



Comhairle Contae Chill Dara

Kildare County Council

25 June 2025

Registered Post

John Hipwell
Kilcara
Kilteel
Naas
Co.Kildare

COMPULSORY ACQUISITION OF LAND Compulsory Acquisition Order, No.4 2025

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

Dear Mr Hipwell,

Please find attached Notice of Intention to No 2 and No 3 Abbey Road, Naas Co.Kildare W91 FHV1, W91 E5R9 Compulsorily under the Derelict Sites Act, 1990.

A copy of the order and of the map referred to in it may be seen at all reasonable hours at Aras Chill Dara, Devoy Park, Naas, Co. Kildare and at the Council website at <https://kildarecoco.ie/AllServices/Housing/RegenerationandVacantHomes/>

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, Aras Chill Dara, Devoy Park, Naas, Co. Kildare, W91X77F.

Yours Sincerely,



Clodagh Healy
Vacant Homes Officer
Housing Department
Tel.: 045 980 694
E-mail: vacanthomes@kildarecoco.ie





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Comhairle Contae 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 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, 2000)

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, Aras Chill Dara, Devoy Park, Naas, Co. Kildare W91X77F 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 <https://kildarecoco.ie/AllServices/Housing/RegenerationandVacantHomes/>

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, Aras Chill Dara, Devoy Park, Naas, Co. Kildare, W91X77F.

The Derelict Sites Act, 1990 (as amended by the Planning and Development Act, 2000), 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 derelict structure and surrounding land at No. 2 and No. 3 Abbey Road, Naas Co.Kildare W91 FHV1, W91 E5R9 containing 0.0414 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 Site Act 1990 (as amended) being all the property comprised in the Register of Deeds Co. Kildare.

Dated this the 20th June 2025

Signed: Annette Aspell

Director of Services





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SCHEDULE

PART I

Land consisting of a house 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)
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 MAP 25-010	A derelict site comprising of 2 No. two-storey townhouse properties.	John Hipell Kilcara Kilteel Naas Co.Kildare	Not Known	Not Known

