



COMHAIRLE CHONTAE LAOISE LAOIS COUNTY COUNCIL

Comhairle Chontae
Laoise
Áras an Chontae
Port Laoise
Contae Laoise
R32 EHP9

Laois County Council
Áras an Chontae
Portlaoise
County Laois
R32 EHP9

T: (057) 8664000
F: (057) 8622313
corpaffairs@laoiscoco.ie
www.laois.ie

REGISTERED POST

An Bord Pleanála
64 Marlborough Street
Rotunda
Dublin 1
D01 V902

| | |
|-----------------------|------------|
| AN COIMISIÚN PLEANÁLA | |
| LDG- | 32 2987-25 |
| ACP- | |
| 09 JUL 2025 | |
| Fee: € | Type: |
| Time: 9.15 | By: |

7th July 2025

RE: Derelict Site Ref: 23/04 at Cooltederry, Portarlinton, Co. Laois

A Chara,

The above property is on the Derelict Sites Register and Laois County Council initiated a CPO recently. The property was identified as being derelict under the provisions of Section 3 of the Derelict Sites Act. Inspections of the property were carried out by the Planning Authority, at which time it was observed that its unsightly appearance detracts to a material degree from the amenity, character and appearance of the area.

The registered owner per Folio LS17280 is a William Kavanagh, who is deceased.

Below is a timeline of events in relation to the file:

- 20th December 2023- Service of Section 8(2) Notice on Owner (Notice placed on site). There was no contact from any interested party.
- 14th May 2024- Service of Section 8(7) Notice on Owner (Notice placed on site). There was no contact from any interested party.
- 29th May 2025- Service of the Notice of Intention to acquire derelict site on Owner (Notice was posted on site).

It should be noted that there was no attempt made from 14th May 2024 to 29th May 2025 to clean up the site or dwelling thereon.

An objection letter to the proposed CPO was received on the 20th of June 2025 from Mr. Edward Harty Jnr and Mr. Johnny Harty who are claiming possession of this land under squatter's rights and claim the site is not abandoned or neglected and has been under their care.

We do not believe this objection is valid. No improvement works have been undertaken, and the site remains derelict. It has not been maintained, and the

á Fáilte Romhat
inó a Dhéanamh
s Gaeilge





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Website: www.laois.ie

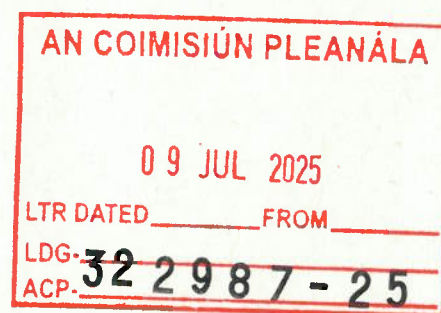
condition of the land and structure thereon continues to be unsightly and objectionable and materially detracts from the amenity, character and appearance of land in the neighbourhood and is therefore a derelict site within the meaning of Section 3 of the Derelict Sites Act, 1990, as amended.

We therefore seek permission to proceed with the compulsory purchase of this site as part of active land management to achieve the objectives of compact growth and the proper planning and sustainable development of this area. I enclose copies of all correspondence and the objection letter for review.

I would be obliged if you would contact me at jdunne@laoicoco.ie if you have any queries or require any further information.

Is mise le meas,

Joanne Dunne
Staff Officer
Town Regeneration Section



Tá Fáilte Romhat
Gnó a Dhéanamh
as Gaeilge



Joanne Dunne

From: Catherine Murphy [Planning]
Sent: Friday 27 June 2025 09:25
To: Joanne Dunne
Subject: Notices

Hi Joanne

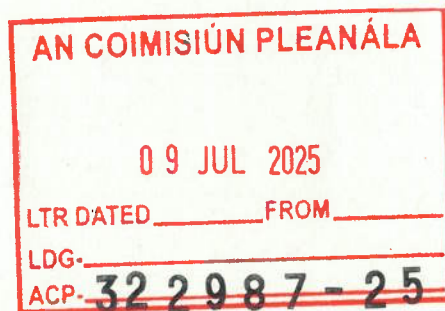
I posted the section 8(2) on site at Acragar, Mountmellick and re-posted the CPO notices at Cooltederry yesterday

I put a copy on the respective digital files

Also I looked at the house beside no. 31 Esker Gate in Mountmellick.
It appears to be vacant but its not derelict, its in good condition, so we wouldn't pursue it

thanks

Catherine Murphy | Senior Exec. Technician | Planning Department
Laois County Council | Aras an Chontae | Portlaoise | Co. Laois
☎ Phone: 057 8664225 | Internal Extn: 4225 | Email: cmurphy@laoiscoco.ie | 🌐 Web: www.laois.ie



Delivered by hand.
Received 20/06/2025

Ref:

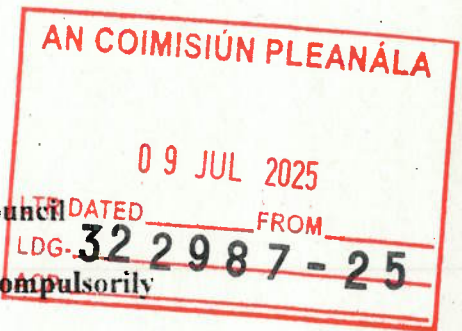
20/06/2025

Edward Harty Jnr, 13 Ballymorris Green, Portarlinton
Johnny Harty, 3 Woodlands Park, Portarlinton

To: Joanne Duhne

Staff Officer, Town Regeneration Section, Laois County Council

RE: Objection to Notice of Intention to Acquire Derelict Site Compulsorily
Site Address: Cooltederry, Portarlinton, Co. Laois
Derelict Sites Act 1990



Dear Joanne,

We, Edward Harty Jnr and Johnny Harty, are writing to formally object to the Notice of Intention to Compulsorily Acquire the above-referenced site under Section 14 of the Derelict Sites Act 1990, which was served on us on 29/05/2025

We are the sons of the late Edward Harty Snr. who claimed possession of this land over 30 years ago under **squatters' rights** (adverse possession), and who maintained it until his passing 18 years ago. Since his death, we his sons have continued his occupation of the land and assert a continuation of those squatters rights. The land has been **in continuous use and possession by our family for over 30 years**, and we consider it an established part of our family holdings. This historical and continued use is central to our objection to any attempt to compulsorily acquire the property.

Grounds for Objection

Family Possession Under Adverse Possession

We are claiming ownership by adverse possession, based on continuous, exclusive, and open use of the property by our late father and ourselves for more than three decades. This long-term occupation, without interruption, strongly establishes our right to the property under established property law principles.

Site Is Not Derelict Within the Meaning of the Act

We reject the claim that the site qualifies as derelict under Section 3 of the Derelict Sites Act 1990. While the site may not be currently developed, it has not been abandoned or neglected it remains in our possession and under our care.

Long-Term Use of the Site for Keeping Horses

For over 30 years, our father, Edward Harty Snr, and since his passing, we, Edward Jnr and Johnny Harty, have used this land to keep horses. The site has been actively maintained, with ongoing care and management of the horses, including feeding, and grazing. This continuous and visible use further proves our **exclusive possession** and **active occupation** of the land. The presence of horses on the property is not only a reflection of its ongoing care but also demonstrates that the site is not derelict.

Intention to Improve and Maintain the Site

We are currently exploring options to improve and develop the site further. We are open to engaging with the council on any concerns and request a reasonable period to complete any necessary works to bring the site to a standard acceptable under the Act.

Disproportionate Use of Compulsory Acquisition Powers

We believe the proposed compulsory acquisition is premature and disproportionate, especially in light of our long-standing familial claim and ongoing efforts to maintain the property. There are less invasive options available to the council, such as issuing a warning notice or offering assistance through development or regeneration schemes.

In light of the above, we respectfully request that the council withdraw its intention to acquire the site compulsorily and allow us a reasonable opportunity to regularize and develop the land ourselves. We are happy to engage further with the council and provide any documentation necessary in support of our claim and intention to maintain the property.

We are currently seeking legal advice on this matter and intend to pursue all available options to protect our rights regarding this property.

Please confirm receipt of this objection and advise on the next steps in the process.

Yours sincerely,
Edward Harty Jnr
Johnny Harty

Joanne Dunne

From: Denise Rainey
Sent: Wednesday 4 June 2025 09:49
To: Joanne Dunne
Subject: FW: CPO notices - Cooltederry, portarlington DS 23/04
Attachments: 20250603_144118.jpg; 20250603_144049.jpg; 20250603_144053.jpg; 20250603_144057.jpg; 20250603_144107.jpg; 20250603_144114.jpg

Joanne
Please save on file

Thank you

Denise Rainey

Town Regeneration Officer
Laois County Council
E drainey@laoiscoco.ie
T 057 8664103
M 086 8478631

**Laois County Council, Planning, Regeneration & Economic Development Section,
Aras an Chontae
Portlaoise
www.laois.ie**

It may suit me to send emails outside of my normal working hours, I do not expect a response or action from you outside your own working hours.



Lár Bailte ar dTús
Town Centre First

From: Catherine Murphy [Planning] <cmurphy@laoiscoco.ie>
Sent: Wednesday 4 June 2025 09:00
To: Denise Rainey <didoyle@laoiscoco.ie>
Subject: CPO notices - Cooltederry, portarlington DS 23/04

Hi Denise,

Ive attached the photographs on the CPO notices posted on derelict property at Cooltederry, portarlington on 03/06/25

Ive also put a copy on the file

Regards

COMHAIRLE CHONTAE LAOISE LAOIS COUNTY COUNCIL



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Laois County Council
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corpaffairs@laoiscoco.ie
www.laois.ie

Our Ref: DS 23/04

Registered Post
The Owners
Cooltederry
Portarlinton
Co. Laois



29th May 2025

Re: Property at Cooltederry, Portarlinton, Co. Laois
CPO No. 04/2025

A Chara,

I refer to previous correspondence issued in relation to the above property.

You are advised that Laois County Council is now proceeding to compulsorily acquire this property (see Notice and map attached). In addition, I have attached for your information a copy of the newspaper notice which was advertised in the Leinster Express newspaper dated 3rd June 2025.

Is mise le meas,


Joanne Dunne
Staff Officer
Town Regeneration Section.

Tá Fáilte Romhat
Gnó a Dhéanamh
as Gaeilge



MidlandsIreland.ie

'I bpáirt leis an bpobal'

Arnu phríomáil ar pháipéar atá 100% atchúrsáilte Do Chomhshaoil a choinní





LAOIS COUNTY COUNCIL

NOTICE OF INTENTION TO ACQUIRE DERELICT SITE COMPULSORILY UNDER DERELICT SITES ACT, 1990 as amended by the Planning & Development Act 2000, as amended

Name: The Owner

Address: Cooltederry, Portarlinton, Co. Laois

Notice is hereby given that Laois County Council (hereinafter referred to as the 'Local Authority') in exercise of the powers conferred on them by Section 14 of the Derelict Sites Act 1990, intend to acquire compulsorily under the said Act, the derelict site described hereunder.


A map of the said derelict site has been deposited at the offices of Laois County Council, Aras an Chontae, Portlaoise, Co. Laois and may be inspected there during office hours. A copy of the map is also available to view online via the online consultation portal at <https://consult.laois.ie/>

Any owner, lessee or occupier (except a tenant for a month or a period less than a month) may, on or before **2nd of July 2025** submit to the Local Authority an objection to the proposed compulsory acquisition of the derelict site. Any such objection must be in writing stating the grounds of the objection and addressed to Joanne Dunne, Staff Officer, Town Regeneration Section, Laois County Council, Aras an Chontae, Portlaoise in the County of Laois.

The Derelict Sites Act 1990, as amended by the Planning & Development Act 2000, as amended provides that if an objection is made to the proposed compulsory acquisition of a derelict site and the objection is not withdrawn, the derelict site shall not be acquired compulsorily by the Local Authority without the consent of An Bord Pleanála.

DESCRIPTION OF DERELICT SITE PROPOSED TO BE ACQUIRED

ALL THAT AND THOSE the site and premises situate at and known as property situate in the townland of COOLTEDERRY, in the barony of PORTNAHINCH being All of the Property comprised in Folio LS17280 of the Register of Freehold Land in County Laois being the lands delineated in red on the map attached hereto.

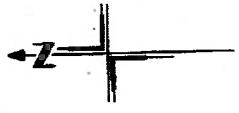
Signed 
Denise Rainey
Town Regeneration Officer

Dated this 29th day of May 2025

| | |
|------------------------|------------|
| AN COIMIISIÚN PLEANÁLA | |
| 09 JUL 2025 | |
| LTR DATED | FROM |
| LDG- | 32 2987-25 |
| ACP- | |

X=654415
Y=711724

X=654129
Y=711724



**LAOIS COUNTY COUNCIL COMPULSORY
PURCHASE ORDER**

Lands Proposed to be Compulsorily Acquired by Laois County
Council shown outlined in Red (Under Folio - LS17280)

Cooltillery, Portlannington, Co. Laois: (Site PR04)
Area Within Red Boundary
= 5222 Sq.M.
= 0.522 Hectares approx.

The boundaries shown have been taken from the registered
Land Registry Map

THE OFFICIAL SEAL OF
LAOIS COUNTY COUNCIL
WAS AFFIXED HERETO

THIS 28 DAY OF MAY 2025

IN THE PRESENCE OF:
Paul Ray Fleming CATHAOIRLEACH
James COUNTY SECRETARY

PR 04



© Ordnance Survey Ireland, 2025/28/CCMA/Laois County Council

| REVISION: | DESCRIPTION | DATE |
|-----------|-------------|------|
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| | | |
| | | |
| | | |

LAOIS COUNTY COUNCIL

PLANNING SECTION
COUNTY HALL
PORTLAOISE,
CO. LAOIS

PHONE: (057) 8864000

DRAWING TITLE:

Map referred to in Vesting Order

See numbers 04/2025

Scale: 1:1000

Drawn By: JC

Ref: 2025/01

Ref. File: CPO No. 4 of 2025

Date: 28/05/2025

Checked By: JU

Drawing No:

Vesting Order Serial No. 04/2025



AN COIMISIÚN PLEANÁLA

09 JUL 2025

LTR DATED _____ FROM _____

LDG- 32 2987-25

ACP- 32 2987-25

ORIGINAL

LAOIS COUNTY COUNCIL
CHIEF EXECUTIVE'S ORDER

C.E. No. 29/2025


FILE REF: DS 23/04 C.P.O. Ref: 04/2025

SUBJECT: Derelict Sites Act 1990 – Compulsory Acquisition of Derelict Sites (Sections 14-16 inclusive) as amended by the Planning & Development Act 2000 (as amended) – Property at Cooltederry, Portarlinton, Co. Laois, comprised in Folio LS17280

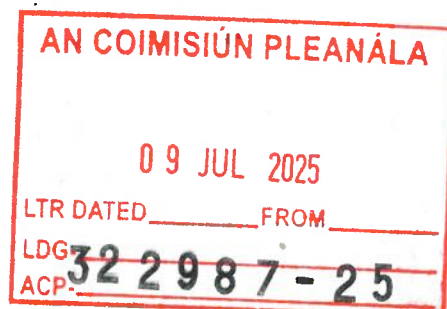
SUBMITTED: Recommendation dated 27th May 2025 from Denise Rainey, Town Regeneration Officer and endorsed by Angela McEvoy, Director of Services, confirming that the above Compulsory Acquisition is necessary and that the property at Cooltederry, Portarlinton, Co. Laois **comprised in Folio LS17280** which is subject of the above Compulsory Acquisition is suitable and necessary for the provision of social housing or for any purpose, connected with our functions as outlined in Section 20 of the Derelict Sites Act 1990 and recommending that the property be acquired compulsorily for that purpose as detailed in memo attached.

ORDER: I, Michael Rainey, Chief Executive of Laois County Council, by virtue of my powers, functions and duties as Chief Executive under the Local Government Act, 2001, as amended, hereby order as follows:-

- i. That the lands, as referred to above and detailed in the memo attached and accompanying maps be acquired compulsorily.
- ii. That a Notice of Intention to Acquire Compulsorily be prepared in the prescribed form and that the Official Seal of the Council is to be affixed to the relevant maps.
- iii. That the Notice of Intention to Acquire Compulsorily be published and served in accordance with Section 15 of the Derelict Sites Act 1990, as amended by the Planning & Development Act 2000, as amended.
- iv. That a copy of the Notice be affixed in a conspicuous position on the land in accordance with Section 6(1)(d) of the Derelict Sites Act, 1990, as amended.


Michael Rainey
Chief Executive

Dated this 27 day of May 2025





**COMHAIRLE CHONTAE LAOISE
LAOIS COUNTY COUNCIL**

Áras an Chontae, Portlaoise, Co. Laois.
Tel: 057 8664000 Fax: 057 8622313
corpaffairs@laoiscoco.ie www.laois.ie

**NOTICE OF INTENTION TO ACQUIRE
DERELICT SITE COMPULSORILY UNDER
DERELICT SITES ACT, 1990
(as amended by the Planning &
Development Act 2000, as amended)**

Notice is hereby given that Laois County Council (hereinafter referred to as the 'Local Authority') in exercise of the powers conferred on them by Section 14 of the Derelict Sites Act 1990, as amended, intend to acquire compulsorily under the said Act, the derelict site described hereunder.

A map of the said derelict site has been deposited at the offices of Laois County Council, Áras an Chontae, Portlaoise, Co. Laois and may be inspected there during office hours. A copy of the map is also available to view online via the online consultation portal at <https://consult.laois.ie/>

Any owner, lessee or occupier (except a tenant for a month or a period less than a month) may, on or before **2nd day of July 2025** submit to the Local Authority an objection to the proposed compulsory acquisition of the derelict site. Any such objection must be in writing stating the grounds of the objection and addressed to Joanne Dunne, Staff Officer, Laois County Council, Áras an Chontae, Portlaoise in the County of Laois.

The Derelict Sites Act 1990 as amended by the Planning & Development Act 2000, as amended provides that if an objection is made to the proposed compulsory acquisition of a derelict site and the objection is not withdrawn, the derelict site shall not be acquired compulsorily by the Local Authority without the consent of An Bord Pleanála.

DESCRIPTION OF DERELICT SITES PROPOSED TO BE ACQUIRED

1. Compulsory Purchase Order No. 3/2025
The site and premises at 55 Broomville, Portlaoise, Co. Laois comprised in Folio LS14603F comprising 0.053 Hectares approximately.
2. Compulsory Purchase Order No. 4/2025
The site and premises at Cooltederry, Portarlinton, Co. Laois comprised in Folio LS17280 comprising 0.052 Hectares approximately.

Dated this 27th day of May 2025.

Pamela Tynan, County Secretary.

**LAOIS COUNTY COUNCIL
"IN PARTNERSHIP WITH THE COMMUNITY"**

AN COIMISIÚN PLEANÁLA

09 JUL 2025

LTR DATED _____ FROM _____

LDG- _____

ACP 32 2987-25

To: Angela McEvoy, Director of Services,
From: Denise Rainey, Town Regeneration Officer, Town Regeneration Department
Subject: Initiation of CPO procedure: 55 Broomville Portlaoise & Cooltederry Portarlinton
Date: 27th May 2025

55 Broomville, Portlaoise. DS Ref: 24/07

In relation to 55 Broomville, this property has been on the Derelict Sites register since 23rd of July 2024. No works have been carried out or any efforts made to stop the site becoming derelict since this time.

Four different financial institutions have a charge registered against the property. The owners cannot be contacted. We have contacted the four different financial institutions to inform them of our intention to acquire the site. Three of the four offered no objection to same, there has been no response from the fourth financial institution.

Site at Cooltederry, Portarlinton. DS Ref: 23/04

This property has been on the derelict sites register since 14th of May 2023. No works have been carried out or any efforts made to stop the site becoming derelict since this time.

The owner of this site is deceased, and all previous correspondence has been posted on site. There was no response received from any interested parties.

The Housing Section have confirmed that they are interested in both properties for housing purposes.

I recommend that the attached Section 15 Notice of our intention to acquire the site be served on the owners of both sites. A copy of the notice will also be placed in the local newspaper.

I hereby seek your approval to proceed with same.

Recommended:

Joanne Dunne

Joanne Dunne
Staff Officer

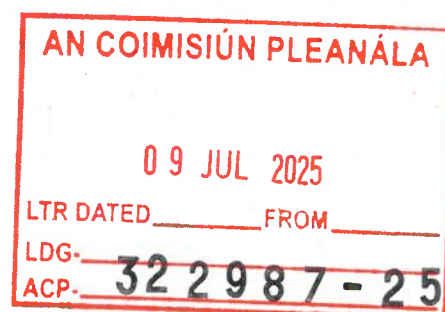
Endorsed:

Denise Rainey

Denise Rainey
Town Regeneration Officer

Approved:

Angela McEvoy
Angela McEvoy
Director of Service



ORIGINAL

**LAOIS COUNTY COUNCIL
CHIEF EXECUTIVE'S ORDER**

31/2025

FILE REF: DS23/04
CPO No. 04/2025

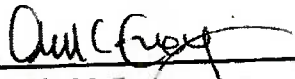
SUBJECT: *Derelict Sites Act 1990*
CPO of site under Sections 14 – 16 inclusive of Derelict Sites Act 1990
Site at Cooltederry, Portarlinton
Registered owner – William Kavanagh, Cooltederry, Portarlinton, Co. Laois

ORDER:-

WHEREAS, by Chief Executive's Order 04/2025 dated 03rd February 2025, the Chief Executive in pursuant to the powers conferred on him by Section 154 of Local Government Act, 2001, as amended delegate onto me certain powers, functions and duties as set out therein.

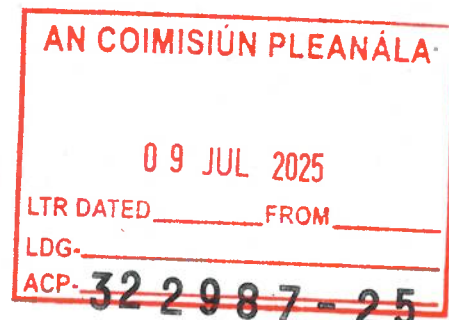
NOW THEREFORE, pursuant to the delegation of the said powers, functions and duties aforesaid I, Angela McEvoy, Director of Services, hereby order as follows:-

That the Common Seal of the Council be affixed to Drawing Ref. No.2025-02 – derelict site at Cooltederry, Portarlinton, Co. Laois.


Angela McEvoy
Director of Service

DATED: 26th day of May

2025





COMHAIRLE CHONTAE LAOISE LAOIS COUNTY COUNCIL

LAOIS COUNTY COUNCIL

DERELICT SITES ACT 1990

SECTION 29

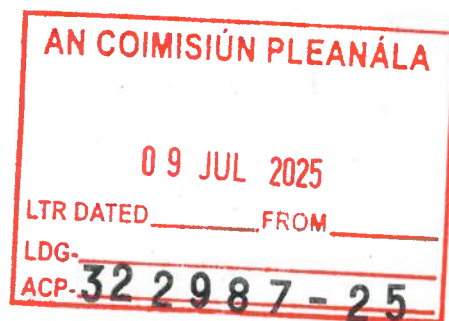
NOTICE OF INTENTION TO ENTER LAND AS A DERELICT SITE IN THE DERELICT SITE REGISTER

TAKE NOTICE that LAOIS COUNTY COUNCIL is of the opinion that the land situated in the **Townland of Cooltederry in the Barony of Portnahinch in the County of Laois** is a DERELICT SITE within the meaning of the Derelict Sites Act 1990.

AND TAKE FURTHER NOTICE that the Local Authority in exercise of the powers conferred on it by Section 29 of the Derelict Sites Act 1990 by notice in writing require the occupier of any structure or other land or any person receiving, whether for himself or for another, rent out of any structure or other land to state in writing to Laois County Council within 30 days from the date of this Notice, particulars of the estate, interest, or right by virtue of which he occupies such structure or other land or receives such rent (as the case may be), and the name and address (so far as they are known to him) of every person who to his knowledge has any estate or interest in or right over or in respect of such structure or other land.

Planning Department,
Laois County Council
County Hall,
Portlaoise,
Co. Laois

Dated: 23rd day of May 2023

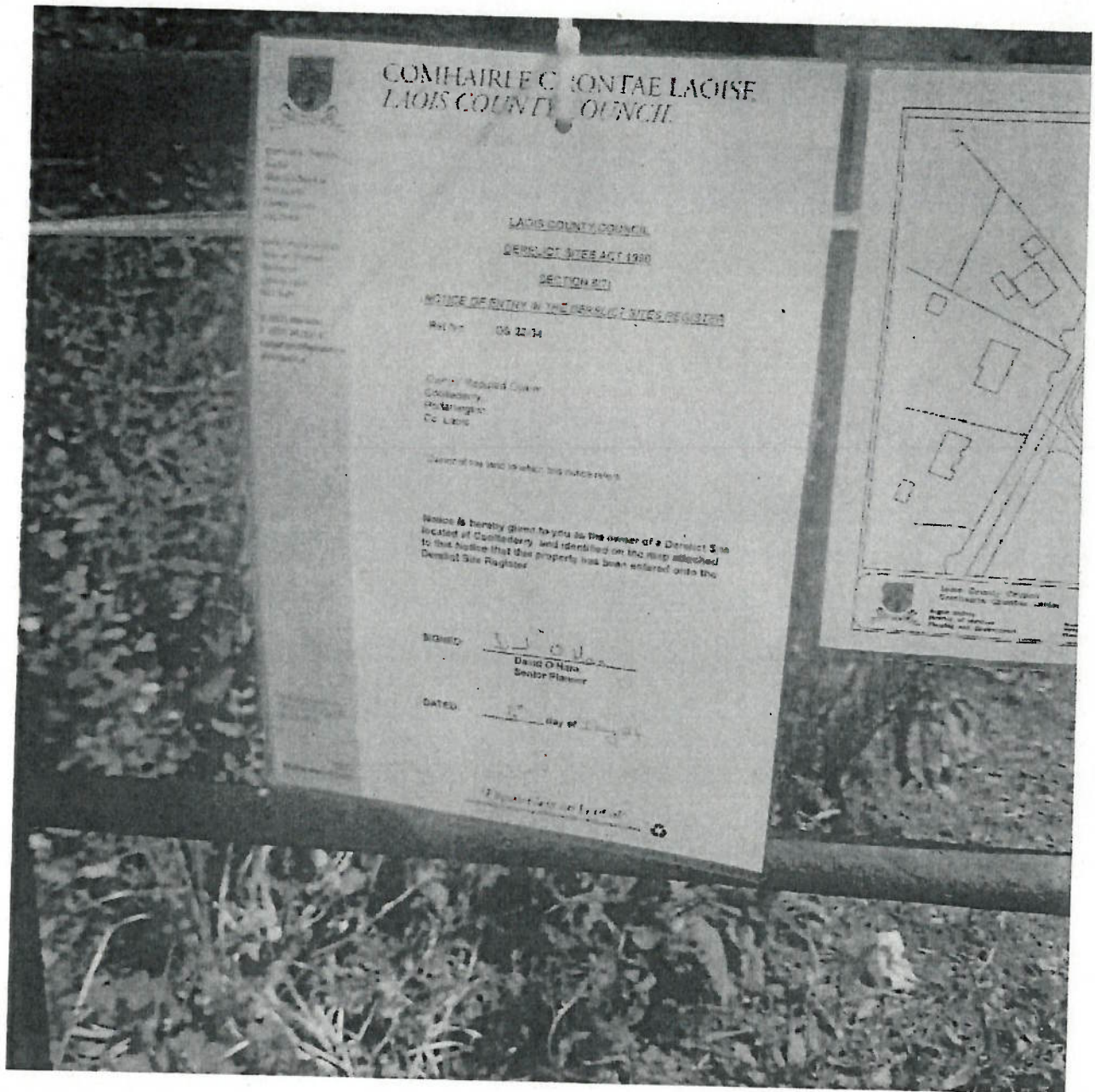


Signed:

David O'Hara
Senior Planner
Planning Department

á Fáilte Romhat
inó a Dhéanamh
s Gaeilge





AN COIMISIÚN PLEANÁLA

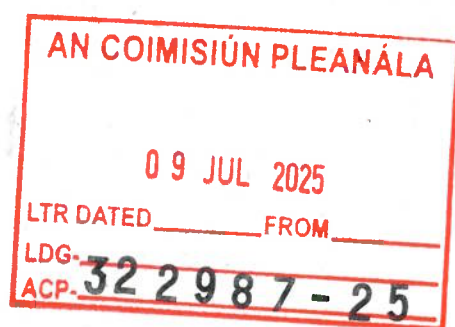
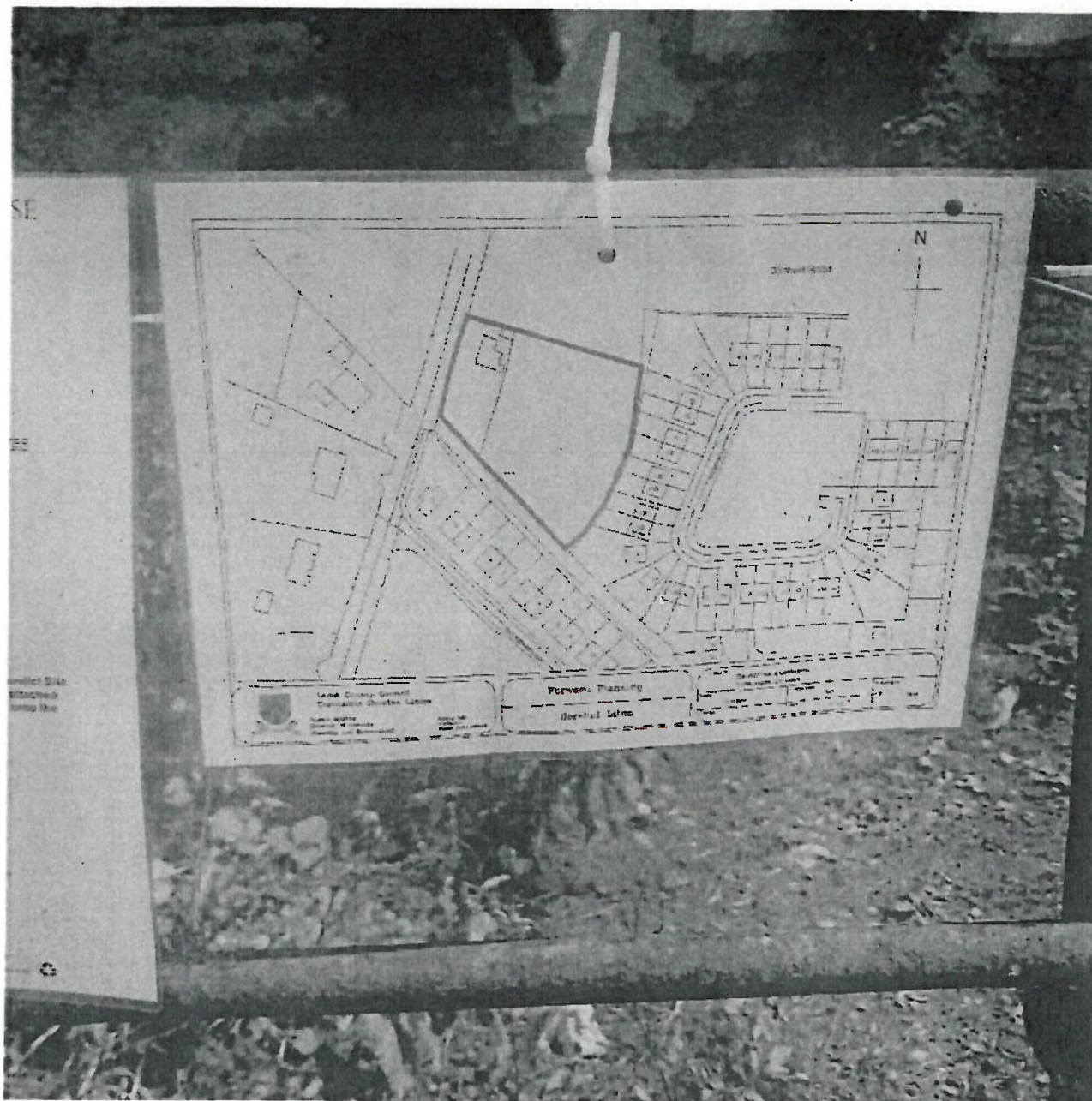
09 JUL 2025

LTR DATED _____ FROM _____

LDG- 32 2987-25

ACP- _____

LAOIS CO. COUNCIL
PLANNING DEPT
This Photograph was taken
at Coolberry on 16.05.24
By me Signed ...C. Murphy...





AN COIMISIÚN PLEANÁLA

09 JUL 2025

LTR DATED _____ FROM _____

LDG- ~~32 2987-25~~

ACP- _____



COMHAIRLE CHONTAE LAOISE LAOIS COUNTY COUNCIL

Site Notice

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Comhairle Laoise
32 EHP9

Laois County Council
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Email: corpaffairs@laoiscoco.ie
Website: www.laois.ie

LAOIS COUNTY COUNCIL

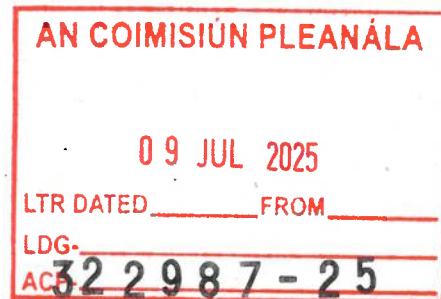
DERELICT SITES ACT 1990

SECTION 8(7)

NOTICE OF ENTRY IN THE DERELICT SITES REGISTER

Ref No. DS 23/04

Owner/ Reputed Owner,
Cooltederry,
Portarlinton,
Co. Laois.



Owner of the land to which this notice refers.

Notice is hereby given to you as the owner of a Derelict Site located at Cooltederry and identified on the map attached to this Notice that this property has been entered onto the Derelict Site Register.

SIGNED:

David O'Hara
David O'Hara,
Senior Planner

DATED:

14th day of May 24

Tá Fáilte Romhat
Inó a Dhéanamh
as Gaeilge




N

OS sheet 3655d



| | | | |
|-----------|-----------|---|------------|
| Location: | | Derelict Site at Colederry Portarlington, Co. Laois. | |
| Drawn: | C. Murphy | Original scale: | NTS |
| Checked: | | Date: | 19/12/2023 |
| | | Drawing No: | DS 23/04 |

| |
|------------------|
| Forward Planning |
| Derelict Sites |

| | |
|---|---|
|  <p>Laois County Council Comhairle Chontae Laoise</p> <p>Angela McEvoy Director of services Planning and Environment</p> | <p>County Hall Portlaoise Phone (057) 8644000</p> |
|---|---|

AN COIMISIÚN PLEANÁLA

09 JUL 2025

LTR DATED _____ FROM _____

LDG- _____

ACP- ~~32 2987 - 25~~

Evelyn Brownrigg

From: Trevor Hennessy
Sent: Monday 13 May 2024 15:37
To: Evelyn Brownrigg
Subject: RE: derelict site - Portarlinton

Hí Evelyn,

In relation to email below, I can confirm that the Housing Department would have a need for this site.

Kind Regards,

Trevor Hennessy
Senior Engineer
Housing & Urban Regeneration Department

Laois County Council
Aras an Chontae, JFL Avenue,
Portlaoise, Co.Laois
R32 EHP9

T: 057 8674375
M: 083 8493433
E: thennessy@laoiscoco.ie
www.laois.ie

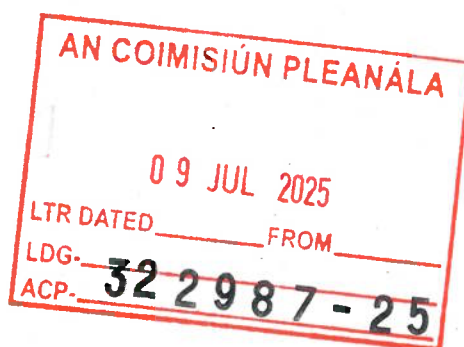
From: Evelyn Brownrigg <ebrownri@laoiscoco.ie>
Sent: Monday, May 13, 2024 12:33 PM
To: Trevor Hennessy <thennessy@laoiscoco.ie>
Subject: derelict site - Portarlinton

Hi Trevor,

Another site in Portarlinton. You may want to discuss this with Angela in terms of site/landbank and advise if Housing are interested.

Regards

Evelyn



Land Registry

County Laois

Folio 17280

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

For parts transferred see Part 1(B)

| No. | Description | Official Notes |
|-----|---|-------------------|
| 1 | <p>The property shown coloured RED as Plan(s) 2152 104 on the Registry Map, situate in the Townland of COOLTEDEERRY, in the Barony of PORTNAHINCH, in the Electoral Division of PORTARLINGTON SOUTH.</p> <p>AN COIMISIÚN PLEANÁLA</p> <p>09 JUL 2025</p> <p>LTR DATED _____ FROM _____</p> <p>LDG. _____</p> <p>ACP 32 2987-25</p> | From Folio LS2152 |

Land Registry

County Laois

Folio 17280

Part 1(B) - Property Parts Transferred

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

AN COIMISIÚN PLEANÁLA

09 JUL 2025

LTR DATED _____ FROM _____

LDG- 32 2987-25

ACP-

Land Registry

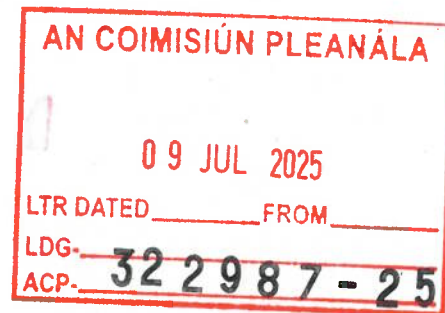
County Laois

Folio 17280

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 | 31-MAR-1964 1791/5/67 | WILLIAM KAVANAGH of COOLTEDERRY, PORTARLINGTON, QUEENS COUNTY is full owner. |



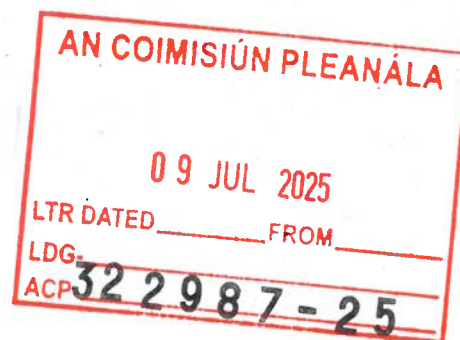
Land Registry

County Laois

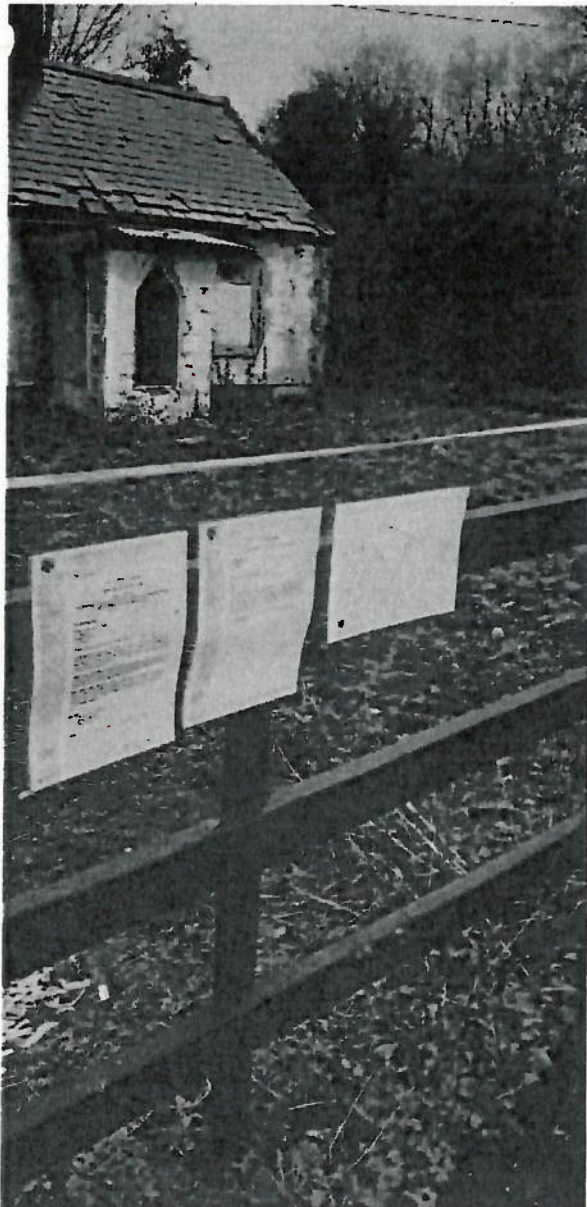
Folio 17280

Part 3 - Burdens and Notices of Burdens

| No. | Particulars |
|-----|--|
| 1 | <p>The property is subject to the statutory conditions in Section 17(2) of the Labourers' Act, 1936 and to the restrictions against mortgaging or charging in Section 21 of that Act as amended by the Housing Act, 1966 until the annuity at Entry No. 2 has been determined.</p> |
| 2 | <p>31-MAR-1964 1791/5/67</p> <p>A cottage purchase annuity of £1:19:0 for 24 years payable by quarterly instalments of £0:9:9 each.</p> <p>THE COUNTY COUNCIL OF THE COUNTY OF LAOIS is owner of this charge.</p> |



DS 23104
Section 8(2)



AN COIMISIÚN PLEANÁLA

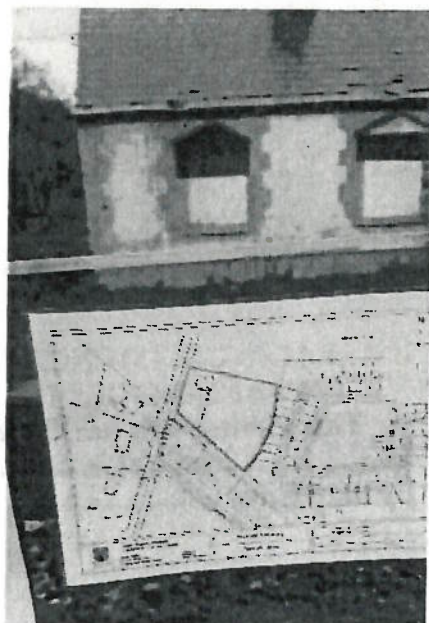
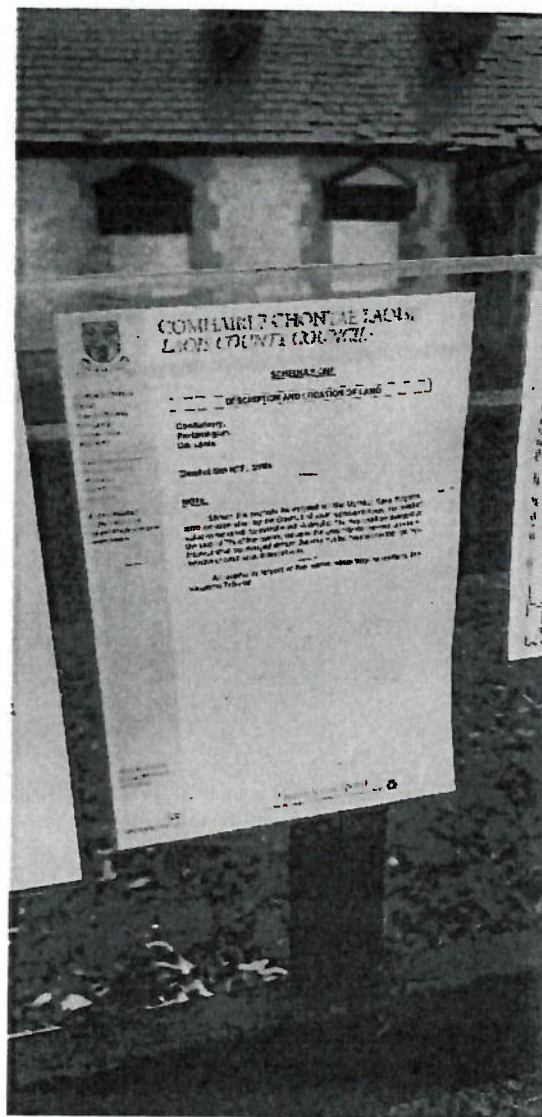
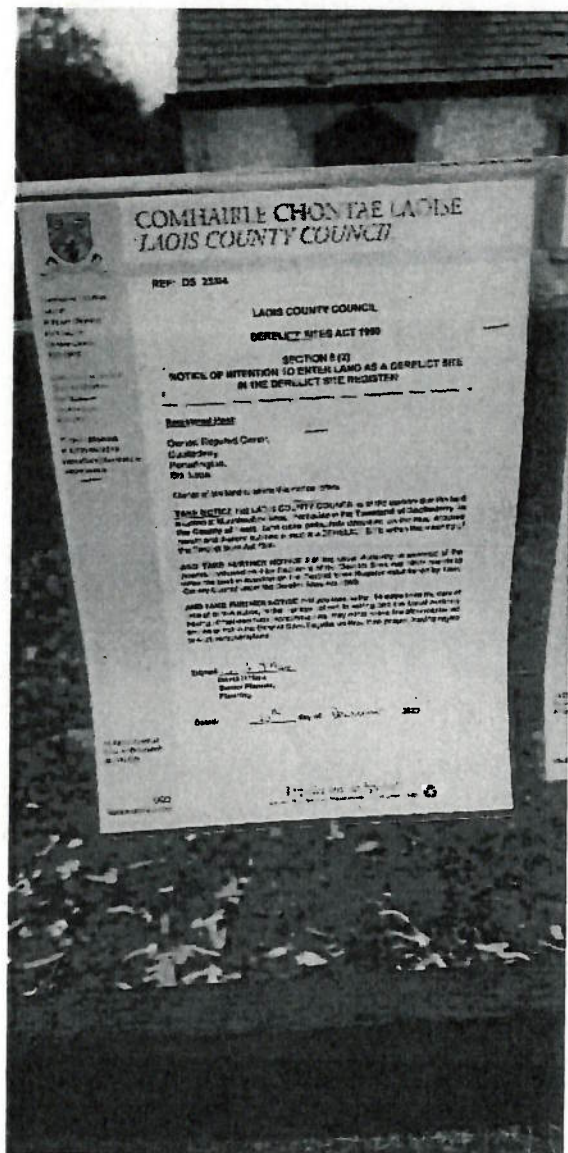
09 JUL 2025

LTR DATED _____ FROM _____

LDG. _____

ACP 32 2987 - 25

LAOIS CO. COUNCIL
PLANNING DEPT
This Photograph was taken
at on 20-12-23
By me Signed



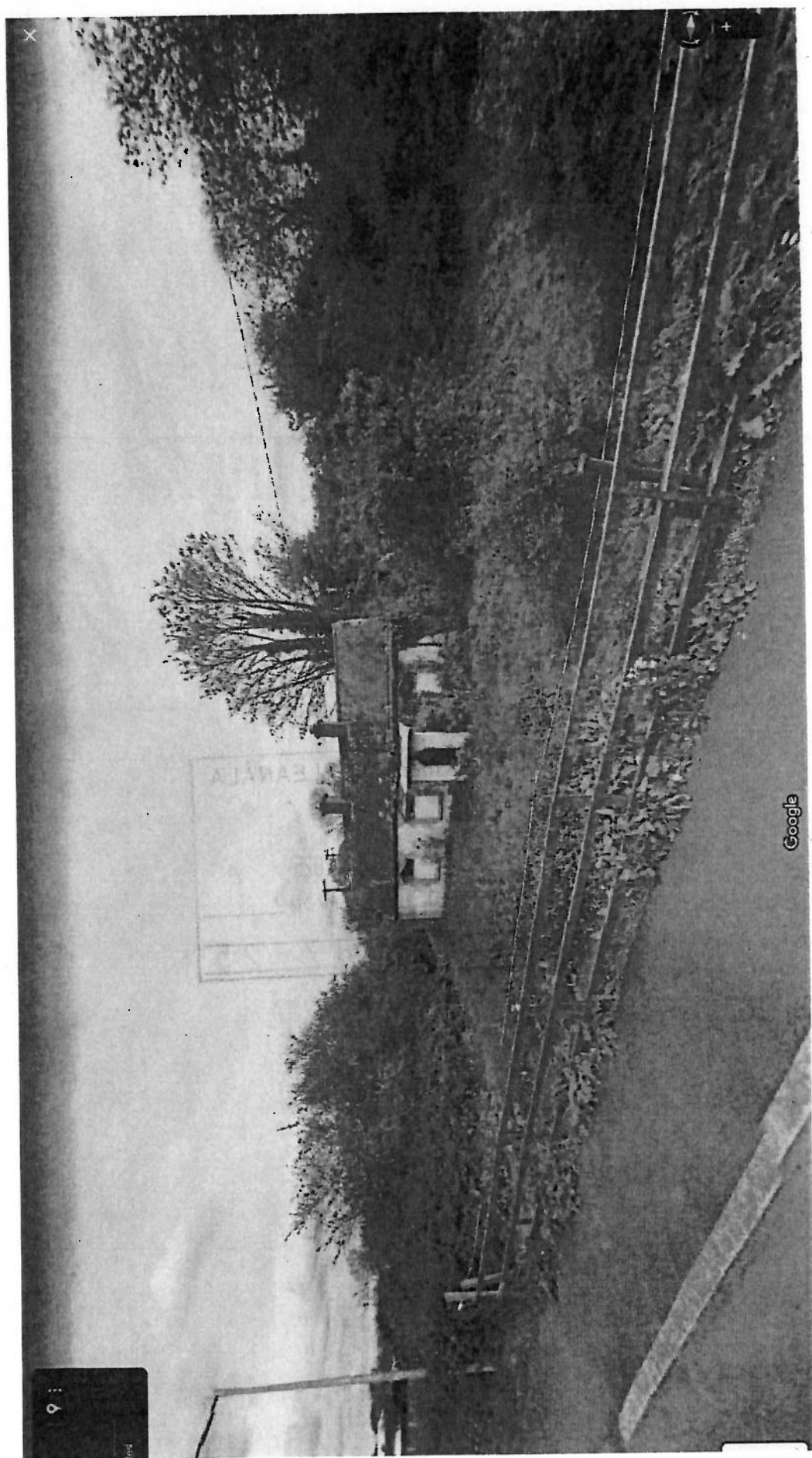
AN COIMISIÚN PLEANÁLA

09 JUL 2025

LTR DATED _____ FROM _____

LDG- _____

ACP-322987-25

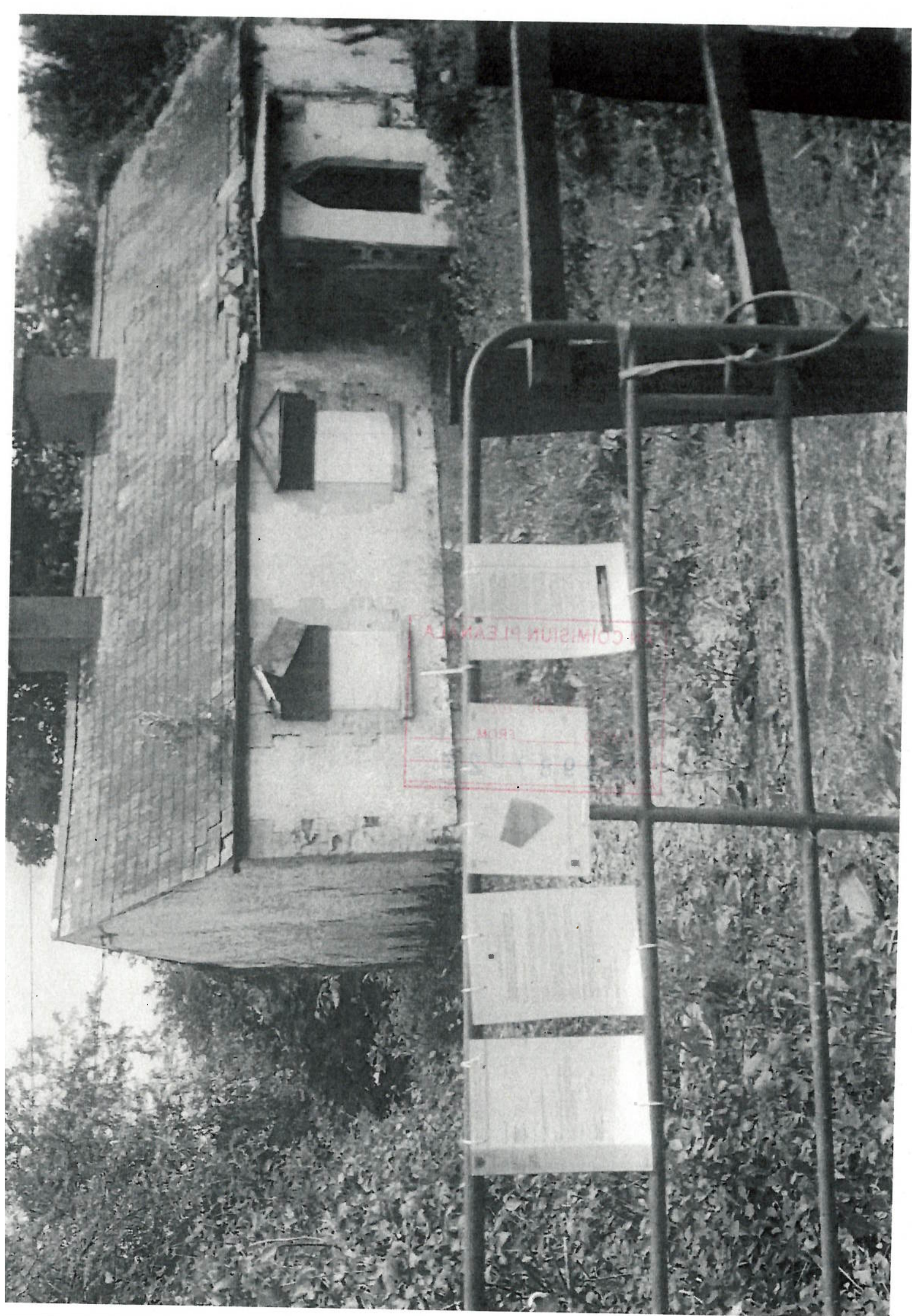


AN COIMISIÚN PLEANÁLA

09 JUL 2025

LTR DATED _____ FROM _____

LDG-
ACP- 32 2987 - 25



AN COIMISIÚN PLEANÁLA

09 JUL 2025

LTR DATED _____ FROM _____

LDS- **322987-25**

ACP- _____



COMHAIRLE CHONTAE LAOISE
LAOIS COUNTY COUNCIL

Laois County Council
Area of Chontae
Portlaoise
County Laois
R33 0169

T (057) 8664000
F (057) 8622313
coun@laois.ie
www.laois.ie

COMHAIRLE CHONTAE LAOISE LAOIS COUNTY COUNCIL

Our Ref: DS 23/04

Registered Post
The Owners
Cooltederry
Portarlinton
Co. Laois

29th May 2025

Re: Property at Cooltederry, Portarlinton, Co. Laois
(PCO No. 04/2025)

A Chara,

I refer to previous correspondence issued in relation to the above property.

You are advised that Laois County Council is now proceeding to compulsorily acquire this property (see Notice and map attached). In addition, I have attached for your information a copy of the newspaper notice which was advertised in the *Lanister Express* newspaper dated 3rd June 2025.

I must close now.

Joanne Dunne
Staff Officer
Town Regeneration Section

NOTICE OF INTENTION COMPULSORILY TO ACQUIRE THE PLANT

Name: The Owner
Address: Cooltederry, Portarlinton

Notice is hereby given that Laois County Council is exercising the powers conferred on it by the Land Acquisition Act 1961 to acquire compulsorily under the said Act the land described in the schedule to the said Act.

A map of the said derelict site has been deposited at the County Council Office, Laois, and is available to view online via the website of the said Council.

Any owner, lessee or occupier (except a mortgagee) of the said site must submit to the Council a statement of objection to the acquisition of the derelict site. Any such statement must be submitted to the Council before 2nd of July 2025 and must be accompanied by a statement of objection and addressed to Joanne Dunne, Town Regeneration Section, Laois County Council, Area of Chontae, Portlaoise.

The Derelict Sites Act 1990, as amended, provides that if an objection is made to the acquisition of the derelict site, the derelict site shall not be acquired by the Council without the consent of An Bord Pleanála.

DESCRIPTION OF DERELICT SITE

ALL THAT LAND AND THOSE THE SITE AND THE SITE OF COOLTEDERRY, in the barony of CHONTAE, in the county of LAOIS, comprising in Folio LS17280 of the Register of Land, is the site of the derelict site delineated in red on the map attached hereto.

Signed: *Joanne Dunne*
Joanne Dunne
Town Regeneration Officer
29th day of May 2025

AN COIMISIÚN PLEANÁLA

09 JUL 2025

LTR DATED _____ FROM _____

LDG-322987-25

ACP-_____



AN COIMISIÚN PLEANÁLA

09 JUL 2025

LTR DATED _____ FROM _____

LDG- _____

322987-25



LAOIS COUNTY COUNCIL

NOTICE OF INTENTION TO ACQUIRE DERELICT SITE COMPULSORILY UNDER DERELICT SITES ACT, 1990 as amended by the Planning & Development Act 2000, as amended

Name: The Owner
Address: Cooltederry, Portarlington, Co. Laois

Notice is hereby given that Laois County Council (hereinafter referred to as the 'Local Authority') in exercise of the powers conferred on them by Section 14 of the Derelict Sites Act 1990, intend to acquire compulsorily under the said Act, the derelict site described hereunder


A map of the said derelict site has been deposited at the offices of Laois County Council, Aras an Chontae, Portlaoise, Co. Laois and may be inspected there during office hours. A copy of the map is also available to view online via the online consultation portal at <https://consult.laois.ie/>

Any owner, lessee or occupier (except a tenant for a month or a period less than a month) may, on or before **2nd of July 2025** submit to the Local Authority an objection to the proposed compulsory acquisition of the derelict site. Any such objection must be in writing stating the grounds of the objection and addressed to Joanne Dunne, Staff Officer, Town Regeneration Section, Laois County Council, Aras an Chontae, Portlaoise in the County of Laois

The Derelict Sites Act 1990, as amended by the Planning & Development Act 2000, as amended provides that if an objection is made to the proposed compulsory acquisition of a derelict site and the objection is not withdrawn, the derelict site shall not be acquired compulsorily by the Local Authority without the consent of An Bord Pleanála

DESCRIPTION OF DERELICT SITE PROPOSED TO BE ACQUIRED

ALL THAT AND THOSE the site and premises situate at and known as property situate in the townland of COOLTEDERRY, in the barony of PORLAINCH, being All of the Property comprised in Folio LS17280 of the Register of Freehold Land in County Laois being the lands delineated in red on the map attached hereto

Signed 
Denise Rainey
Town Regeneration Officer

Dated this 29th day of May 2025



AN COIMISIÚN PLEANÁLA

09 JUL 2025

LTR DATED _____ FROM _____

LDG-

ACP-

32 2987 - 25

Xc854115
Y7111724

LAOIS COUNTY COUNCIL COMPULSORY PURCHASE ORDER

Land is Proposed to be Compulsorily Acquired by Laois County
Council shown outlined in Red (Under Folio - L517283)

Cooderberry, Portlough, Co. Laois (Site PR04)
- 5222 Sq. M
Area Within Red Boundary
0.327 Hectares approx

The boundaries shown have been taken from the registered
Land Registry Map

THE OFFICIAL SEAL OF
LAOIS COUNTY COUNCIL
WAS AFFIXED HERETO

THIS 03 DAY OF May 2005

IN THE PRESENCE OF

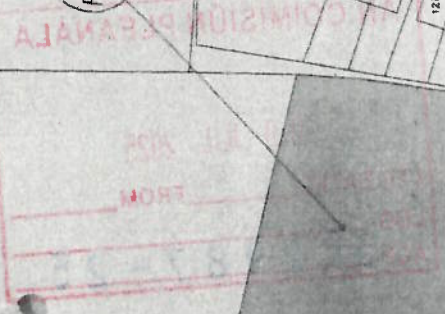
Barry Flynn
CATHACHIRLEACH

COUNTY SECRETARY

Xc854128
Y7111724



PR 04



Scale
Drawn By
Ref
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Checked By
Drawing No

DRAWING TITLE
Laois County Council
Compulsory Purchase Order

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Compulsory Purchase Order

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DRAWING TITLE
Laois County Council
Compulsory Purchase Order



AN COIMISIÚN PLEANÁLA

09 JUL 2025

LTR DATED _____ FROM _____

LDG.

ACP. 32 2987 - 25



COMHAIRLE CHONTAE LAOISE
LAOIS COUNTY COUNCIL

Aras an Chontae, Portlaoise, Co. Laois.
Tel: 057 8664000 Fax: 057 8622313
corpaffairs@laoisccoco.ie www.laois.ie

**NOTICE OF INTENTION TO ACQUIRE
DERELICT SITE COMPULSORILY UNDER
DERELICT SITES ACT, 1990
(as amended by the Planning &
Development Act 2000, as amended)**

Notice is hereby given that Laois County Council (hereinafter referred to as the 'Local Authority') in exercise of the powers conferred on them by Section 14 of the Derelict Sites Act 1990, as amended, intend to acquire compulsorily under the said Act, the derelict site described hereunder.

A map of the said derelict site has been deposited at the offices of Laois County Council, Aras an Chontae, Portlaoise, Co. Laois and may be inspected there during office hours. A copy of the map is also available to view online via the online consultation portal at <https://consult.laois.ie/>

Any owner, lessee or occupier (except a tenant for a month or a period less than a month) may, on or before **2nd day of July 2025** submit to the Local Authority an objection to the proposed compulsory acquisition of the derelict site. Any such objection must be in writing stating the grounds of the objection and addressed to Joanne Dunne, Staff Officer, Laois County Council, Aras an Chontae, Portlaoise in the County of Laois.

The Derelict Sites Act 1990 as amended by the Planning & Development Act 2000, as amended provides that if an objection is made to the proposed compulsory acquisition of a derelict site and the objection is not withdrawn, the derelict site shall not be acquired compulsorily by the Local Authority without the consent of An Bord Pleanála.

DESCRIPTION OF DERELICT SITES PROPOSED TO BE ACQUIRED

- 1 Compulsory Purchase Order No. 3/2025
The site and premises at 55 Broomville, Portlaoise, Co. Laois comprising in Folio LS14603F comprising 0.053 Hectares approximately.
- 2 Compulsory Purchase Order No. 4/2025
The site and premises at Cooltederry, Portlaurington, Co. Laois comprising in Folio LS17280 comprising 0.052 Hectares approximately.

AN COIMISIÚN PLEANÁLA

09 JUL 2025

LTR DATED _____ FROM _____

LDG- ~~32 2987 - 25~~

ACP- _____



LAOIS COUNTY COUNCIL

NOTICE OF INTENTION TO ACQUIRE DERELICT SITE COMPULSORILY UNDER DERELICT SITES ACT, 1990 as amended by the Planning & Development Act 2000, as amended

Name: The Owner
Address: Cooltederry, Portarlington, Co. Laois

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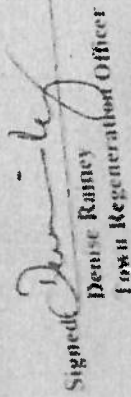
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Signed 
Denise Ramey
Town Regeneration Officer

Dated this 29th day of May 2025



X-654126
Y-111547



LAOIS COUNTY COUNCIL
PLANNING SECTION
COUNTY HALL
PORTLAOISE
CO. LAOIS
PHONE (087) 881000

AN COIMISIÚN PLEANÁLA

09 JUL 2025

LTR DATED _____ FROM _____

LDG- **322987-25**

ACP- **322987-25**