



**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



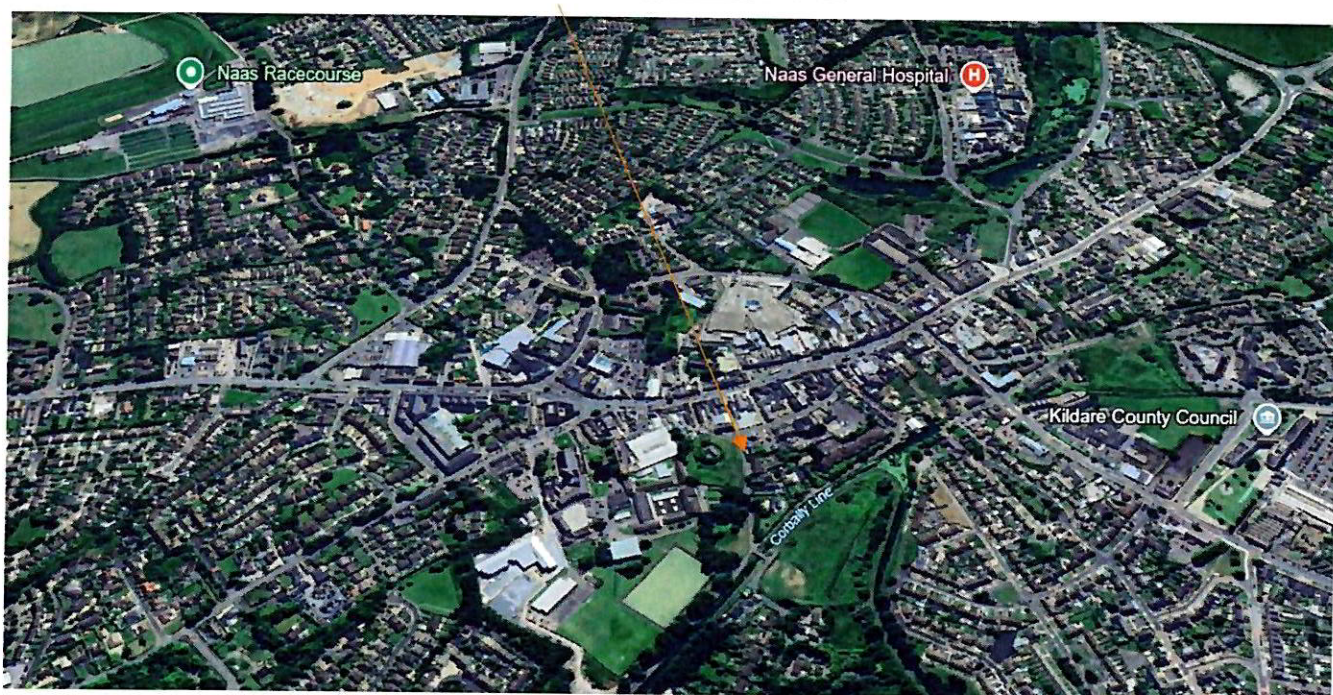
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1.Introduction & Overview

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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Comhairle Contae Chill Dara**

(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.



Kildare County Council
Comhairle Contae Chill Dara

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.