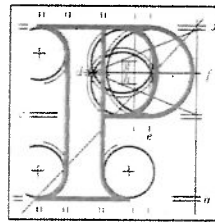


Our Case Number: ACP-322987-25

Your Reference: Martin Kavanagh & Caroline Kavanagh



**An
Coimisiún
Pleanála**

Robert Coonan Solicitors
Unit D, Millers Square
Athgarvan
Newbridge
Co. Kildare
W12 A029

Date: 09 October 2025

Re: Derelict Site at Cooltederry, Portarlinton, Co. Laois
Cooltederry, Portarlinton, Co. Laois

Dear Sir / Madam,

Please be advised that the local authority has applied to the Commission in accordance with section 16 of the Derelict Sites Act, 1990, as amended, for the Commission's consent to the compulsory acquisition of the above-described site.

The objection already made by you to the proposed acquisition has been forwarded to the Commission by Laois County Council will be considered by the Commission prior to its determination of the application.

If you have any queries in relation to the matter, please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

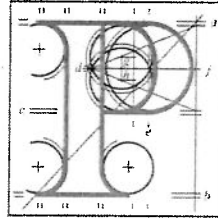
Eimear Reilly
Executive Officer
Direct Line: 01-8737184

CD03A

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Our Case Number: ACP-322987-25



An
Coimisiún
Pleanála

Laois County Council
c/o Joanne Dunne
Áras an Chontae
Portlaoise
County Laois
R32 EHP9

Date: 09 October 2025

Re: Derelict Site at Cooltederry, Portarlinton, Co. Laois
Cooltederry, Portarlinton, Co. Laois

Dear Sir / Madam,

An Coimisiún Pleanála acknowledges receipt received your letter dated 15th September 2025.

I confirm that your letter and its enclosure will be added to the Commission's case file and will be taken in consideration when determining this case.

If you have any queries in relation to the matter, please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

CD01

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
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D01 V902	D01 V902



COMHAIRLE CHONTAE LAOISE LAOIS COUNTY COUNCIL

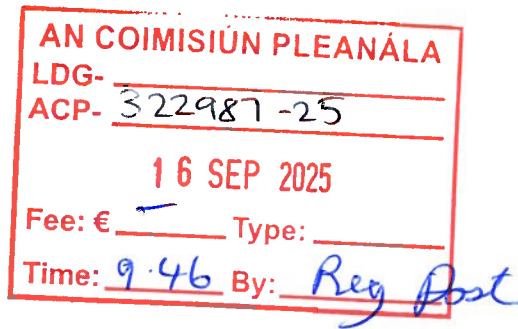
Comhairle Chontae
Laoise
Áras an Chontae
Port Laoise
Contae Laoise
R32 EHP9

Laois County Council
Áras an Chontae
Portlaoise
County Laois
R32 EHP9

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corpaffairs@laoiscoco.ie
www.laois.ie

REGISTERED POST

Eimear Reilly
Executive Officer
An Coimisiún Pleanála
64 Marlborough Street
Rotunda
Dublin 1
D01 V902



15th September 2025

RE: Derelict Site Ref: 23/04 at Cooltederry, Portarlinton, Co. Laois
Your Case Number: ACP-322987-25

A Chara,

Further to my letter of 7th July 2025, we have since received further information in relation to the above-named case, which is the subject of a proposed CPO and is currently under appeal to An Coimisiún Pleanála

As stated in my original correspondence referred to above, an objection letter to the proposed CPO was received on 20th of June 2025 from Mr. Edward Harty Jnr and Mr. Johnny Harty who claim their father, the late Mr. Edward Harty Snr claimed possession of this land under squatter's rights over 30 years ago.

We have subsequently received a letter on 15 August 2025 from Robert Coonan Solicitor (copy enclosed). He represents Martin and Caroline Kavanagh who believe they are entitled to a right and interest in this site. The registered owner per Folio LS17280 is a William Kavanagh, deceased, an uncle of Martin and Caroline Kavanagh.

They absolutely refute the claim that the Harty brothers have any claim to this site.

I would be obliged if you would add this information to your case file and take it under consideration when making your decision. You may contact me at jdunne@laoiscoco.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

Midlands
IRELAND

'I bpáirt leis an bpobal'

Arna phriontáil ar pháipéar atá 100% athchúrsáilte - Do Chomhshaoil a chothú



Laois County Council,
Aras An Chontae,
JFL Ave.,
Portlaoise,
Co. Laois R32 EHP9

Our Ref:
RC/CM

Your Ref:

Date:
15th August 2025

Attention of: Joanne Dunne

**RE: OUR CLIENTS: MARTIN KAVANAGH AND CAROLINE KAVANAGH
PROPERTY AT: COOLTEDERRY, PORTARLINGTON, CO. LAOIS
IN THE MATTER OF WILLIAM KAVANAGH DECEASED AND IN THE MATTER
OF SECTION 3 OF THE DERELICT SITES ACT**

Dear Madam,

We have been consulted by Martin Kavanagh and Caroline Kavanagh who are the Executors of the late Albert Kavanagh of 50, Assumpta Terrace, Portarlington, Co. Laois.

By virtue of his last Will and Testament, the said Albert Kavanagh devised the lands comprised in Folio LS17280 to our client Martin Kavanagh.

This site has been made subject to a Derelict Site Notice. We note from publicity surrounding the said Notice that you have received a putative claim on behalf of an Edward Harty and a Johnny Harty with respect to some right, entitlement or interest in the said lands which appears to be based on the grazing of animals.

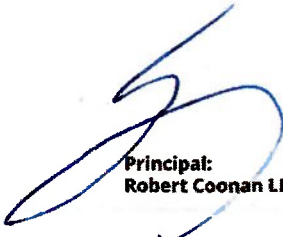
The lands in question, registered in Folio LS17280 are registered in the name of William Kavanagh, who is the paternal Uncle of our clients.

Having taken instructions from the Executors in the Estate of William Kavanagh it is common course in the Kavanagh family that the late Albert Kavanagh believed that he was the owner of the dwellinghouse and garden. With this in mind we are endeavouring to locate a Deed of Transfer which may have been executed by the late William Kavanagh in favour of his brother. We will be carrying out local enquiries with the Laois Bar Association and we would also be making statutory advertisements in the Law Gazette with respect to the matter and, we shall also be carrying out enquiries as to whether William Kavanagh deceased, made a Will. If he did make a Will, there is every possibility that the devise as aforesaid, to Albert Kavanagh will be contained in that Will.

Unit D, Millers Square,
Athgarvan,
Newbridge,
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T: 045 480 578
M: 087 9430 265

E: info@robertcoonansolicitors.ie
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VAT Number: IE5468723W


Principal:
Robert Coonan LL.B., Dip. Arb., M.C.I.Arb



In reality however, even if it is the case that William died intestate, the fact of the matter is that his Estate will be then dealt with under the Rules of Intestacy and at a minimum our clients by virtue of those Rules, set out in Section 69 of the Succession Act 1965 will be entitled to a right and interest in the lands comprised in Folio 17280.

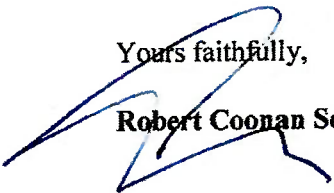
Irrespective of any assertions by the Harty Brothers that they or their predecessors in Title may have grazed animals on the land to the extent that they have acquired some rights akin to ownership, this is utterly refuted. If indeed the Harty brothers have had animals grazing on the property, this was without the knowledge or consent of the registered owner or his Successors in Title. The mere assertions of the Harty brothers amount to nothing other than bare assertions.

Our clients wish to cooperate in any way that they can with the County Council with respect to the derelict Site Notice and we have advised our clients accordingly to take such steps as the Council may deem appropriate in order to secure the property. This will of course involve some amount of expenditure on the part of our clients however, our clients are happy to take such direction as the Council may deem appropriate in the circumstances.

Our clients also wish to secure the property from trespass by any third parties, to include any members of the Harty family.

You might kindly note the position.

Yours faithfully,


Robert Coonan Solicitor