



**Kildare County Council
Comhairle Contae Chill Dara**

Nos.2 & 3 Abbey Road, Naas, Co.Kildare.

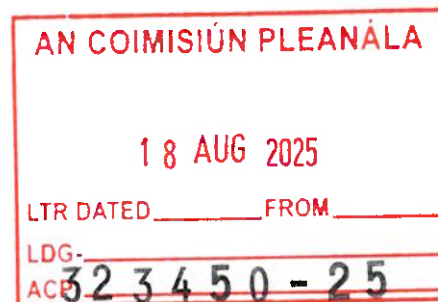
Compulsory Acquisition Order 2025 (No.4)

**Kildare County Councils Comments on the
objection letter of 16th July 2025 from John Hipwell**

To

An Coimisiún Pleanála

August 2025





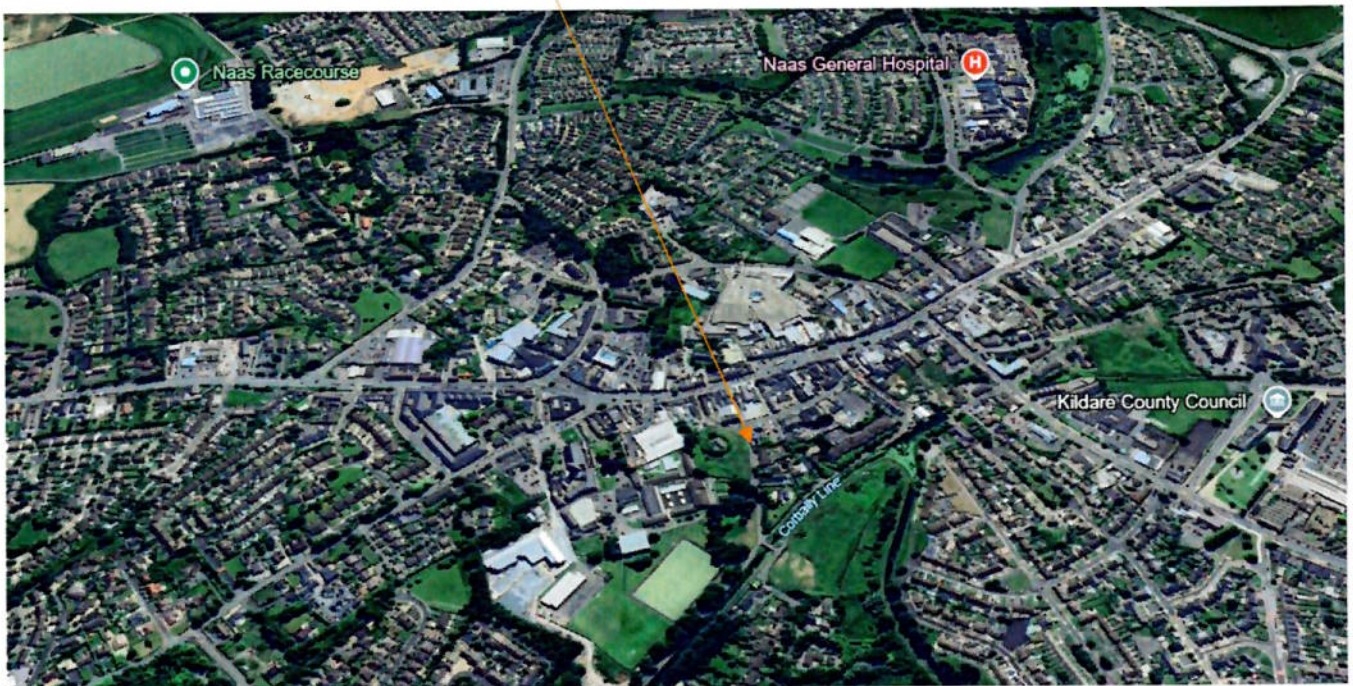
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1. Introduction & Overview

This report has been prepared in respect of the proposed Compulsory Acquisition Order of 2 & 3 Abbey Road, Naas, Co. Kildare.

Please refer below for site location

2 and 3 Abbey Road, Naas



As defined in the Derelicts Site Act, 1990 Derelict is "any land (in this section referred to as "the land in question") which detracts, or is likely to detract, to a material degree from the amenity, character or appearance of land in the neighbourhood of the land in question because of—

- (a) the existence on the land in question of structures which are in a ruinous, derelict or dangerous condition, or
- (b) the neglected, unsightly or objectionable condition of the land or any structures on the land in question, or



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(c) the presence, deposit or collection on the land in question of any litter, rubbish, debris or waste, except where the presence, deposit or collection of such litter, rubbish, debris or waste results from the exercise of a right conferred by statute or by common law.

There is reports on file dating back to 2015 regarding the vacancy and dereliction of the properties at 2 and 3 Abbey Road, Naas.

Mr.Hipwell purchased the properties in 2016 and subsequently applied for planning permission for "*(a) Demolition of 2 No. two storey townhouses and associated site development works. (b) Town house development consisting of 3 No. two storey townhouses. (c) All associated site development works*" on 21/06/2019 which was granted on 16/07/2020.

Correspondence was received from John Hipwell by the Derelict Sites Team in October 2020 stating he intended to commence works as outlined in the granted Planning Permission in early 2021, and requesting that no further action be taken in relation to derelict sites legislation.

The Derelict Sites Team acknowledged the correspondence and agreed to reinspect the properties in early 2021.

The site was reinspected in April 2021 and the inspector reported that no works had commenced, contact was made with Mr.Hipwell requesting an update.

In September 2021 correspondence was received from Mr. Hipwell stating that the project would commence before the end of the year (2021).

Further inspections took place in 2022 and no works had commenced, No.3 Abbey Road was added to the derelict sites register on 28/03/2023 and no.2 Abbey road was added to the derelict sites register on 20/06/2023.

The Vacant Homes Team made contact with Mr.Hipwell in June 2023 and provided information on the vacant property refurbishment grant.

A vacant property grant application was received in September 2023 and was approved on 01st November 2023.

Works did not commence on the property and the Vacant Property Grant was withdrawn after the time period for works to complete had expired, and no further correspondence had been received.



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The Vacant Homes Section was informed in March 2024 that Mr.Hipwell might be interested in selling the property. Contact was made with Mr.Hipwell and he confirmed that he might be interested in selling the property to Kildare County Council, an independent valuer was appointed by Kildare County Council to enter negotiations with Mr. Hipwell.

Agreement could not be reached between the appointed Valuer and Mr.Hipwell on a purchase price for the properties, and discussions broke down.

The properties are in a prime location in the Town Centre of Naas and would when refurbished provide much needed housing, the condition of the properties continues to deteriorate year on year.

Kildare County Council have taken the decision to acquire the properties compulsorily as despite ongoing communication as outlined above, all options in assisting Mr.Hipwell to bring the properties back into use have now been exhausted.

Kind Regards,

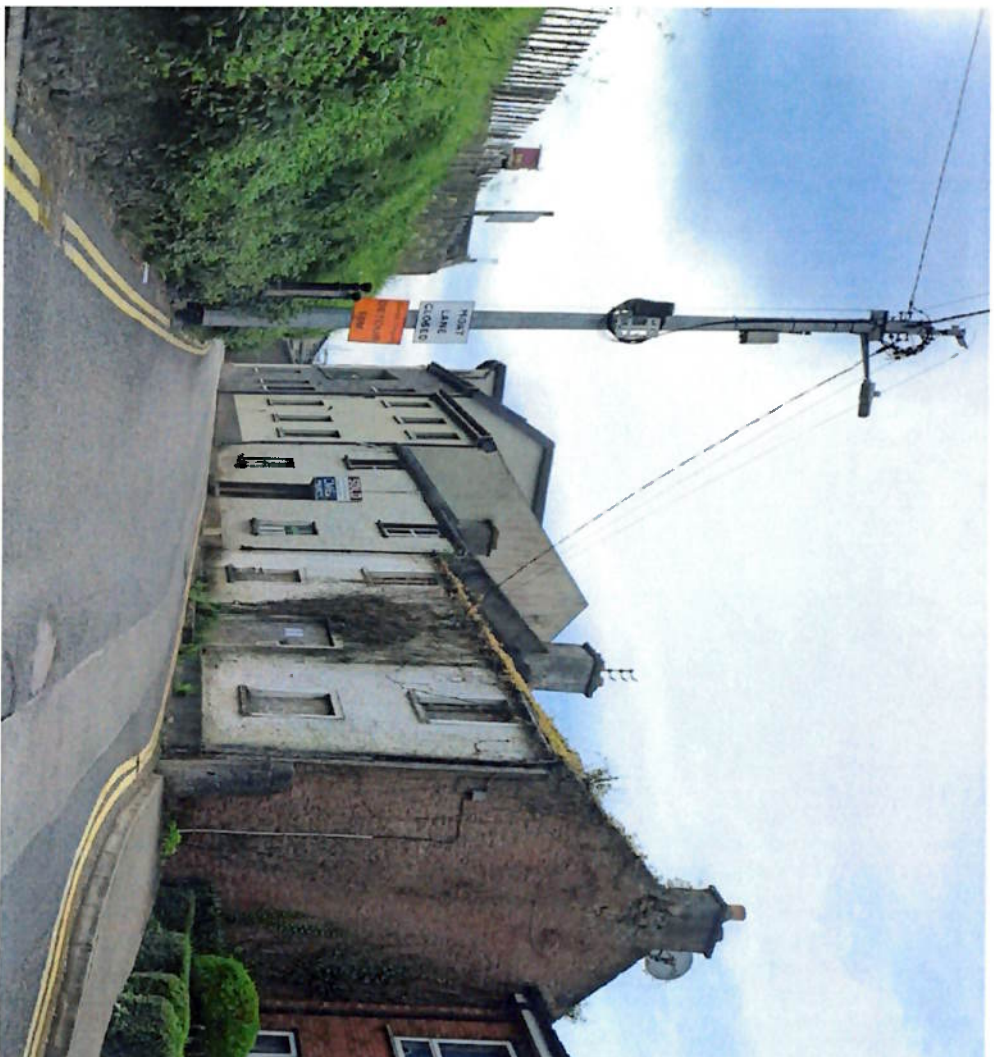
Eileen McGrath

A/Administrative Officer.



Property Name: No. 2 & No. 3, Abbey Road, Naas

Date Inspected: 2023







Kildare County Council
 Connaught Centre Chill Dara
 (NOTICE UNDER SECTION 15(1)(A) OF THE DERELICT SITES ACT 1990)

No 2 and No 3 Abbey Road, Naas Co. Kildare W91 FHV1, W91 E5R9

NOTICE OF INTENTION TO ACQUIRE DERELICT SITE AT THE CLEAN MACHINE, NO. 2 AND NO. 3 ABBEY ROAD, NAAS, CO. KILDARE, W91 FHV1, W91 E5R9, COMPULSORILY UNDER THE DERELICT SITES ACT, 1990 (as amended by the Planning and Development Act, 2009)

NOTICE is hereby given that Kildare County Council (hereinafter referred to as 'Local Authority') in exercise of the powers conferred on it by Section 14 of the Derelict Sites Act 1990 intends to acquire compulsorily under the said Act, the property described hereunder:

A map of the said property may be seen at the offices of Kildare County Council, Connaught Centre, Chill Dara, Naas, Co. Kildare, W91X177E between the hours of 9.00am and 5.00pm on working days from the 02nd July 2025 and 13th August 2025 and on our website at <http://www.kildare.ie/development/PlanningandDevelopment/VacantHomes>

Any owner, lessee or occupier (except a tenant for a month or a period less than a month) may on or before the 13th August 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 the Vacant Homes Section, Housing Department, Connaught Centre, Chill Dara, Devoe Park, Naas, Co. Kildare, W91X177E.

The Derelict Sites Act 1990 (as amended by the Planning and Development Act, 2009), 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 THE DERELICT SITE PROPOSED TO BE ACQUIRED:

A derelict site comprising a gravel structure and surrounding land at No 2 and No 3 Abbey Road, Naas Co. Kildare W91 FHV1, W91 E5R9 containing 0.2414 hectares or thereabouts. The said property and surrounding land is in a state of dereliction. The said derelict site is more particularly shown outlined in RED on map bearing reference 25-010 and is entered on the Derelict Site Register established and maintained by Kildare County Council under section 8 of the Derelict Sites Act 1990 (as amended) being all the property comprised in the Register of Deeds Co. Kildare.

Dated this 20 June 2025

Signed: Annette Aspell

Director of Services

SCHEDULE

PART I

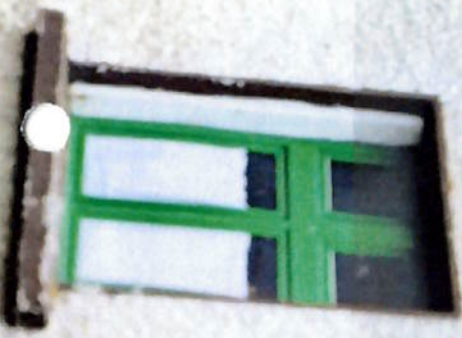
Number on map deposited at the offices of the housing authority	Quantity, description and situation of the land	Owners or reputed owners	Lessees or reputed lessees	Occupiers (except tenants for a month or a less period than a month)
Nil	Nil	Nil	Nil	Nil

PART II

Land other than land consisting of a house or houses unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense:

Number on map deposited at the offices of the housing authority	Quantity, description and situation of the land	Owners or reputed owners	Lessees or reputed lessees	Occupiers (except tenants for a month or a less period than a month)
CAO WAP 25-010	A derelict site comprising of 2 No. two storey townhouse properties.	John Heffernan Kieran Heffernan Naas Co. Kildare	Not Known	Not Known





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