

Maritime regulatory Authority,

2nd Floor Menapia House

Drinagh Business Park

Drinagh

Wexford

Y35 RF29.

24th day of June 2026

**ATTACHED FORMAL SUBMISSION / OBJECTION TO MARITIME
USAGE LICENCE APPLICATION.**

**RE: Maritime Usage Licence Application Reference: “MUL250022”
(Applicant: Uisce Éireann).**

Objector: [REDACTED], Absolute Owner of the Pre-Magna Carta Several Fishery & Underlying Soil

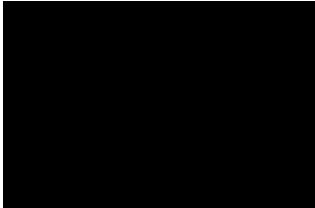
Title Proof: Tailte Éireann Register, Folio WD1647 (Part 3, Schedule 1771) (30014)

1. This formal submission is lodged within the prescribed public consultation window by [REDACTED] in respect of Maritime Usage Licence application **MUL250022** (Uisce Éireann). The proposed footprint of this application directly encroaches upon the Objector's private, ancient estate.
2. The Objector is the absolute owner of a validly established, **Pre-Magna Carta Several Fishery**, which explicitly includes full title to the **underlying bed, soil, foreshore, and all ancillary maritime rights**. This proprietary interest is formally recognized and registered by Tailte Éireann under Folio WD1647, specifically at Part 3, Schedule 1771.
3. Pursuant to **Section 31 of the Registration of Title Act 1964**, this State-backed register is conclusive evidence of the Objector's absolute title to both the fishery and the underlying soil. As a matter of fundamental constitutional law, this private property completely excludes the public right of fishing and any default State claims to the foreshore. It constitutes a strict legal exclusion zone.

Absolute Defect in MARA's Jurisdiction (Section 99)

7. Under **Section 99(3)(a)** of the Maritime Area Planning Act 2021, the Act explicitly contains a mandatory statutory exclusion specifying that it shall not apply to a proposed maritime usage to be undertaken on privately owned registered parts of the maritime area.
8. A Pre-Magna Carta several fishery with the underlying soil is an absolute private property asset protected under **Article 40.3.2° and Article 43 of Bunreacht na hÉireann**. MARA holds no statutory authority to grant third-party commercial permissions over ancient titles. Any licence issued under Part 5 cannot convey a proprietary interest, nor can it immunize Uisce Éireann against a civil action for trespass to land, trespass to a several fishery, and conversion of title.
9. "I have gave notice to Uisce Eireann via registered post in regards to intended trespass also their statement @ 3.6 of the application is incorrect and the responsibility of Maritime Regulatory Authority's to rectify the discrepancy, obviously any trespass will be dealt with according to law a MUL Usage License does not extend to right of access or unlawful activity over or upon private property without the registered landowners consent,
10. **copy of notice to Uisce Eireann attached which was received by the said applicant.**

Signed,



Owner of the Royal Franchise Several Fishery of the Manor of Kilmeadan and Underlying Soil (Folio WD1647 / Schedule 1771)

Date: 16th June 2026.

Attached Copy of Confirmation of ownership of Sporting Rights Schedule 1771 & Copy of folio WD:1647 (see part (3).

- Also copy of Griffiths valuation rate map registered Pre Magna Carta Several Fishery Royal Franchise outlined shown shaded jade green with details.

Legal Affairs Department,
Uisce Eireann,
Colvill House,
24- 25 Talbot Street,
Dublin 1.

By Registered Post & Email: cdslegal@water.ie

Reference: Maritime Usage Licence Application MUL250022.

Re: FORMAL Notice of Private Title – River Suir Estuary/ Manor of Kilmeadan.

Dear Sir / Madam,

I am writing to you as registered owner of the **Several Fishery of the Manor of Kilmeadan**.

I wish to bring to your immediate attention a significant error in Uisce Eireann's application to MARA (Re: **MUL240022**), In **Section 3 6** of said application, your organisation has declared that the maritime area / foreshore in question “ is not private lands” This statement is actually and legally incorrect.

The Facts of Title:

Private Ownership: The lands and Several Fishery rights are registered to me in the Irish land registry [Schedules 1771 & 30014, Folio WD:1647]. This Title includes the exclusive fishery and the underlying bed and soil (foreshore) of the River Suir within the manorial boundaries.

Lack of Consent: Uisce Eireann has not sought nor have I granted, any wayleave, easement, or license to enter these private lands for the purpose of geophysical or geotechnical Investigations.

Trespass: Any entry onto these lands by Uisce Eireann or its contractors (for borehole, grab samples, or surveys) without my express written consent will be treated trespass,

Property (foreshore lands)

From the **Ad medium filum aquae** to the highest point where the Ordinary tide flows inclusive of every bounding interconnecting river or stream on the Waterford County boundary side,

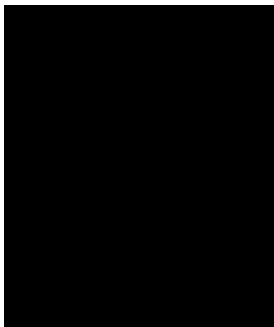
The foreshore lands are clearly outlined located within the Civil Parishes of Faithlegg and Ballynakill,

Every entry onto these foreshore lands within the Waterford Estuary are burdened as reserved by fiat of the Irish Land Commission under section (13) of the 1903 Land Act,

Demand: I hereby demand that Uisce Eireann immediately notifies MARA of this error and corrects the application to reflect my private ownership, Failure to do so may result in me seeking an injunction to prevent unauthorised access and reporting the misstatement in the application to the relevant authorities as a potential breach of the **Maritime Area Planning Act 2021**.

I strongly suggest this matter be referred to your **Chief Legal Officer** immediately to avoid unnecessary litigation.

Yours Faithfully,



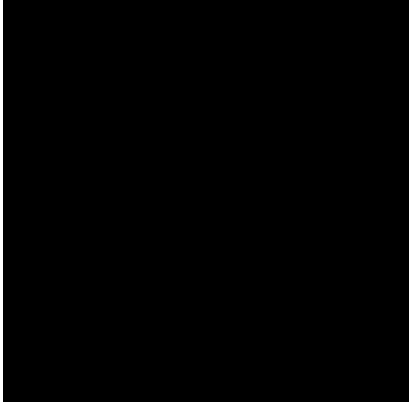
Attached: Letter Confirmation of registered ownership of Sporting Rights **The Property Registration Authority** also copy of folio **WD: 1647**. (see page 4.)

Importantly Note: The Sporting Rights / Several Fishery is a separate registered property **Schedule 1771** outside of Land folio **WD:1647** as clearly stated within said letter of confirmation of ownership by the registering authority of the Irish State.

Also attached:

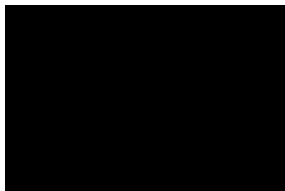
Maps Townland. ie of both Civil Parishes **Faithlegg** and **Ballynakill** the private tidal waters and foreshore lands are clearly outlined shaded blue,

Should you require any further information regarding title or boundaries of the Several Fishery property please send your query to:





An tUdarás Clárúcháin
Maoine
The Property Registration
Authority



OUR REF: S2019LR013246W

FOLIO No: WD1647

APPLICANT:



Dear Sir/Madam,

I refer to previous correspondence on the above folio. The burden registered on part 3 •owner original archive folio WD:I647.

The burden specifically refers to the Land Commission having vested the sporting rights in the registered owner. What this refers to is that you, [REDACTED] are the registered owner of the sporting rights, which is separate from your ownership of the property. You, [REDACTED] 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 November 2019

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

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

0761 001 610

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	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. The Registration does not extend to the mines and minerals Description altered, Q2019LR004630T, 10th April 2019	SCH 1771

Land Registry

County Waterford

Folio 1647

Part 1(B) - Property Parts Transferred

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

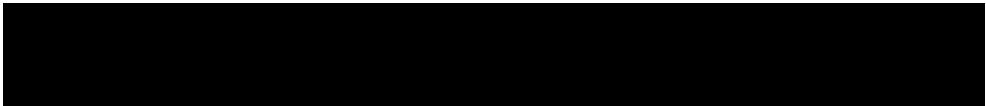
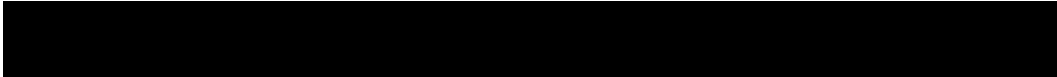
Land Registry

County Waterford

Folio 1647

Part 2 - Ownership

Title ABSOLUTE

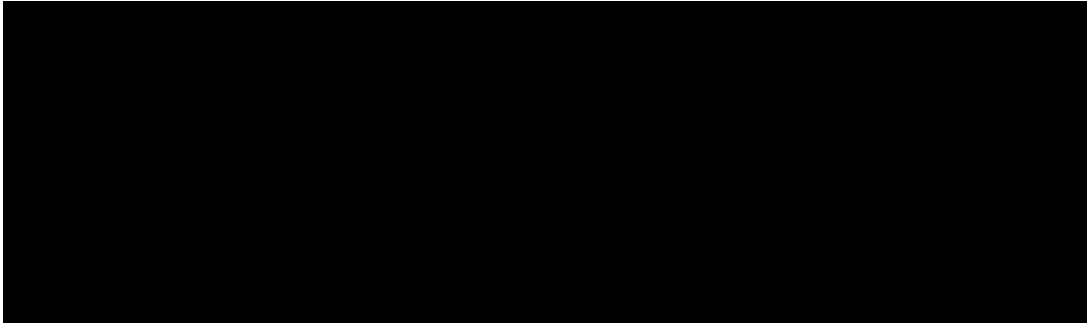
No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965		
1	02 JUL 1996 P4024/96		
	Cancelled	D2002CK013066H	14-AUG-2002
	Land Cert Application No.:	48023	
	Date:	01-OCT-2002	
	Issued To:	PETER O'CONNOR & SON SOLICITORS	
	Address:	WYSE HOUSE ADELPHI QUAY WATERFORD CO WATERFORD	
2	14-AUG-2002 P4024/96 D2002CK013066H		

Land Registry

County Waterford

Folio 1647

Part 3 - Burdens and Notices of Burdens

No.	Particulars		
1		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.	
		Cancelled	D2009LR210661D 19-NOV-2009
2	Q2019LR004630T SCH NO. 1771	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.	
3	28-OCT-1977 P4046/77	Full and free right and liberty for [REDACTED] 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).	
4	05 AUG 1993 P3404/93	Charge for present and future advances repayable with interest. The Governor & Company of the Bank of Ireland is owner of this charge.	
		Cancelled	D2002CK011349H 16-JUL-2002
5	21 MAR 2002 D2002CK004707U		

Land Registry

County Waterford

Folio 1647

		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. Cancelled D2002CK013066H 14-AUG-2002
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	Cancelled D2007CK010063V 23-MAR-2007
8	19-NOV-2009 D2009LR210661D	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 [REDACTED] on the 7th day of April 2006 in the District Court in a matter or cause of J (Plaintiff) V [REDACTED] (Defendant) has been deposited in the Registry as a mortgage against the interest of [REDACTED] in the property herein. The amount owing on the said Judgment is stated to be €2,979.73. 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.
9	19-NOV-2009 D2009LR210661D	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 [REDACTED] on the 18th January 2008 in the District Court in a matter or cause of J (Plaintiff) V [REDACTED] (Defendant) has been deposited in the Registry as a mortgage against the interest of [REDACTED] in the property herein.

Land Registry

County Waterford

Folio 1647

10	19-NOV-2009 D2009LR210661D	The amount owing on the said Judgment is stated to be €3,213.68. 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. 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 [REDACTED] on the 1st day of February 2008 in the District Court in a matter or cause of J (Plaintiff) V [REDACTED] (Defendant) has been deposited in the Registry as a mortgage against the interest of [REDACTED] in the property herein. The amount owing on the said Judgment is stated to be €3,094.23. 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.
11	27-AUG-2010 D2010LR106469J	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 [REDACTED] on the 22nd day of January 2007 in the Circuit Court (Record Number 624/2006) in a cause of VFI Credit Union Limited v [REDACTED] against the interest of [REDACTED] in the property.