An Coimisiún Pleanála

Direction
CD-022573-26
ACP-324282-26

At a meeting held on 22/10/2026, the Commission considered:

(a) the objections made to the Compulsory Purchase Order,

(b) the report of the Inspector who held the oral hearing and

(c) the documents and submissions on file generally.

The Commission decided to confirm the Order with modifications

Planning Commissioner: **Date:** 22/10/2026

Declan Moore

Reasons and Considerations

Having considered the objection made to the compulsory purchase order, the written submissions and observations made to the oral hearing held on the 24th day of September 2026, the purpose of the compulsory purchase order to acquire lands identified as being 'Carlow Town Centre', and also having regard to:

(a) the constitutional and Convention protection afforded to property rights,

(b) the derelict and visual impact of the subject lands on the surrounding Town Centre Area,

(c) the community need for transformation of the lands into a connected, vibrant and multi-functional part of Carlow Town Centre delivering public realm, streets, housing and civic/cultural/community infrastructure in accordance with adopted policies and the wider public interest/common good,

(d) the suitability of the lands and the necessity of their acquisition to facilitate the provision of the Town Centre regeneration scheme, and

(e) the provisions of Carlow County Development Plan 2022-2028 and the Carlow-Graiguecullen Joint Urban Local Area Plan 2024-2030 with regard to the regeneration,

it is considered that, subject to the modifications to the Order as set out below, the acquisition of sites by the local authority is necessary in order to facilitate the regeneration of this area in accordance with the provision of the Carlow County Development plan 2022-2028 and the Carlow-Graiguecullen Joint Urban Local Area Plan 2024-2030, as set out in the compulsory purchase order and on the deposited maps, is necessary for the purpose stated, which is a legitimate objective being pursued in the public interest, and that the compulsory purchase order and its effects on the property rights of affected landowners are proportionate to that objective and justified by the exigencies of the common good.

The acquisition of properties three, four, seven, nine, 10, 11, 12, 13, 14, and 15 is therefore confirmed for the reasons above.

Notwithstanding the current condition and underutilised nature of the properties the subject of the application for consent, the town centre location of the properties and the provisions of the Carlow County Development Plan 2022-2028 and the Carlow-Graiguecullen Joint Urban Local Area Plan 2024-2030 with regard to the regeneration, it is concluded that the compulsory acquisition of sites number one, two, five, six and eight would have a disproportionate impact on the property owner and the business operation..

The acquisition of sites number one, two, five, six and eight is therefore not confirmed for the reasons above.

Schedule

The compulsory purchase order shall be modified as follows:

Site number one – described as a plot of ground situate to the south side of Brown Street being part of the townland of Carlow, contained in folio CW15145F, shall not form part of the compulsory acquisition.
Reason: The compulsory acquisition of site number one would have a disproportionate impact on the property owner and the business operation.

Site number two - described as a plot of ground situate to the south side of Brown Street being part of the townland of Carlow, contained in folio CW11807F, shall not form part of the compulsory acquisition.
Reason: The compulsory acquisition of site number two would have a disproportionate impact on the property owner and the business operation.

Site number five – described as a plot of ground situate to the East of Charlotte Street in the Urban District of Carlow, contained in folio CW13578F, shall not form part of the compulsory acquisition.
Reason: The compulsory acquisition of site number five would have a disproportionate impact on the property owner and the business operation.

Site number six – described as the property shown, in the parish of CARLOW, situate in the townland of CARLOW, contained in folio CW24274F, shall not form part of the compulsory acquisition.

Reason: The compulsory acquisition of site number six would have a disproportionate impact on the property owner and the business operation.

Site number eight - described as a plot of ground situate to the east side of Charlotte Street being part of the townland of Carlow, contained in folio CW10565F, shall not form part of the compulsory acquisition.

Reason: The compulsory acquisition of site number eight would have a disproportionate impact on the property owner and the business operation.