposited in the Registry as a mortgage against the interest of MARTIN DOYLE of The Cosy Thatch, Kilmeaden, County Waterford in the property herein.</p>

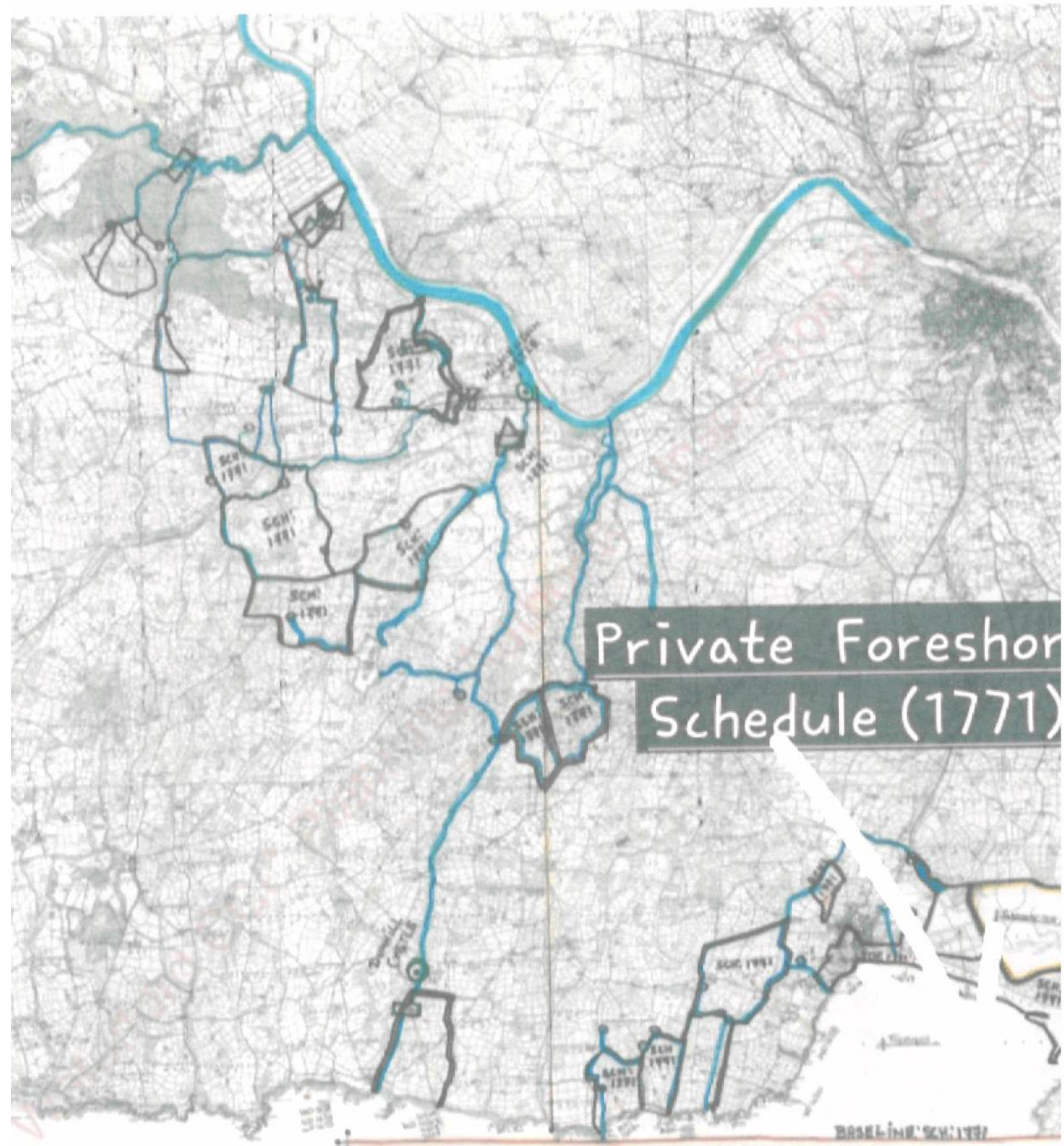
Land Registry

County Waterford

Folio 1647

10	<p>The amount owing on the said Judgment is stated to be €3,213.68.</p> <p>Note: As between this burden and any lien on the property created by deposit of the Land Certificate prior to the date of registration this burden ranks in priority after such lien.</p> <p>19-NOV-2009 D2009LR210661D</p> <p>An office copy of an affidavit by John Furlong, Rate Collector for the County Council of the County of Waterford, Civic of a Judgment obtained by JOHN FURLONG COUNTY RATE COLLECTOR OF THE COUNTY COUNCIL OF THE COUNTY OF WATERFORD against MARTIN DOYLE on the 1st day of February 2008 in the District Court in a matter or cause of J (Plaintiff) V MARTIN DOYLE (Defendant) has been deposited in the Registry as a mortgage against the interest of MARTIN DOYLE of The Cosy Thatch, Kilmeaden, County Waterford in the property herein.</p>
11	<p>The amount owing on the said Judgment is stated to be €3,094.23.</p> <p>Note: As between this burden and any lien on the property created by deposit of the Land Certificate prior to the date of registration this burden ranks in priority after such lien.</p> <p>27-AUG-2010 D2010LR106469J</p> <p>A judgment mortgage in respect of a judgment obtained by John French of VFI Credit Union Limited of VFI House, Castleside Drive, Rathfarnham, Dublin 14 against Martin Doyle on the 22nd day of January 2007 in the Circuit Court (Record Number 624/2006) in a cause of VFI Credit Union Limited v Martin Doyle against the interest of Martin Doyle in the property.</p>

Private Foreshore Schedule (1771)



1000 FEET

Additional:

Submission Statement in regards to the detrimental effect of the Proposed development in regards to my registered Several Fishery ancillary facility Property **Tramore Pier** and **Harbour**.

Tramore Pier and Harbour.

In regards to Application (**MUL240026**) Uisce Eireann Map area (2) VMA -CD -12 Vessel Mounted (ADCP) intended location as per the application near and adjacent to **Tramore Pier** and **Harbour** this Mounted Structure is detrimental to my Several Fishery property even with the appropriate permission required from me the registered Several Fishery owner such a proposed location would not be permitted whatsoever.

Notwithstanding:

The requirement of the landowners consent extends to any consideration that **Uisce Eireann** may have to use **Tramore Pier** and **Harbour** to facilitate maintain the proposed Vessel Mounted structure.

The Pier & Harbour

Provides the essential infrastructure to support all services to the Several Fishery property it is the landing point for all fishing vessels authorized by me from the reserved entry points

The Pier:

Facilitating the unloading of Catches, storage of fishery nets lobster pots etc.

The Pier & Harbour is the base for supporting activities like fishing handing, storage transport boat repairs moorings Essentially it's the supplementary structure that enhances the operational efficiency and functionality of the Main 1771 Several Fishery operations the above purpose for which it was constructed.

*The primary function of **Tramore Pier & Harbour** is provision of the only safe easily accessible area for fishing boats to Moor and unload their catch,*

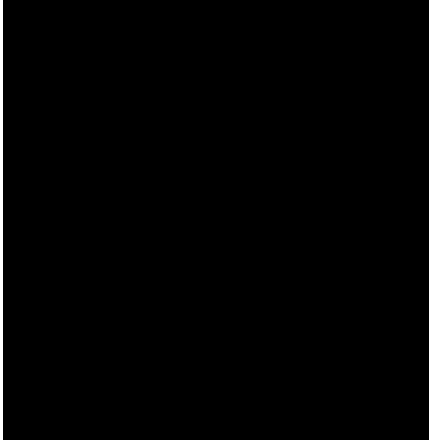
***Tramore Pier & Harbour** s a important ancillary facility reserved to our Several fishery property **Schedule 1771** for such purposes as fish management, handling, sorting,*

All the above are essentially necessary in regards to a extensive Several Fishery,

*The fishery area extends from **Dunbrattin Head** to **Porttally Cove** @ **Rathmoylan** inclusive of the waters of the **Tramore Bay** and **Backstrand**,*

Martin Doyle.

Signed:



Attached:

List of Historical title Documents of Several fishery with the underlying soil (**foreshore lands**) shown within Schedule (**1771**).

Certified title documents held by the keeper of records Irish land Commission, Box: **377**, Record No: **892**, Estate No: **1500** Viscountess Doneraile.

The listed title documents are available for Observation and viewing by **Maritime regulatory Authority** on Request.

(foreshore) Title Documents

Certified

Title documents of ownership of (tidal lands (foreshore) & watercourses with the Several fisheries lands with ancillary of the River Suir and every bounding interconnecting river or stream also coastal area from Dunbrattin Head to Rathmoylan inclusive of Tramore Bay & Back Strand, "Faithlegg also Ballynakill",

***Irish State Papers Ireland SP 63/ 351
Folio 211, Certified Copy British
parliamentary Government,***

***“Richard de le Power Baron of Kilmeadan
and Dunhill, 1st Earl of Tyrone letters
patent of King Charles 2nd to John
Otterington Alderman Grandfather of the
Viscountess Doneraile dated March 22nd
1682, Irish Land Commission Box: 377,
Record No:892, Estate
No:1500,Certified”***

Other tidal lands originating from the Baron Powers of The Manor of Kilmeadan and Dunhill also the lesser Manors of Faithlegg & Butlerstown. Property I hold in Fee Simple as registered under the registration of Ireland act 1891 at Property Registration Authority Schedule 1771, Now registered under the registration of titles act 1964. The following certified legal title documents held by The Irish land commission, Irish Records Office, Irish

**Land Registry, also Certified Copy of the
Royal Charter to The Manor of Kilmeadan
held by**

**HM. Parliamentary Government of the
United Kingdom.**

Certified Copy.

**Charter of King Edward 1st. Grant
reference Kilmeadan Manor,
Manorial rights tidal lands, (foreshore) &
watercourses (Pre- Magna Carta) King
Henry 2nd. Year 1177. to (Robert de le
Poer/power)
Dated 1275.**

**HM. Government of the United kingdom,
Certified Copy.**

**Grant letters patent to (Henry Nichols) to
hold tidal lands, (foreshore) &
watercourses free from the Crown its
heirs and assigns Dublin Castle & public
usage, King Charles 2nd. (Barony of
Middlethird) Dated 1667.(Public Record
Office of Ireland & Irish Land Commission
Estate No: 1500, record No: 892, Box No:
377, Certified Copy.**

**Conveyance transfer of title of the said
tidal lands (foreshore) & watercourses
Lord Loftus. Lady Anne Owens & Henry
Nichols to Alderman John Otterington
Grandfather of 1st Viscountess Doneraile
Elizabeth
Hayes,
Dated 17th October 1677,
(Irish land commission (Estate No: 1500,
Record No 892, Box No: 377, Certified
Copy.**

Grant Letters patent to Alderman John Otterington to hold Lands tidal lands (foreshore) & watercourses free from The Crown its Heirs and assigns Dublin Castle & public usage King Charles 2nd. (Barony of Middlethird)

Dated 8th March 1682.

(Public Record Office of Ireland & Irish land Commission Estate No: 1500, Record No 892, Box No: 377 Certified Copy.

Grant King Charles 2nd.

**letters patent to (Thomas Wyse) to hold
Lands tidal lands (foreshore) &
watercourses free from Crown its heirs
and assigns, Dublin Castle & public
usage, (barony of Gaultier & Middlethird)
Dated 4th November 1674.
(Public Record Office of Ireland, Irish &
Irish Land Commission, Estate No: 1500,
Record No: 892, Box No: 377)
Certified Copy,
Conveyance granted Supreme Court
transfer of title, lands of Sir Thomas Wyse
The Manor of St Johns Within & without to**

***Viscount Doneraile & viscount Mayo tidal
lands (foreshore) & watercourses King
George 3rd. By Order of Chief Justice
Solicitor General for Ireland Lord Marcus
Patterson conveyed the Manor of St John
also the Ballyloughmore Estate Gaultier /
Middlethird) dated 1767, (Irish land
commission Estate No: 1500, Record No:
892, Box No: 377.
Certified Copy.***

Lord Doneraile land title to his Waterford Estate tidal lands, (foreshore) & watercourses dated 1673, (Arthur St Ledger 1st Viscount Doneraile, (Irish land commission Estate No: 1500, Record No: 892, Box No: 377.

Certified Copy,

Abstract title Viscountess Doneraile of the Waterford Estate (Tidal lands, foreshore) & watercourses Schedule 1771, Dated 1st day of March 1906. (Irish land commission Estate No: 1500, Record No: 892 Box No: 377.

**Certified Copy,
Vesting Order purchase agreement
Schedule 1771 Viscountess Doneraile
(vendedor) to Anastasia Haughton (nee
Power) (purchaser) Dated 16th July 1904,
(Irish land commission Estate No: 1500,
Record No:892 Box No: 377.**

**Certified Copy,
Archive Folio registered under the
registration of Ireland titles act 1891, of
all lands interests rights and privileges
vested in Schedule 1771 registered at the**

Irish Land Registry dated the 20th day of August 1906 folio WD 1647.

(The Irish Land Registry)

The Property registered and unregistered with all interests rights and privileges of Schedule 1771 registered under the registration of titles act 1964 to my ownership at the Property Registration Authority,

Lands, Several Fishery with rights and privileges were transferred to the ownership and possession by registration at the Irish Land registry to my

***predecessor in title Anastasia Haughton
(nee Power) under the 1903 land
purchase act in consideration of sections
13. 16. 99 of the said act, also section 34.
of the 1896 land act,
In fee simple registration of title dated the
20th day of August 1906.
Certified title Instrument of registration
held at the records department of the
Property Registration Authority Dalkey
Dublin.***