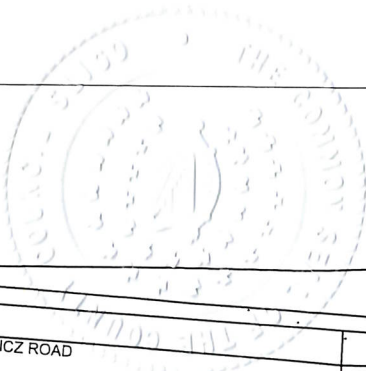
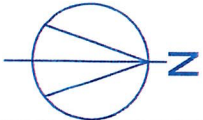




John C'Hara.
23/07/2025
2

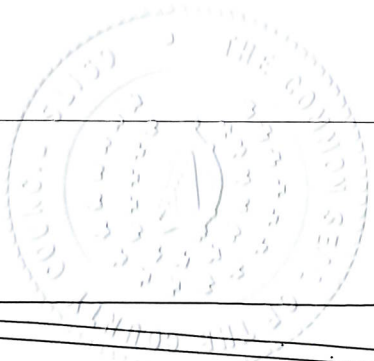
SCALE 1:1000 @ A4

Compulsory Purchase Order Map
Sligo City Campus Regeneration Project _SCCRP 100

CPO Property Plot No 'SCCRP 100' Outlined in Red
Urban Property _ Mix of vacant residential and carpark use off Holborn St, Sligo.
Area Outlined in Red = 1912 m2, 0.191 Ha, 0.472 Acres
Area Outlined in Red _Contains Lands Completely Registered as SL31724F
& other Lands not registered but adjacent



ITM
Coordinates
569350.0398
836238.7209



Urban Property _ Mix of vacant residential and carpark use off Holborn St, Siligo.
Area Outlined in Red = 1912 m², 0.191 Ha, 0.472 Acres
Area Outlined in Red _ Contains Lands Completely Registered as SL31724F
& other Lands not registered but adjacent



Sligo
Sligeach



836066.0572
ITM
Coordinates
9690993 9428
Property off Holborn Street, Sligo, CPO Lands No Plot 100
Townland of Td. Rathquater
Map created By John C'Hann 23rd July 2025
CPO Drawing Number 'SCCRP 100'

John C'Hann.
23/07/2025

SCALE 1:1000 @ A4
Compulsory Purchase Order Map
Sligo City Campus Regeneration Project _SCCRP 100

CPO Property Plot No 'SCCRP 100' Outlined in Red
Urban Property - Mix of vacant residential and carpark use off Holborn St, Sligo.
Area Outlined in Red = 1912 m2, 0.191 Ha, 0.472 Acres
Area Outlined in Red - Contains Lands Completely Registered as SL31724F
& other Lands not registered but adjacent



Sligo.

Stress Control

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DEVELOPMENTAL

1. Introduction

to be sure, but the fact is that all are *very* much appreciated in our country.

How to Buy a House

Department of the Interior

Sligo County Council, Council Hall, Riverside, Sligo, BT1 7JL

Shirley Country Council, City Hall, Derby, Derbyshire, DE1 1AA

from Wednesday 11th September 2013 to Wednesday 27th October 2013

Sligo.

E. IMHOFF (Lugano, CH)

CO
CO
E

УНИТАРИЗМ И ОБЩЕСТВО

10

CONDUCTED BY

[illegible]

Signed: **Ernest C. Cook** President

पुस्तकें व विचारसंग्रह

City Hall.

2000

2.



COMHAIRLE CHONTAE SHLIGIGH
SLIGO COUNTY COUNCIL
www.sligo.ie

Sligo County Council Compulsory Purchase (No. 01) Order 2023, Sligo City Campus Regeneration Project
Lands at Nos. 10, 12, 13, 14, 15, and 67 Hobson Street

Sligo.

NOTICE OF THE MAKING OF A COMPULSORY PURCHASE ORDER UNDER SECTION 74 OF AND THE THIRD SCHEDULE TO THE HOUSING ACT 1966 AS EXTENDED BY SECTION 10 OF THE LOCAL GOVERNMENT (NO. 2) ACT 1966 AND SUBSTITUTED BY SECTION 46 OF THE HOUSING ACT 1966 AS AMENDED BY THE PLANNING AND DEVELOPMENT ACTS 2006 - 2023

LOCAL GOVERNMENT (NO. 2) ACT 1966
DEVELOPMENT ACTS 2006 - 2023
SECTIONS 212 AND 213 OF THE PLANNING AND DEVELOPMENT ACT 2000
COMHAIRLE CHONTAE SHLIGIGH

SLIGO COUNTY COUNCIL

Sligo County Council, hereinafter referred to as 'The Local Authority', is exercising its powers conferred upon it by section 74 of the Housing Act, 1966, and the Third Schedule thereto, as extended by section 10 of the Local Government (No. 2) Act, 1966, as substituted by section 46 of the Housing Act, 1966, as amended by the Planning and Development Acts 2006 - 2023, and the Second Schedule to the Housing Act, 1966 and the Planning and Development Acts 2006 - 2023, and in particular by section 212 of the Planning and Development Act 2000 and in exercise of the powers conferred on it by the above mentioned legislation and in pursuance of the provisions of the Planning and Development Act, 2000, as amended, has made an Order enabling it to acquire the land described in the Schedule hereto for the purposes of the development of the City Campus, Sligo, and in connection with the development of the City Campus, Sligo, and in connection with the development of the City Campus, Sligo, and in connection with the development of the City Campus, Sligo.

Current, present and intended uses of the land described in the Schedule will remain individual written notices. The land cannot conform a compulsory purchase order in respect of its use of an objection it made in respect of the acquisition by an owner, tenant or occupier of the land, and not withdrawn, until it has been made in writing to the Local Authority and until it has been considered by the Local Authority and the report of the person who held the land at the time of the acquisition.

A copy of the Compulsory Purchase Order and the map referred to therein may be inspected online at www.sligo.ie.

Sligo County Council, County Hall, Riverside, Sligo, F91 Y7L5.

Sligo County Council, City Hall, Quay Street, Sligo, F91 PP44.

between the hours of 9.30am to 1.00pm and 2.00pm to 4.30 pm on Mondays to Fridays (bank holidays excluded) from Wednesday 19th September 2023 to Wednesday 22nd October 2023 (inclusive of both dates).

Sligo.

SCHEDULE

Lands Being Permanently Acquired
Land and other land consisting of 4 houses or higher girth for human habitation and not capable of being included in the urban population of reasonable exposure

Number as shown on map or at the offices of the Local Authority	Area	Description	Townland	County	OS Map Ref	Owners or Occupiers	Lessee or Registered Lessee	Occupiers
Plot No. 10, 12, 13, 14, 15, and 67	0.141 hectares	Overgrown and vacant	Sligo	Sligo	1013	Sligo City Council	Sligo City Council	Sligo City Council

Dated this 9th day of September 2023.

Signed:

Emer Coughlan,
Director of Services,
Planning & Building, Sligo City Council
Sligo County Council
City Hall,
Quay Street,
Sligo F91 PP44

Thomson & Sons
Project Ireland
2040

SLIGO
COUNTY COUNCIL

Tel: 071 911 1111
E: info@sligo.ie



sligo.ie/investorinfo



COMHAIRLE CONTAE SHLIGIGH
ÁRAS CONTAE COIS ABHAINN SLIGEACH

SLIGO COUNTY COUNCIL
CITY HALL QUAY STREET SLIGO

+353 71 911 1111
+353 71 914 1119

info@sligococo.ie
www.sligococo.ie

**Martin O'Connor,
Lower Holborn Street,
Sligo**

Date: 5th September 2025

**Re: Sligo County Council Compulsory Purchase (No. 01) Order 2025.
Sligo City Campus Regeneration Project**

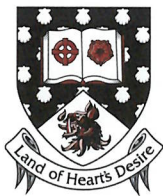
Dear Sir,

Please find enclosed the following documentation relating to the proposed Compulsory Purchase Order for Sligo City Campus Regeneration Project:

- Prescribed Form of Notice of a Compulsory Purchase Order (CPO)
- Relevant extracts from the CPO Schedule detailing lands that you may have a legal interest in or otherwise and that are proposed to be acquired permanently subject to necessary approvals.
- Map detailing lands proposed to be acquired subject to necessary approvals.

Yours sincerely

**Director of Services
Placemaking & Ballymote-Tubbercurry Municipal District
Sligo County Council.
City Hall,
Quay Street,
Sligo F91 PP44**



COMHAIRLE CONTAE SHLIGIGH
ÁRAS CONTAE COIS ABHAINN SLIGEACH

SLIGO COUNTY COUNCIL
CITY HALL QUAY STREET SLIGO

+353 71 911 1111
+353 71 914 1119

info@sligococo.ie
www.sligococo.ie

**Martin O'Connor,
Fermoyle,
Calry,
County Sligo**

Date: 5th September 2025

**Re: Sligo County Council Compulsory Purchase (No. 01) Order 2025.
Sligo City Campus Regeneration Project**

Dear Sir,

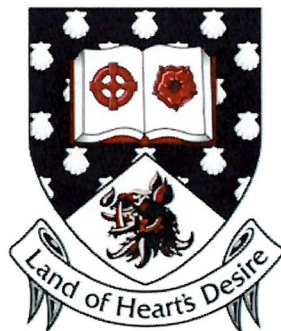
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- Map detailing lands proposed to be acquired subject to necessary approvals.

Yours sincerely

**Director of Services
Placemaking & Ballymote-Tubbercurry Municipal District
Sligo County Council.
City Hall,
Quay Street,
Sligo F91 PP44**

COMHAIRLE CHONTAE SHLIGIGH
SLIGO COUNTY COUNCIL



Sligo County Council Compulsory Purchase (No. 01) Order 2025.

Sligo City Campus Regeneration Project

Lands at Nos. 10,12,13,14,15, and 67 Holborn Street

**NOTICE OF THE MAKING OF A OF COMPULSORY PURCHASE ORDER UNDER
SECTION 76 OF AND THE THIRD SCHEDULE TO THE HOUSING ACT 1966 AS
EXTENDED BY SECTION 10 OF THE LOCAL GOVERNMENT (NO. 2) ACT 1960 (AS
SUBSTITUTED BY SECTION 86 OF THE HOUSING ACT 1966) AND AMENDED AND
EXTENDED BY SECTION 6 AND THE SECOND SCHEDULE OF THE ROADS ACT 1993
AND AMENDED BY THE PLANNING AND DEVELOPMENT ACTS 2000 – 2023**

LOCAL GOVERNMENT (No. 2) ACT 1960

SECTIONS 212 and 213 OF THE PLANNING AND DEVELOPMENT ACT 2000

***COMHAIRLE CHONTAE SHLIGIGH*
SLIGO COUNTY COUNCIL**

To: Martin O' Connor

**Of: Fermoyle, and Lower Holborn Street,
Calry, Sligo
Co. Sligo**

SLIGO COUNTY COUNCIL (hereinafter referred to as “the local authority”) in exercise of the powers conferred upon them by section 76 of the Housing Act, 1966 , and the Third Schedule thereto, as extended by section 10 of the Local Government (No. 2) Act, 1960 (as substituted by section 86 of the Housing Act, 1966) and amended by the Planning and Development Act, 2000 have made an order entitled as above which is about to be submitted to An Bord Pleanála (hereafter “the Board”) for confirmation.

If confirmed, the order will authorise the Local Authority to acquire compulsorily the land described in the Schedule hereto for the purpose of the development of The City Campus – Sligo’s Cultural and Learning Hub and all ancillary works associated therewith.

A copy of the Compulsory Purchase Order and the maps referred to therein may be inspected online at consult.sligococo.ie and at the offices of:

- **Sligo County Council, County Hall, Riverside, Sligo, F91 Y763;**
- **Sligo County Council, City Hall, Quay Street, Sligo, F91 PP44**

between the hours of 9.30am to 1.00pm and 2.00pm to 4.30 pm on Mondays to Fridays (bank holidays excluded) from **Wednesday 10th September 2025 to Wednesday 22nd October 2025 (inclusive of both dates).**

The Housing Act, 1966 , as amended, provides that if an objection is made to the proposed compulsory acquisition of land, the land in respect of which an objection is duly made by any of the persons upon whom notices of the making of the order are required to be served shall not be acquired compulsorily unless the Board makes an order to confirm the compulsory purchase order, unless:—

(a) the objection is withdrawn, or

(b) the Board is satisfied that the objection relates exclusively to matters which can be dealt with by the arbitrator by whom the compensation may have to be assessed.

Any objections to the compulsory acquisition of land described in the Schedule should be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 to be received no later than 5.30pm on Wednesday 22nd October 2025.

The Board cannot confirm a compulsory purchase order in respect of the land if an objection is made in respect of the acquisition by an owner, lessee or occupier of the land, and not withdrawn, until it has considered the objection. Having regard to the provisions of Section 218 of the Planning and Development Act, 2000 (as amended), the Board may, at its absolute discretion, hold an oral hearing in relation to the matter.

Before making its decision on an application to confirm the Compulsory Purchase Order, the Board must consider any objection made and not withdrawn, any additional submissions or observations made pursuant to a request by the Board under Section 217A of the Planning and Development Act, 2000 to 2018, and any report of the person who held the oral hearing if such an oral hearing takes place.

The Board, if it thinks fit, may in one or more stages annul the compulsory purchase order or confirm the order, with or without modification.

If no objection is received to the proposed compulsory acquisition of land, the objection is withdrawn or the Board is satisfied that the objection relates exclusively to matters which can be dealt with by the arbitrator by whom the compensation may have to be assessed, the Board shall inform the Local Authority, which may then confirm the order with or without modification, or refuse to so confirm it.

If land to which the order, as confirmed by either the Board or the Local Authority, relates is acquired by the Local Authority, compensation for the land will be assessed in respect of the acquisition as the value of the land at the date that the relevant notice to treat is served.

In the opinion of the Local Authority, no part of the land in which you have an interest consists of a house or houses which is/are unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense.

If the land to which the order relates is acquired by the local authority, compensation will be assessed in accordance with Part II of the Fourth Schedule to the Housing Act, 1966 , and the provisions of the Acquisition of Land (Assessment of Compensation) Act, 1919 as amended by the Acquisition of Land (Reference Committee) Act, 1925 , the Property Values (Arbitrations and Appeals) Act, 1960 , and the Local Government (Planning and Development) Act, 1963 (as applied by section 265(3) of the Planning and Development Act, 2000), subject to the modifications contained in the Third Schedule to the Housing Act, 1966 .

Any dispute in relation to compensation shall be referred to and be determined by a property arbitrator appointed under the Property Values (Arbitrations and Appeals) Act, 1960.

A claimant for compensation may, at any time after the expiration of fourteen days from the date on which the relevant notice to treat is served, send to the Secretary, the Reference Committee, Four Courts, Dublin, an application in writing for the nomination of a property arbitrator for the purpose of determining the compensation to be paid. The application should be made in accordance with the Property Values (Arbitrations and Appeals) Rules, 1961 (S.I. No. 91 of 1961).

SCHEDULE

Lands Being Permanently Acquired

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 Local Authority	Area	Description	Townland	County	OS Map Ref	Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
Plot No SCCRP 100	0.191 hectares	6 No Dwellinghouses and Commercial Car Park	Rathquarter	Sligo	1012-07	Jim Wallace of 2 Holborn Street, Sligo. Martin O'Connor, Fermoyle, Calry County Sligo and Lower Holborn Street, Sligo Martina Finn, Lower Holborn Street, Sligo	None	Jim Wallace of 2 Holborn Street, Sligo. Martin O'Connor, Fermoyle, Calry County Sligo and Lower Holborn Street, Sligo Martina Finn, Lower Holborn Street, Sligo

Dated this 8th day of September 2025.

Signed: Emer Concannon,
Director of Services,
Placemaking & Ballymote-Tubbercurry Municipal District
Sligo County Council.
City Hall,
Quay Street,
Sligo F91 PP44



COMHAIRLE CONTAE SHLIGIGH
ÁRAS CONTAE COIS ABHAINN SLIGEACH

SLIGO COUNTY COUNCIL
CITY HALL QUAY STREET SLIGO

+353 71 911 1111
+353 71 914 1119

info@sligococo.ie
www.sligococo.ie

**Martin O'Connor,
Lower Holborn Street,
Sligo**

Date: 5th September 2025

**Re: Sligo County Council Compulsory Purchase (No. 01) Order 2025.
Sligo City Campus Regeneration Project**

Dear Sir,

Please find enclosed the following documentation relating to the proposed Compulsory Purchase Order for Sligo City Campus Regeneration Project:

- Prescribed Form of Notice of a Compulsory Purchase Order (CPO)
- Relevant extracts from the CPO Schedule detailing lands that you may have a legal interest in or otherwise and that are proposed to be acquired permanently subject to necessary approvals.
- Map detailing lands proposed to be acquired subject to necessary approvals.

Yours sincerely

**Director of Services
Placemaking & Ballymote-Tubbercurry Municipal District
Sligo County Council.
City Hall,
Quay Street,
Sligo F91 PP44**



COMHAIRLE CONTAE SHLIGIGH
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+353 71 914 1119

info@sligococo.ie
www.sligococo.ie

**Martin O'Connor,
Fermoyle,
Calry,
County Sligo**

Date: 5th September 2025

**Re: Sligo County Council Compulsory Purchase (No. 01) Order 2025.
Sligo City Campus Regeneration Project**

Dear Sir,

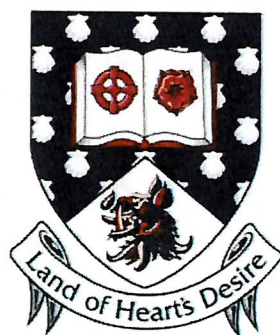
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Yours sincerely

**Director of Services
Placemaking & Ballymote-Tubbercurry Municipal District
Sligo County Council.
City Hall,
Quay Street,
Sligo F91 PP44**

COMHAIRLE CHONTAE SHLIGIGH
SLIGO COUNTY COUNCIL



Sligo County Council Compulsory Purchase (No. 01) Order 2025.

Sligo City Campus Regeneration Project

Lands at Nos. 10,12,13,14,15, and 67 Holborn Street

**NOTICE OF THE MAKING OF A OF COMPULSORY PURCHASE ORDER UNDER
SECTION 76 OF AND THE THIRD SCHEDULE TO THE HOUSING ACT 1966 AS
EXTENDED BY SECTION 10 OF THE LOCAL GOVERNMENT (NO. 2) ACT 1960 (AS
SUBSTITUTED BY SECTION 86 OF THE HOUSING ACT 1966) AND AMENDED AND
EXTENDED BY SECTION 6 AND THE SECOND SCHEDULE OF THE ROADS ACT 1993
AND AMENDED BY THE PLANNING AND DEVELOPMENT ACTS 2000 – 2023**

LOCAL GOVERNMENT (No. 2) ACT 1960

SECTIONS 212 and 213 OF THE PLANNING AND DEVELOPMENT ACT 2000

***COMHAIRLE CHONTAE SHLIGIGH*
SLIGO COUNTY COUNCIL**

To: Martin O' Connor

**Of: Fermoyle, and Lower Holborn Street,
Calry, Sligo
Co. Sligo**

SLIGO COUNTY COUNCIL (hereinafter referred to as "the local authority") in exercise of the powers conferred upon them by section 76 of the Housing Act, 1966 , and the Third Schedule thereto, as extended by section 10 of the Local Government (No. 2) Act, 1960 (as substituted by section 86 of the Housing Act, 1966) and amended by the Planning and Development Act, 2000 have made an order entitled as above which is about to be submitted to An Bord Pleanála (hereafter "the Board") for confirmation.

If confirmed, the order will authorise the Local Authority to acquire compulsorily the land described in the Schedule hereto for the purpose of the development of The City Campus – Sligo's Cultural and Learning Hub and all ancillary works associated therewith.

A copy of the Compulsory Purchase Order and the maps referred to therein may be inspected online at consult.sligococo.ie and at the offices of:

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- **Sligo County Council, City Hall, Quay Street, Sligo, F91 PP44**

between the hours of 9.30am to 1.00pm and 2.00pm to 4.30 pm on Mondays to Fridays (bank holidays excluded) from **Wednesday 10th September 2025 to Wednesday 22nd October 2025 (inclusive of both dates).**

The Housing Act, 1966 , as amended, provides that if an objection is made to the proposed compulsory acquisition of land, the land in respect of which an objection is duly made by any of the persons upon whom notices of the making of the order are required to be served shall not be acquired compulsorily unless the Board makes an order to confirm the compulsory purchase order, unless:—

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(b) the Board is satisfied that the objection relates exclusively to matters which can be dealt with by the arbitrator by whom the compensation may have to be assessed.

Any objections to the compulsory acquisition of land described in the Schedule should be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 to be received no later than 5.30pm on Wednesday 22nd October 2025.

The Board cannot confirm a compulsory purchase order in respect of the land if an objection is made in respect of the acquisition by an owner, lessee or occupier of the land, and not withdrawn, until it has considered the objection. Having regard to the provisions of Section 218 of the Planning and Development Act, 2000 (as amended), the Board may, at its absolute discretion, hold an oral hearing in relation to the matter.

Before making its decision on an application to confirm the Compulsory Purchase Order, the Board must consider any objection made and not withdrawn, any additional submissions or observations made pursuant to a request by the Board under Section 217A of the Planning and Development Act, 2000 to 2018, and any report of the person who held the oral hearing if such an oral hearing takes place.

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Number on Map deposited at the Offices of the Local Authority	Area	Description	Townland	County	OS Map Ref	Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
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Dated this 8th day of September 2025.

Signed: Emer Concannon,
Director of Services,
Placemaking & Ballymote-Tubbercurry Municipal District
Sligo County Council.
City Hall,
Quay Street,
Sligo F91 PP44



COMHAIRLE CONTAE SHLIGIGH
ÁRAS CONTAE COIS ABHAINN SLIGEACH

SLIGO COUNTY COUNCIL
CITY HALL QUAY STREET SLIGO

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+353 71 914 1119

info@sligococo.ie
www.sligococo.ie

**Jim Wallace ,
2 Holborn Street,
Sligo**

Date: 5th September 2025

**Re: Sligo County Council Compulsory Purchase (No. 01) Order 2025.
Sligo City Campus Regeneration Project**

Dear Sir,

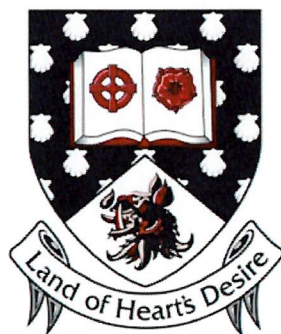
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- Relevant extracts from the CPO Schedule detailing lands that you may have a legal interest in or otherwise and that are proposed to be acquired permanently subject to necessary approvals.
- Map detailing lands proposed to be acquired subject to necessary approvals.

Yours sincerely

**Director of Services
Placemaking & Ballymote-Tubbercurry Municipal District
Sligo County Council.
City Hall,
Quay Street,
Sligo F91 PP44**

COMHAIRLE CHONTAE SHLIGIGH
SLIGO COUNTY COUNCIL



Sligo County Council Compulsory Purchase (No. 01) Order 2025.

Sligo City Campus Regeneration Project

Lands at Nos. 10,12,13,14,15, and 67 Holborn Street

**NOTICE OF THE MAKING OF A OF COMPULSORY PURCHASE ORDER UNDER
SECTION 76 OF AND THE THIRD SCHEDULE TO THE HOUSING ACT 1966 AS
EXTENDED BY SECTION 10 OF THE LOCAL GOVERNMENT (NO. 2) ACT 1960 (AS
SUBSTITUTED BY SECTION 86 OF THE HOUSING ACT 1966) AND AMENDED AND
EXTENDED BY SECTION 6 AND THE SECOND SCHEDULE OF THE ROADS ACT 1993
AND AMENDED BY THE PLANNING AND DEVELOPMENT ACTS 2000 – 2023**

LOCAL GOVERNMENT (No. 2) ACT 1960

SECTIONS 212 and 213 OF THE PLANNING AND DEVELOPMENT ACT 2000

***COMHAIRLE CHONTAE SHLIGIGH*
SLIGO COUNTY COUNCIL**

To: Jim Wallace

**Of: 2 Holborn Street,
Sligo**

SLIGO COUNTY COUNCIL (hereinafter referred to as “the local authority”) in exercise of the powers conferred upon them by section 76 of the Housing Act, 1966 , and the Third Schedule thereto, as extended by section 10 of the Local Government (No. 2) Act, 1960 (as substituted by section 86 of the Housing Act, 1966) and amended by the Planning and Development Act, 2000 have made an order entitled as above which is about to be submitted to An Bord Pleanála (hereafter “the Board”) for confirmation.

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- **Sligo County Council, County Hall, Riverside, Sligo, F91 Y763;**
- **Sligo County Council, City Hall, Quay Street, Sligo, F91 PP44**

between the hours of 9.30am to 1.00pm and 2.00pm to 4.30 pm on Mondays to Fridays (bank holidays excluded) from **Wednesday 10th September 2025 to Wednesday 22nd October 2025 (inclusive of both dates).**

The Housing Act, 1966 , as amended, provides that if an objection is made to the proposed compulsory acquisition of land, the land in respect of which an objection is duly made by any of the persons upon whom notices of the making of the order are required to be served shall not be acquired compulsorily unless the Board makes an order to confirm the compulsory purchase order, unless:—

(a) the objection is withdrawn, or

(b) the Board is satisfied that the objection relates exclusively to matters which can be dealt with by the arbitrator by whom the compensation may have to be assessed.

Any objections to the compulsory acquisition of land described in the Schedule should be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 to be received no later than 5.30pm on Wednesday 22nd October 2025.

The Board cannot confirm a compulsory purchase order in respect of the land if an objection is made in respect of the acquisition by an owner, lessee or occupier of the land, and not withdrawn, until it has considered the objection. Having regard to the provisions of Section 218 of the Planning and Development Act, 2000 (as amended), the Board may, at its absolute discretion, hold an oral hearing in relation to the matter.

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In the opinion of the Local Authority, no part of the land in which you have an interest consists of a house or houses which is/are unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense.

If the land to which the order relates is acquired by the local authority, compensation will be assessed in accordance with Part II of the Fourth Schedule to the Housing Act, 1966 , and the provisions of the Acquisition of Land (Assessment of Compensation) Act, 1919 as amended by the Acquisition of Land (Reference Committee) Act, 1925 , the Property Values (Arbitrations and Appeals) Act, 1960 , and the Local Government (Planning and Development) Act, 1963 (as applied by section 265(3) of the Planning and Development Act, 2000), subject to the modifications contained in the Third Schedule to the Housing Act, 1966 .

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SCHEDULE

Lands Being Permanently Acquired

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Dated this 8th day of September 2025.

Signed: Emer Concannon,
Director of Services,
Placemaking & Ballymote-Tubbercurry Municipal District
Sligo County Council.
City Hall,
Quay Street,
Sligo F91 PP44



COMHAIRLE CONTAE SHLIGIGH
ÁRAS CONTAE COIS ABHAINN SLIGEACH

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CITY HALL QUAY STREET SLIGO

+353 71 911 1111
+353 71 914 1119

info@sligococo.ie
www.sligococo.ie

**Jim Wallace ,
2 Holborn Street,
Sligo**

Date: 5th September 2025

**Re: Sligo County Council Compulsory Purchase (No. 01) Order 2025.
Sligo City Campus Regeneration Project**

Dear Sir,

Please find enclosed the following documentation relating to the proposed Compulsory Purchase Order for Sligo City Campus Regeneration Project:

- Prescribed Form of Notice of a Compulsory Purchase Order (CPO)
- Relevant extracts from the CPO Schedule detailing lands that you may have a legal interest in or otherwise and that are proposed to be acquired permanently subject to necessary approvals.
- Map detailing lands proposed to be acquired subject to necessary approvals.

Yours sincerely

**Director of Services
Placemaking & Ballymote-Tubbercurry Municipal District
Sligo County Council.
City Hall,
Quay Street,
Sligo F91 PP44**

COMHAIRLE CHONTAE SHLIGIGH
SLIGO COUNTY COUNCIL



Sligo County Council Compulsory Purchase (No. 01) Order 2025.

Sligo City Campus Regeneration Project

Lands at Nos. 10,12,13,14,15, and 67 Holborn Street

**NOTICE OF THE MAKING OF A OF COMPULSORY PURCHASE ORDER UNDER
SECTION 76 OF AND THE THIRD SCHEDULE TO THE HOUSING ACT 1966 AS
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AND AMENDED BY THE PLANNING AND DEVELOPMENT ACTS 2000 – 2023**

LOCAL GOVERNMENT (No. 2) ACT 1960

SECTIONS 212 and 213 OF THE PLANNING AND DEVELOPMENT ACT 2000

***COMHAIRLE CHONTAE SHLIGIGH*
SLIGO COUNTY COUNCIL**

To: Jim Wallace

**Of: 2 Holborn Street,
Sligo**

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If confirmed, the order will authorise the Local Authority to acquire compulsorily the land described in the Schedule hereto for the purpose of the development of The City Campus – Sligo’s Cultural and Learning Hub and all ancillary works associated therewith.

A copy of the Compulsory Purchase Order and the maps referred to therein may be inspected online at **consult.sligococo.ie** and at the offices of:

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Dated this 8th day of September 2025.

Signed: Emer Concannon,
Director of Services,
Placemaking & Ballymote-Tubbercurry Municipal District
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City Hall,
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**Martina Finn,
Lower Holborn Street,
Sligo**

Date: 5th September 2025

**Re: Sligo County Council Compulsory Purchase (No. 01) Order 2025.
Sligo City Campus Regeneration Project**

Dear Madam,

Please find enclosed the following documentation relating to the proposed Compulsory Purchase Order for Sligo City Campus Regeneration Project:

- Prescribed Form of Notice of a Compulsory Purchase Order (CPO)
- Relevant extracts from the CPO Schedule detailing lands that you may have a legal interest in or otherwise and that are proposed to be acquired permanently subject to necessary approvals.
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Yours sincerely

**Director of Services
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COMHAIRLE CHONTAE SHLIGIGH
SLIGO COUNTY COUNCIL



Sligo County Council Compulsory Purchase (No. 01) Order 2025.

Sligo City Campus Regeneration Project

Lands at Nos. 10,12,13,14,15, and 67 Holborn Street

**NOTICE OF THE MAKING OF A OF COMPULSORY PURCHASE ORDER UNDER
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SECTIONS 212 and 213 OF THE PLANNING AND DEVELOPMENT ACT 2000

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SLIGO COUNTY COUNCIL**

To: Martina Finn

**Of: Lower Holborn Street,
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Dated this 8th day of September 2025.

Signed: Emer Concannon,
Director of Services,
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**Martina Finn,
Lower Holborn Street,
Sligo**

Date: 5th September 2025

**Re: Sligo County Council Compulsory Purchase (No. 01) Order 2025.
Sligo City Campus Regeneration Project**

Dear Madam,

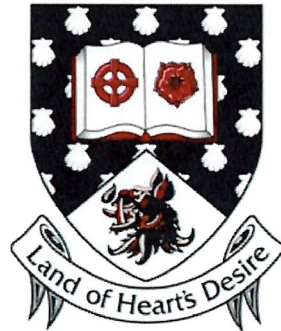
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COMHAIRLE CHONTAE SHLIGIGH
SLIGO COUNTY COUNCIL



Sligo County Council Compulsory Purchase (No. 01) Order 2025.

Sligo City Campus Regeneration Project

Lands at Nos. 10,12,13,14,15, and 67 Holborn Street

**NOTICE OF THE MAKING OF A OF COMPULSORY PURCHASE ORDER UNDER
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Dated this 8th day of September 2025.

Signed: Emer Concannon,
Director of Services,
Placemaking & Ballymote-Tubbercurry Municipal District
Sligo County Council.
City Hall,
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COMHAIRLE CHONTAE SHLIGIGH
SLIGO COUNTY COUNCIL
CHIEF EXECUTIVE ORDER

Subject:- **Sligo County Council Compulsory Purchase (No. 01) Order 2025.**
 Sligo City Campus Regeneration Project
 Lands at Nos. 10,12,13,14,15, and 67 Holborn Street

Submitted:- Report prepared by Kealan Donagher A/Senior Executive Engineer and Michael Carty, Senior Engineer, Capital Projects, Sligo County Council, dated 28th March 2025, detailing the need for the acquisition of the subject lands and recommending the acquisition by Compulsory Purchase Order. Report endorsed by Director of Services, Placemaking & Ballymote-Tubbercurry Municipal District Emer Concannon on 16th April 2025.

Report from the Senior Planner, Frank Moylan detailing the planning history, the national and regional planning context and the development plan context of the subject lands

Order:- Having considered and approved the reports of the Senior Engineer, A/Senior Executive Engineer and Senior Planner it is hereby ordered that:-

- (1) the lands outlined in Red on the attached map titled: 'Compulsory Purchase Order Map - Sligo City Campus Regeneration Project' details of which are set out in the Schedule hereto be acquired compulsorily in pursuance of the powers conferred on Sligo County Council by Section 76 of and the Third Schedule to the Housing Act 1966 as extended by Section 10 of the Local Government (No. 2) Act 1960 (as substituted by Section 86 of the Housing Act 1966) and amended and extended by Section 6 and the Second Schedule of the Roads Acts 1993 and amended by the Planning and Development Acts 2000 to 2018 and in particular by section 222 of the Planning and Development Acts 2000 to 2018 and in exercise of the powers conferred on it by the above mentioned legislation and in particular section 213 of the Planning and Development Act, 2000 (as amended).
- (2) the Compulsory Purchase Order be titled:

 Sligo County Council Compulsory Purchase (No. 01) Order 2025.
 Sligo City Campus Regeneration Project
 Lands at Nos. 10,12,13,14,15, and 67 Holborn Street
- (3) the common seal of Sligo County Council be affixed to the aforesaid Compulsory Purchase Order and the maps attached thereto.
- (4) the statutory notices prescribed by the Housing Act, 1966 (Acquisition of Land) Regulations, 2000, and the Housing Act, 1966 (Acquisition of Land)

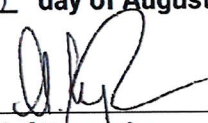
Amendment Regulations, 2001 be published in one or more newspapers circulating in the functional area of Sligo County Council and be served on every owner, lessee and occupier, of any land to which the Compulsory Purchase Order relates.

- (5) the aforementioned Compulsory Purchase Order be submitted to An Bord Pleanála for confirmation.

Dated this

15th day of August 2025

SIGNED:



Chief Executive,
Sligo County Council

Order No. 52/ 2025

COMHAIRLE CHONTAE SHLIGIGH
SLIGO COUNTY COUNCIL
CHIEF EXECUTIVE ORDER

Subject:- **Sligo County Council Compulsory Purchase (No. 01) Order 2025.**
Sligo City Campus Regeneration Project
Lands at Nos. 10,12,13,14,15, and 67 Holborn Street

Submitted:- Report prepared by Kealan Donagher A/Senior Executive Engineer and Michael Carty, Senior Engineer, Capital Projects, Sligo County Council, dated 28th March 2025, detailing the need for the acquisition of the subject lands and recommending the acquisition by Compulsory Purchase Order. Report endorsed by Director of Services, Placemaking & Ballymote-Tubbercurry Municipal District Emer Concannon on 16th April 2025.

Report from the Senior Planner, Frank Moylan detailing the planning history, the national and regional planning context and the development plan context of the subject lands

Order:- Having considered and approved the reports of the Senior Engineer, A/Senior Executive Engineer and Senior Planner it is hereby ordered that:-

- (1) the lands outlined in Red on the attached map titled: 'Compulsory Purchase Order Map - Sligo City Campus Regeneration Project' details of which are set out in the Schedule hereto be acquired compulsorily in pursuance of the powers conferred on Sligo County Council by Section 76 of and the Third Schedule to the Housing Act 1966 as extended by Section 10 of the Local Government (No. 2) Act 1960 (as substituted by Section 86 of the Housing Act 1966) and amended and extended by Section 6 and the Second Schedule of the Roads Acts 1993 and amended by the Planning and Development Acts 2000 to 2018 and in particular by section 222 of the Planning and Development Acts 2000 to 2018 and in exercise of the powers conferred on it by the above mentioned legislation and in particular section 213 of the Planning and Development Act, 2000 (as amended).
- (2) the Compulsory Purchase Order be titled:

Sligo County Council Compulsory Purchase (No. 01) Order 2025.
Sligo City Campus Regeneration Project
Lands at Nos. 10,12,13,14,15, and 67 Holborn Street
- (3) the common seal of Sligo County Council be affixed to the aforesaid Compulsory Purchase Order and the maps attached thereto.
- (4) the statutory notices prescribed by the Housing Act, 1966 (Acquisition of Land) Regulations, 2000, and the Housing Act, 1966 (Acquisition of Land)

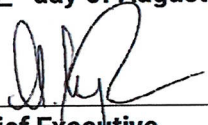
Amendment Regulations, 2001 be published in one or more newspapers circulating in the functional area of Sligo County Council and be served on every owner, lessee and occupier, of any land to which the Compulsory Purchase Order relates.

- (5) the aforementioned Compulsory Purchase Order be submitted to An Bord Pleanála for confirmation.

Dated this

15th day of August 2025

SIGNED:



Chief Executive,
Sligo County Council

Order No. 52/ 2025

**Sligo County Council
Compulsory Purchase (No. 01 Order) 2025**

Lands At
Nos. 10,12,13,14,15, and 67 Holborn Street



Report Prepared By

**Frank Moylan
Senior Planner
Sligo County Council
March 2025**

1.0 Introduction

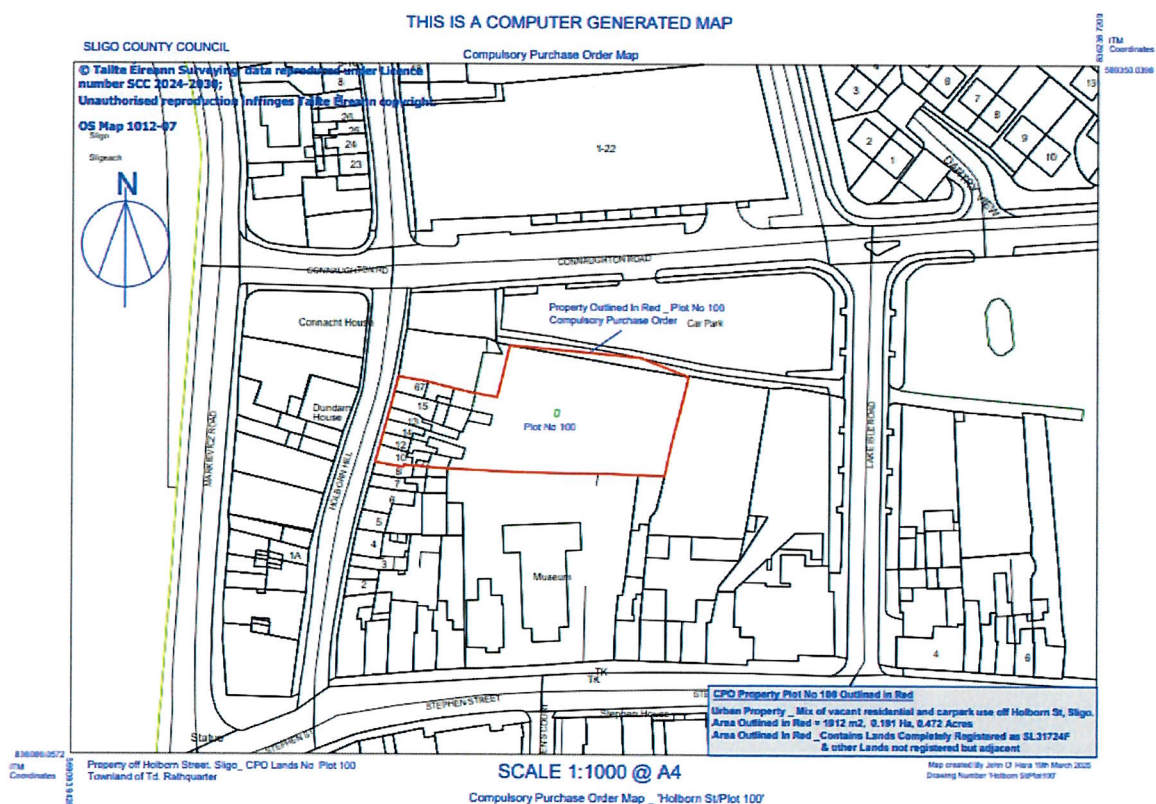
- 1.1 The National Planning Framework recognises Sligo's potential to serve the North-West as an accessible centre of employment and services, which can be a focal point for investment and have the widest possible regional influence. Sligo is thus identified as a key regional growth centre, capable of leading the development of the surrounding region. The Implementation Roadmap for the NPF projects that Sligo's population will grow by approximately 10,000 persons by 2031. The Regional Spatial and Economic Strategy (RSES) for the Northern and Western Regional Assembly includes an objective to support the population growth in the principal urban area of Sligo to a level of approximately 28,000 persons by 2040.
- 1.2 The City Campus – Sligo's Cultural and Learning Hub is one the projects that Sligo County Council is progressing in response to these growth ambitions for Sligo. In accordance with the NPF's strategic objective of promoting compact growth, this project involves the transformation, regeneration and redevelopment of a brownfield, underutilised and semi-derelict block of land within the city centre. The vision is for this block comprising Connaughton Road, Stephen Street, Holborn Street and Lake Isle Road to become a new cultural, innovation and learning hub located within the heart of Sligo and hosting:
- a new Central Library;
 - a new county museum;
 - enterprise and office space;
 - residential units promoting sustainable inner city living and working.
- 1.3 The location and extent of the CPO lands within the centre of this block between two land parcels in public ownership ensures that they will play a pivotal role in the redevelopment of this block. Without their involvement, the full implementation of the City Campus Project will be jeopardised and development is more likely to occur in a piecemeal fashion or not at all. It is considered that this would seriously undermine the potential to create an enhanced and expanded cultural quarter within this block and would have significant negative consequences for the further development of Sligo as the regional growth centre of the north-west.

2.0 Site Context and Description

- 2.1 The CPO lands are located within a block of Sligo Town bounded by the following streets – Holborn Street, Connaughton Road, Lake Isle Road and Stephen Street. This is a strategically located block in the centre of Sligo in

close proximity to ample car-parking on the upper end of Connaughton Road. The entire block measures 1.13ha, of which 35% is in public ownership (the lands immediately to the north and south of the CPO lands are owned by Sligo County Council). The acquisition of the site the subject of this CPO would mean that over 50% of the overall block would be in the control of the Local Authority.

- 2.2 The CPO lands are located within the centre of this block and are comprised of a terrace of 6 buildings fronting onto Holborn Street (House Nos. 10,12,13,14,15 and 67) together with an existing surface car-park of approximately 41 spaces located to the rear. The total area of land to be acquired is 0.191 hectares.



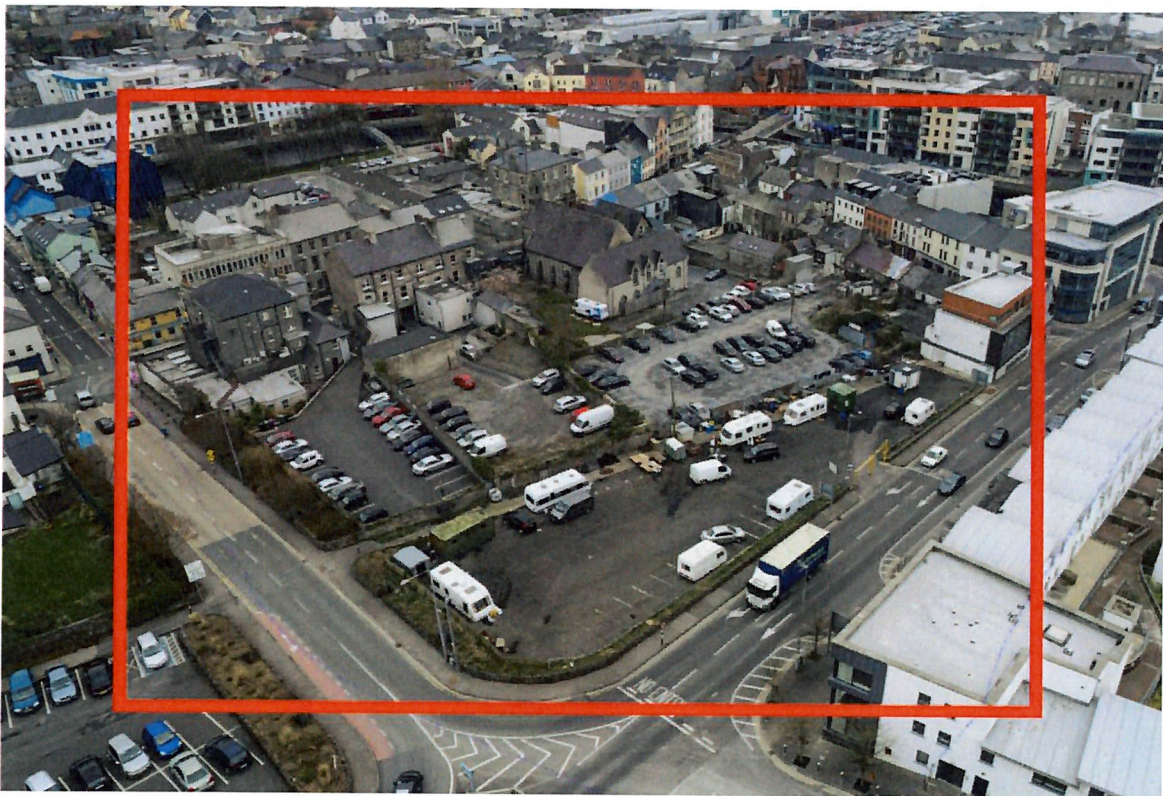
- 2.2 The privately owned surface car-park which occupies the bulk of the site was developed in 2015 and is available for public use at an hourly or daily rate. Access to the car-park is via a narrow archway through No. 15 Holborn Street and the exit is through another narrow archway at 12 Holborn Street. The remaining CPO properties on Holborn Street have been vacant for some time and are in a derelict condition.

- 2.3 The site is bounded to the south by a 1m high stone wall which separates the site from the existing public library and museum site. The rear of the offices of

Gilroy Gannon (accountants) and an AIB branch are located to the east and comprise staff and customer car parks for these businesses.

2.4 To the north is located a public car-park which is separated from the subject site by a 2m high palisade fence. For over 30 years, this Council owned car-park on the northern end of this block was illegally occupied by a traveller family who placed several caravans and other structures on the site. The unsightly nature of this site exerted a blighting effect on the surrounding area as evidenced by the extent of vacancy and dereliction on Holborn Street. Sligo County Council has recently provided the family with alternative accommodation thereby securing vacant possession of the land.

2.5 Holborn Street is acknowledged to be one of the oldest streets in Sligo and has traditionally been a residential street for circa 600 years. However, in more recent years, many of the houses have been vacated and allowed to fall into disrepair.



3.0 Planning History

3.1 Despite its location within the heart of the city, there has been very limited planning activity within the overall block for several years. The only recent development (PL03/70142) permitted is at the corner of Holborn Street and

Connaughton Road where a three storey office over ground floor betting shop was constructed in 2004.

- 3.2 The proposed CPO site was the subject of a grant of planning permission from Sligo County Council on 26th February 2017 under PL15/65. The permitted development comprised the retention of alterations to buildings fronting onto Holborn Street and the creation of a 41 space car-park to the rear. Condition No. 2 of the permission states that the use of the car-park shall cease five years after the date of grant of permission. Accordingly, the permission for the use of the site as a surface car-park expired in 2022.

4.0 National and Regional Planning Context

- 4.1 The **National Planning Framework** envisages an additional 1 million extra people resident in the Country by 2040. Of this, 25% is planned for Dublin, 25% across the other four cities combined with the remaining 50% of growth to occur in key regional centres, towns, villages and rural areas, to be determined in the regional plans – Regional Spatial and Economic Strategies (RSESs). One of the ten National Strategic Outcomes of the NPF is compact growth which, in essence, aims to promote the following:

- provide the framework which enables people to live closer to where they work and move away from the current unsustainable trends of increased commuting;
- regenerate rural Ireland by promoting environmentally sustainable growth patterns; and
- transform settlements of all sizes through imaginative urban regeneration and bring life / jobs back into cities, towns and villages.

- 4.2 Other relevant National Policy Objectives (NPOs) include:

- **NPO 7** Apply a tailored approach to urban development, that will be linked to the Rural and Urban Regeneration and Development Fund, with a particular focus on inter alia Encouraging population growth in strong employment and service centres of all sizes, supported by employment growth; Reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities.
- **NPO 16** Target the reversal of rural decline in the core of small towns and villages through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes
- **NPO 18a** To support the proportionate growth of and appropriately designed development in rural towns that will contribute to their

regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services

4.3 The **Regional Spatial and Economic Strategy** (RSES) adopted by the Northern and Western Regional Assembly (NWRA) aims to provide regional level strategic planning and economic policy in support of the implementation of the NPF. Within this region, the RSES recognises that Sligo fulfils a city-like role to a greater extent than elsewhere and performs as a regional driver that has the potential to grow as a centre of scale. The RSES incorporates the Sligo Regional Growth Centre Strategic Plan which includes the following strategic objectives of direct relevance to the development of the City Campus project:

- **RPO 3.7.39** - Ensure that at least 40% of new residential and employment-related development in the Regional Growth Centre occurs within Sligo's main urban built-up area, through regeneration and consolidation in infill and brownfield sites;
- **RPO 3.7.48** - Upgrade the town centre environment through focused interventions in O'Connell Street, Stephen Street and car park, Rockwood Parade, Market Cross, Old Market Street and Quay Street car park, followed by gradual improvements of streets adjoining the centre;
- **RPO 3.7.56** - Support the development of a major tourist attraction in Sligo Town, as well as further expansion in the tourism functions of villages Strandhill and Rosses Point.

4.4 The **Town Centre First – A Policy for Irish Towns** (February 2022) aims to create town centres that function as viable, vibrant and attractive locations for people to live, work and visit, while also functioning as the service, social, cultural and recreational hub for the local community.

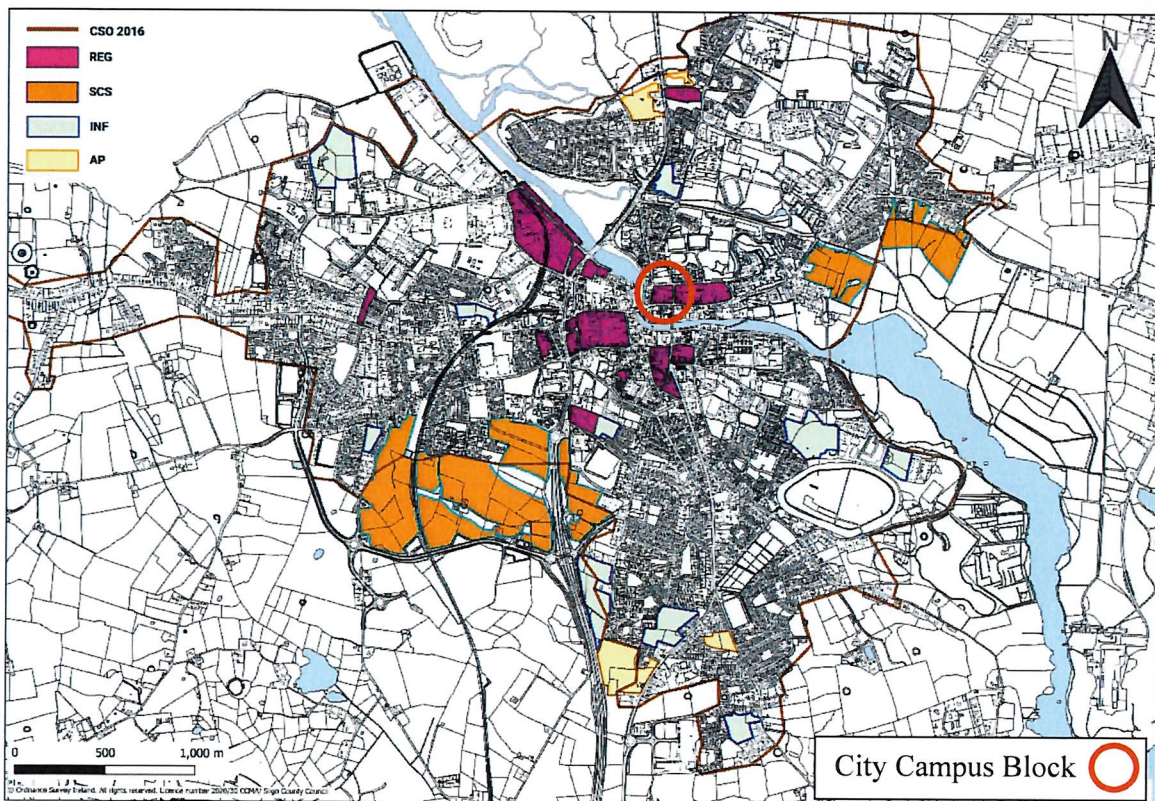
4.5 Towns will be supported to deliver on their TCF plans through substantial funding made available to support TCF implementation, particularly via funds such as the Urban Regeneration and Development Fund and the Rural Regeneration and Development Fund.

5.0 Development Plan Context

5.1 The operative plan for the area is the Sligo County Development Plan 2024 – 2030. The site is located within an area zoned TC1 – Town Centre Uses where the objective is to protect the historic character of Sligo's old town core through conservation, regeneration and public realm improvements and promote civic, retail and compatible uses that preserve the town core's identity and attractiveness.

5.2 The site forms part of a larger block identified for Urban Regeneration along with 13 other sites where Section 11.2.1 of the CDP states these sites have been identified as having the capacity to deliver regenerative, compact development, as they are fully serviced and located in the town centre or in edge of centre areas.

Figure 11.A (Extract from Sligo County Development Plan 2024 – 2030) showing Compact growth designations in Sligo Town: Regeneration Sites (REG), Settlement Consolidation Sites (SCS), Infill Sites (INF) and Additional Provision (APS)



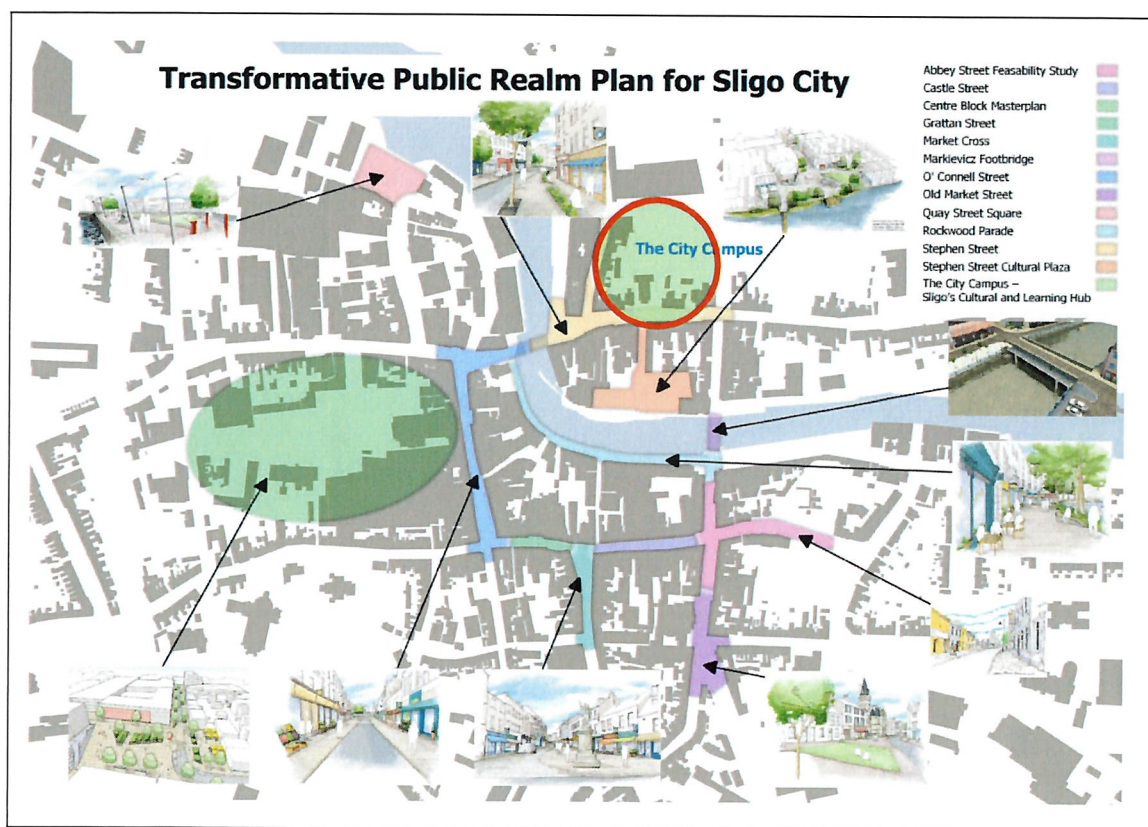
5.3 In order to achieve the desired population and employment growth as envisaged by the RSES, the CDP lists a number of key strategic projects that need to be delivered. One such project is identified under SO-RGC-7 and states:

'In conjunction with ATU Sligo, prepare and implement a masterplan for the City Campus site – Sligo's Cultural and Learning Hub involving the regeneration of this block of the town incorporating new County Library and museum facilities, enterprise space, residential units and high quality public realm'.

6.0 Urban Regeneration and Development Fund

6.1 In 2018, the Government introduced the Urban Regeneration and Development Fund (URDF) to support the implementation of projects that were clearly aligned with the NPF objectives of regenerating and rejuvenating urban centres. On foot of this funding announcement, Sligo County Council set about putting in place a strategic vision for an overhaul of the town centre. That vision was set out in our Sligo City Public Realm Plan which identified a number of projects that could be delivered over a period of time that cumulatively would transform the town centre area.

6.2 The locational context of each of the potential interventions which would ultimately be the subject of the two successful applications for URDF funding is shown below.



6.3 One of the URDF applications related to public realm enhancements within the urban core. The first public realm project undertaken was the refurbishment of O'Connell Street which was completed in 2023. The redevelopment of Stephen Street carpark into a fully pedestrianised public space now known as Queen Maeve Square was another key intervention and opened to the public in May 2024. The next phase involves street enhancement works to improve the pedestrian core by enhancing the quality of the streetscape on Stephen Street,

Holborn Street, Rockwood Parade, Tobergal Lane and Water Lane. Overall, the Government have allocated over €20 million towards the implementation of Sligo Public Realm Plan under the URDF.

6.4 The other successful URDF application saw the allocation of €28 million towards the City Campus Project to address the following issues:

- the underutilisation of this central block of land which is currently dominated by surface car-parking;
- the high vacancy rate and extent of dereliction on Holborn Street;
- a substandard / not fit for purpose / outdated County Library and Museum buildings which has been unsuccessfully seeking redevelopment funding at national level for over twenty years;
- the need for refurbishment of two protected structures on Stephen Street (the existing County Library and museum buildings) which are currently in a poor state of repair;
- the need for additional flexible city centre office space;
- the need for additional modern high quality city centre accommodation.

6.5 Following the submission in 2022 of a Preliminary Business Case in accordance with the Public Spending Code, the Department granted Sligo County Council permission to secure two key elements of the project:

1. The purchase of essential lands required to ensure the successful regeneration of the area and;
2. The development of a Masterplan to comprehensively guide and coordinate the regeneration and redevelopment of the area.

6.6 The option of a compulsory purchase of the subject lands was considered necessary to progress the project in view of several months of inconclusive negotiations with the landowner and operator of the private car park and associated lands.

6.7 A project brief for the City Campus Masterplan has been prepared and procurement of same is currently in progress.

6.8 Upon purchase of the subject lands and completion of the Masterplan, Sligo County Council will continue to comply with the Public Spending Code and secure approval to commence the preliminary design and detailed design of the project.

7.0 Rationale For The Acquisition Of The Subject Lands

- 7.1 Sligo County Council are progressing a number of projects which are responding to national and regional policies promoting compact growth. One such project is the Sligo City Campus – Cultural and Learning Hub which involves the regeneration and redevelopment of an underutilised and semi-derelict block of land in the city centre of Sligo. The vision for this area is for it to become a new cultural quarter of the town accommodating a new central library, a new enlarged county museum, offices and residential uses with pedestrian links to the new cultural plaza on the riverbank at Queen Maeve Square.
- 7.2 The new Library will bring together library, learning and business support resources in a state-of-the-art vibrant, dynamic and interactive facility that meets the needs of the public and the business and education community.
- 7.3 The new county museum will showcase Sligo's rich cultural heritage and act as a new flagship tourism attraction located within the heart of the city. The repurposing of the existing library building to create a modern museum secures a permanent use for this protected structure.
- 7.4 Key to this proposal is the convergence of a mix of uses in the one area which will act as a driver for economic activity and cultural revival. Integrated into the development of a new public buildings will be office development and residential accommodation. This mix of uses will ensure the viability and vibrancy of the scheme.
- 7.5 Sligo County Council believes that the City Campus – Sligo's Cultural Learning Hub project has the potential to be key component in transforming Sligo in the manner envisaged by both the NPF and RSES. The first step in the delivery of the project is the preparation of a detailed Masterplan for the comprehensive and sustainable development of the block.
- 7.6 The central location of the proposed CPO lands within the block separating two large plots of publicly owned land ensures that their involvement will be crucial to the delivery of any Masterplan being considered for this block. Accordingly, Sligo County Council considers that the acquisition of this land is necessary to progress this strategically important development proposal.
- 7.7 The alternative to the acquisition of these lands is likely to be an absence of development and a failure to meet the community need for the regeneration of this area located within the urban core of Sligo.

Sligo County Council Compulsory Purchase (No. 01 Order) 2025

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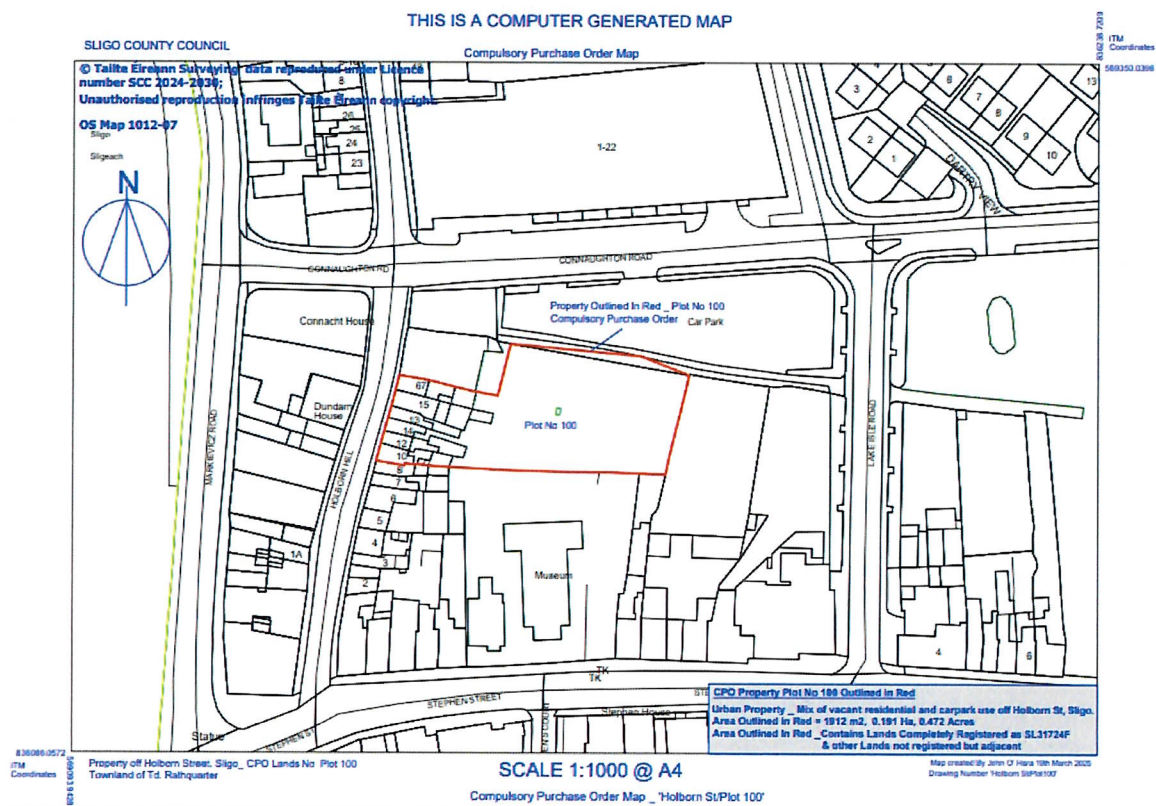
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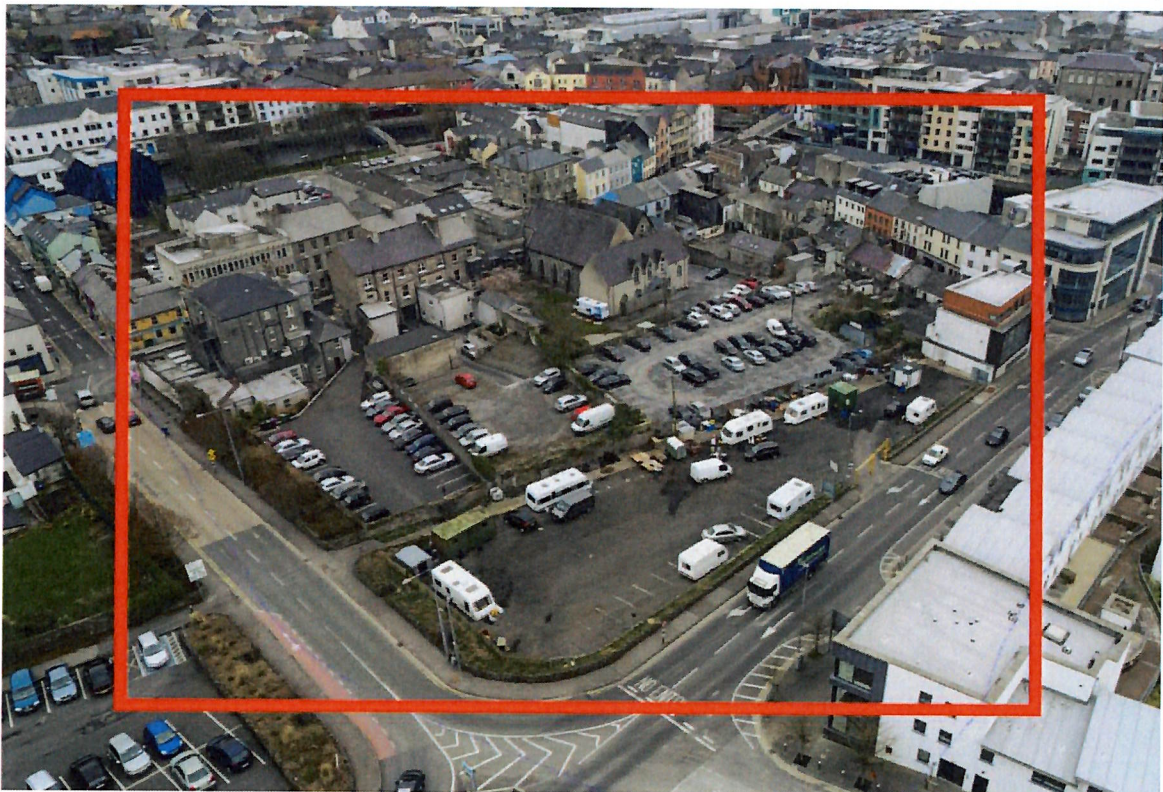


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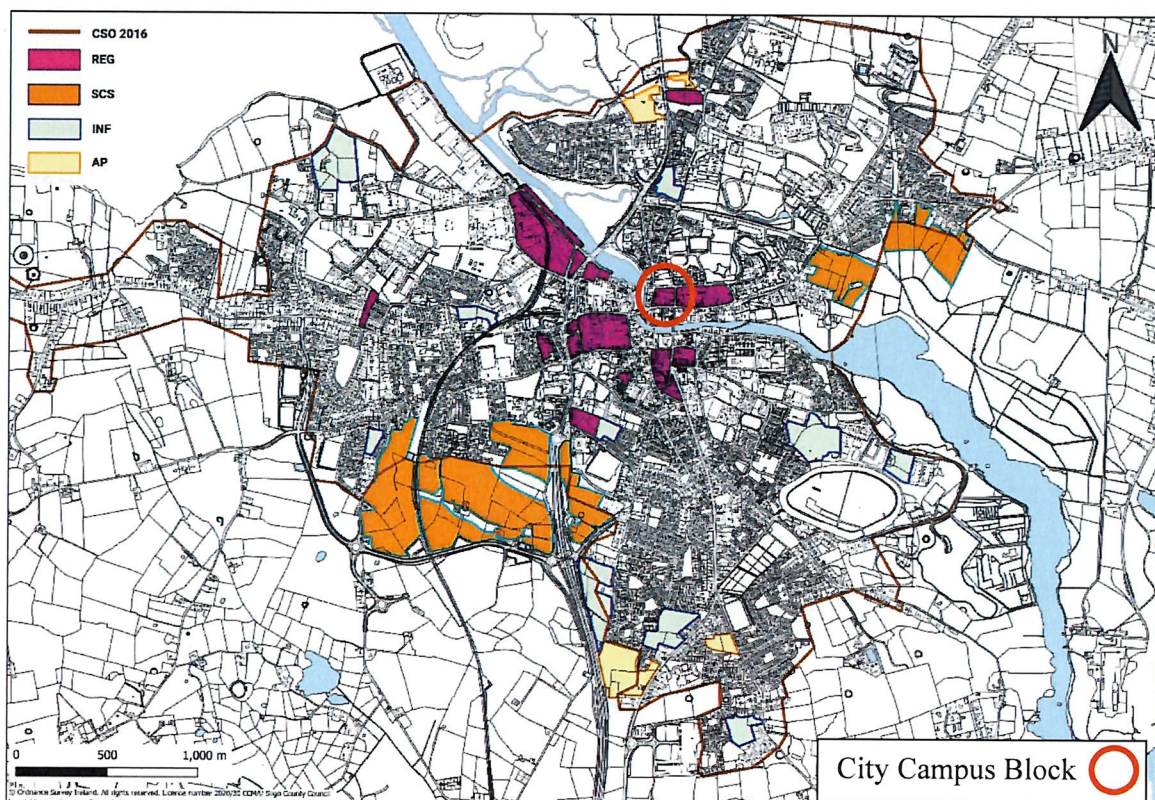
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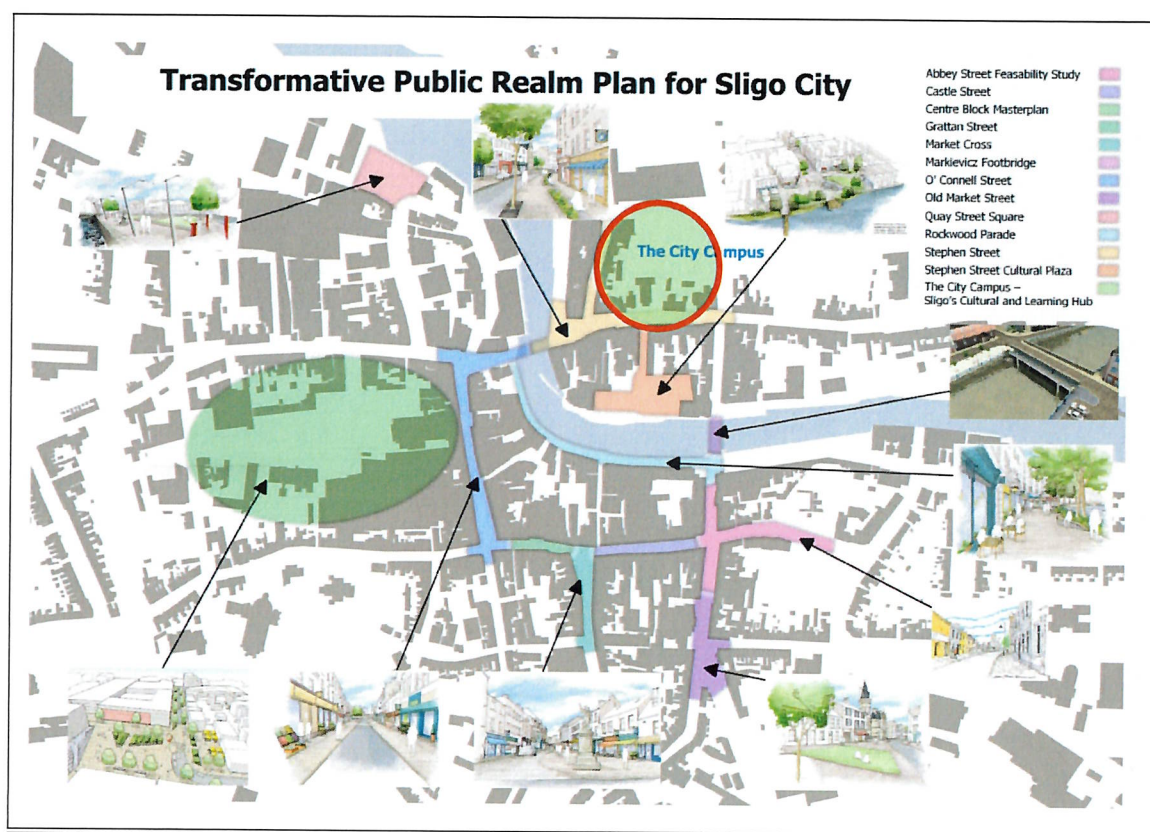
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6.8 Upon purchase of the subject lands and completion of the Masterplan, Sligo County Council will continue to comply with the Public Spending Code and secure approval to commence the preliminary design and detailed design of the project.

7.0 Rationale For The Acquisition Of The Subject Lands

- 7.1 Sligo County Council are progressing a number of projects which are responding to national and regional policies promoting compact growth. One such project is the Sligo City Campus – Cultural and Learning Hub which involves the regeneration and redevelopment of an underutilised and semi-derelict block of land in the city centre of Sligo. The vision for this area is for it to become a new cultural quarter of the town accommodating a new central library, a new enlarged county museum, offices and residential uses with pedestrian links to the new cultural plaza on the riverbank at Queen Maeve Square.
- 7.2 The new Library will bring together library, learning and business support resources in a state-of-the-art vibrant, dynamic and interactive facility that meets the needs of the public and the business and education community.
- 7.3 The new county museum will showcase Sligo's rich cultural heritage and act as a new flagship tourism attraction located within the heart of the city. The repurposing of the existing library building to create a modern museum secures a permanent use for this protected structure.
- 7.4 Key to this proposal is the convergence of a mix of uses in the one area which will act as a driver for economic activity and cultural revival. Integrated into the development of a new public buildings will be office development and residential accommodation. This mix of uses will ensure the viability and vibrancy of the scheme.
- 7.5 Sligo County Council believes that the City Campus – Sligo's Cultural Learning Hub project has the potential to be key component in transforming Sligo in the manner envisaged by both the NPF and RSES. The first step in the delivery of the project is the preparation of a detailed Masterplan for the comprehensive and sustainable development of the block.
- 7.6 The central location of the proposed CPO lands within the block separating two large plots of publicly owned land ensures that their involvement will be crucial to the delivery of any Masterplan being considered for this block. Accordingly, Sligo County Council considers that the acquisition of this land is necessary to progress this strategically important development proposal.
- 7.7 The alternative to the acquisition of these lands is likely to be an absence of development and a failure to meet the community need for the regeneration of this area located within the urban core of Sligo.

MEMO

To: Martin Lydon, Chief Executive

From: Michael Carty, A/Director of Services, Placemaking & Ballymote-Tubbercurry Municipal District

Subject: Sligo County Council Compulsory Purchase (No. 01 Order) 2025
Sligo City Campus Regeneration Project
Lands At Nos. 10,12,13,14,15, and 67 Holborn Street

Date: 15th August 2025

The following is a report recommending the publication of the Compulsory Purchase Order for the lands At Nos. 10,12,13,14,15, and 67 Holborn Street.

Attached are the following:

- Detailed report prepared by Kealan Donagher A/Senior Executive Engineer and Michael Carty, Senior Engineer, Capital Projects, Sligo County Council detailing the need for the acquisition of the subject lands.
- Report from the Senior Planner, Frank Moylan detailing the planning history, the national and regional planning context and the development plan context of the subject lands
- Compulsory Purchase Order Map - Sligo City Campus Regeneration Project

Compulsory Purchase Order Rationale:

Sligo County Council are progressing a number of projects which are responding to national and regional policies promoting compact growth. One such project is the Sligo City Campus – Cultural and Learning Hub which involves the regeneration and redevelopment of an underutilised and semi-derelict block of land in the city centre of Sligo. The vision for this area is for it to become a new cultural quarter of the town accommodating a new central library, a new enlarged county museum, offices and residential uses with pedestrian links to the new cultural plaza on the riverbank at Queen Maeve Square.

The new Library will bring together library, learning and business support resources in a state-of-the-art vibrant, dynamic and interactive facility that meets the needs of the public and the business and education community.

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Sligo's Cultural Learning Hub project has the potential to be key component in transforming Sligo in the manner envisaged by both the NPF and RSES. The first step in the delivery of the project is the preparation of a detailed Masterplan for the comprehensive and sustainable development of the block.

The central location of the proposed CPO lands within the block separating two large plots of publicly owned land ensures that their involvement will be crucial to the delivery of any Masterplan being considered for this block. Accordingly, Sligo County Council considers that the acquisition of this land is necessary to progress this strategically important development proposal. The option of a compulsory acquisition of the subject lands was considered necessary to progress the project in view of several months of inconclusive negotiations with the landowner and operator of the private car park and associated lands.

The alternative to the acquisition of these lands is likely to be an absence of development and a failure to meet the community need for the regeneration of this area located within the urban core of Sligo.

Furthermore, the Compulsory Purchase of lands for the Development will have the following effect:

It will secure the acquisition of all land required.

It will facilitate the acquisition of Lands within a reasonable timescale.

It will afford an arbitration forum to assess compensation payable.

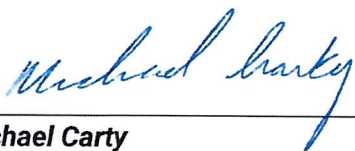
It will permit Sligo County Council to plan a programme for the City Campus confident in the knowledge that the lands required will be available.

It will permit Sligo County Council to acquire proper title to unregistered Land.

It will facilitate the implementation of the current Sligo County Development Plan

Recommendation:

Further to the above and in accordance with recommendations of the attached reports your approval is requested to initiate the Compulsory Purchase Order Process.



Michael Carty

Date: 15th August 2025

A/Director of Services, Placemaking & Ballymote-Tubbercurry Municipal District

MEMO

To: Martin Lydon, Chief Executive

From: Michael Carty, A/Director of Services, Placemaking & Ballymote-Tubbercurry Municipal District

Subject: Sligo County Council Compulsory Purchase (No. 01 Order) 2025
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Lands At Nos. 10,12,13,14,15, and 67 Holborn Street

Date: 15th August 2025

Lydon
15/8/25

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The new county museum will showcase Sligo's rich cultural heritage and act as a new flagship tourism attraction located within the heart of the city. The repurposing of the existing library building to create a modern museum secures a permanent use for this protected structure.

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Sligo's Cultural Learning Hub project has the potential to be key component in transforming Sligo in the manner envisaged by both the NPF and RSES. The first step in the delivery of the project is the preparation of a detailed Masterplan for the comprehensive and sustainable development of the block.

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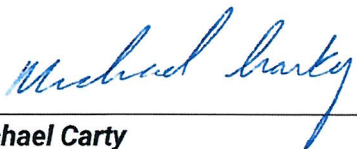
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It will permit Sligo County Council to acquire proper title to unregistered Land.

It will facilitate the implementation of the current Sligo County Development Plan

Recommendation:

Further to the above and in accordance with recommendations of the attached reports your approval is requested to initiate the Compulsory Purchase Order Process.



Date: 15th August 2025

Michael Carty

A/Director of Services, Placemaking & Ballymote-Tubbercurry Municipal District

Sligo County Council Compulsory Purchase (No. 01 Order) 2025

**Report to Emer Concannon, Director of Services, Placemaking
Lands At
Nos. 10,12,13,14,15, and 67 Holborn Street**



Report Prepared By

**Michael Carty - Senior Engineer
Kealan Donagher – A/Senior Executive Engineer,
Capital Projects,
Sligo County Council
March 2025**

1.0 Introduction

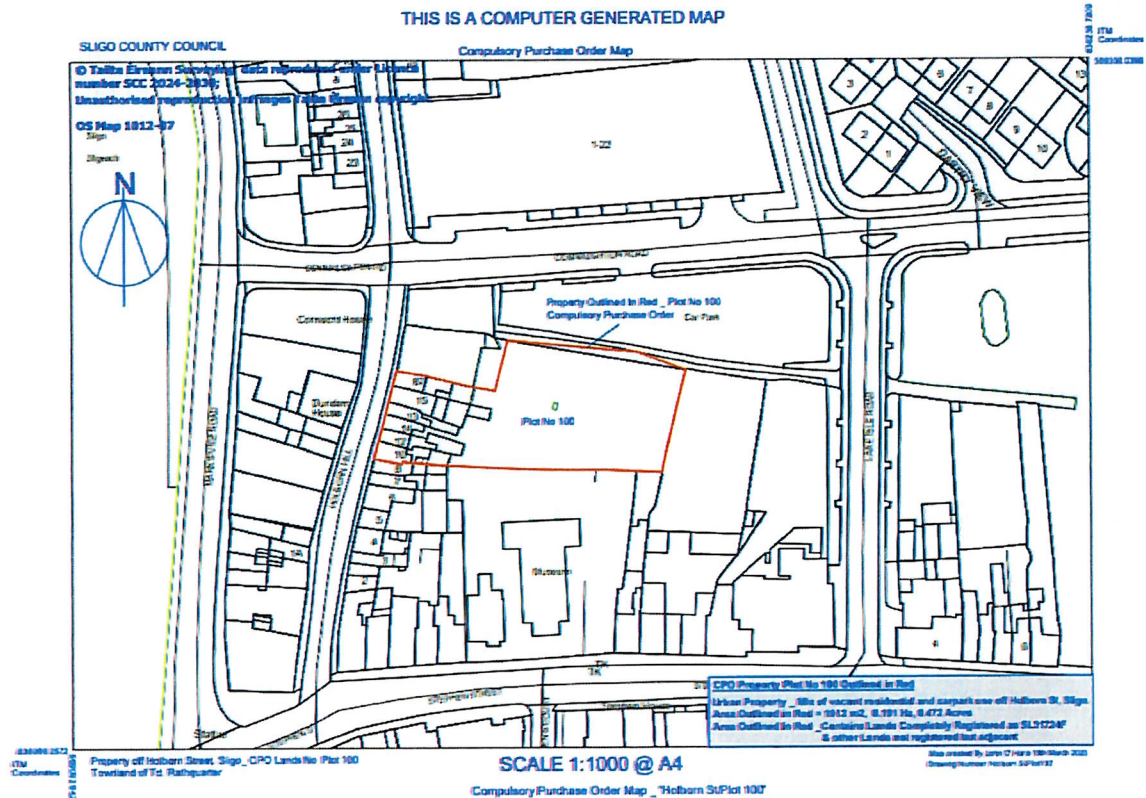
- 1.1 The National Planning Framework (NPF) recognises Sligo's potential to serve the North-West as an accessible centre of employment and services, which can be a focal point for investment and have the widest possible regional influence. Sligo is thus identified as a key regional growth centre, capable of leading the development of the surrounding region. The Implementation Roadmap for the NPF projects that Sligo's population will grow by approximately 10,000 persons by 2031. The Regional Spatial and Economic Strategy (RSES) for the Northern and Western Regional Assembly includes an objective to support the population growth in the principal urban area of Sligo to a level of approximately 28,000 persons by 2040.
- 1.2 The City Campus – Sligo's Cultural and Learning Hub is one of the projects that Sligo County Council is progressing in response to these growth ambitions for Sligo. In accordance with the NPF's strategic objective of promoting compact growth, this project involves the transformation, regeneration and redevelopment of a brownfield, underutilised and semi-derelict block of land within the city centre. The vision is for this block comprising Connaughton Road, Stephen Street, Holborn Street and Lake Isle Road to become a new cultural, innovation and learning hub located within the heart of Sligo and hosting:
 - a new Central Library;
 - a new county museum;
 - enterprise and office space;
 - residential units promoting sustainable inner city living and working.
- 1.3 The location and extent of the CPO lands within the centre of this block between two land parcels in public ownership ensures that they will play a pivotal role in the redevelopment of this block. Without their involvement, the full implementation of the City Campus Project will be jeopardised and development is more likely to occur in a piecemeal fashion or not at all. It is considered that this would seriously undermine the potential to create an enhanced and expanded cultural quarter within this block and would have significant negative consequences for the further development of Sligo as the regional growth centre of the north-west.

2.0 Site Context and Description

- 2.1 The CPO lands are located within a block of Sligo Town bounded by the following streets – Holborn Street, Connaughton Road, Lake Isle Road and Stephen Street. This is a strategically located block in the centre of Sligo in close proximity to ample car-parking on the upper end of Connaughton Road. The entire block measures 1.13ha, of which 35% is in public ownership. The

acquisition of the site the subject of this CPO would mean that over 50% of the overall block would be in the control of the Local Authority.

- 2.2 The CPO lands are located within the centre of this block and are comprised of a terrace of 6 buildings fronting onto Holborn Street (House Nos. 67, 15, 13, 14, 12, and 10) together with an existing surface car-park of approximately 41 spaces located to the rear. The total area of land to be acquired is 0.1912 hectares.



Drawing No. Holborn St/Plot100

- 2.2 The privately owned surface car-park which occupies the bulk of the site was developed in 2015 and is available for public use at an hourly or daily rate. Access to the car-park is via a narrow archway through No. 15 Holborn Street and the exit is through another narrow archway at 12 Holborn Street. The remaining CPO properties on Holborn Street have been vacant for some time and are in a derelict condition.
- 2.3 The site is bounded to the south by a 1m high stone wall which separates the site from the existing public library and museum site. The rear of the offices of Gilroy Gannon (accountants) and an AIB branch are located to the east and comprise staff and customer car-parks for these businesses.
- 2.4 To the north is located a public car-park which is separated from the subject site by a 2m high palisade fence. For over 30 years, this Council owned car-park on

the northern end of this block was illegally occupied by a traveller family who placed several caravans and other structures on the site. The unsightly nature of this site exerted a blighting effect on the surrounding area as evidenced by the extent of vacancy and dereliction on Holborn Street. Sligo County Council has recently provided the family with alternative accommodation thereby securing vacant possession of the land.

- 2.5 Holborn Street is acknowledged to be one of the oldest streets in Sligo and has traditionally been a residential street for circa 600 years. However, in more recent years, many of the houses have been vacated and allowed to fall into disrepair.

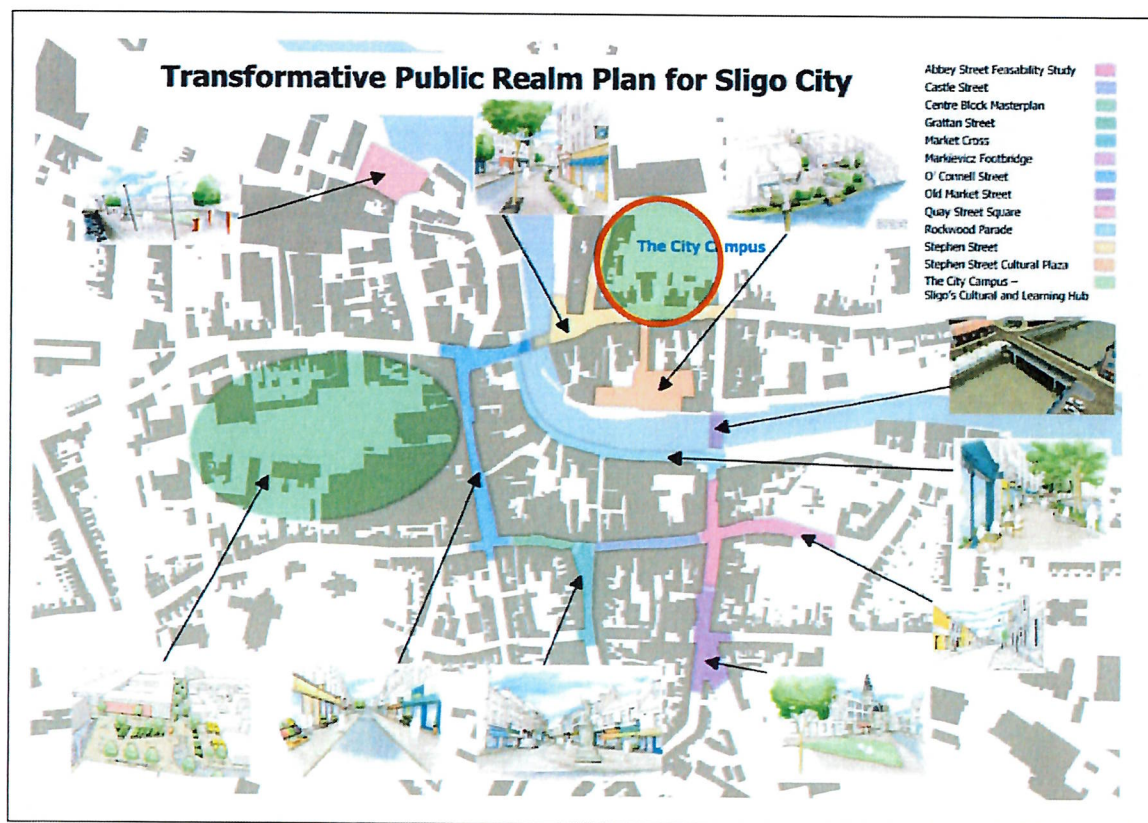


3.0 Urban Regeneration and Development Fund

- 3.1 In 2018, the Government introduced the Urban Regeneration and Development Fund (URDF) to support the implementation of projects that were clearly aligned with the NPF objectives of regenerating and rejuvenating urban centres. On foot of this funding announcement, Sligo County Council set about putting in place a strategic vision for an overhaul of the town centre. That vision was set out in our

Sligo City Public Realm Plan which identified a number of projects that could be delivered over a period of time that cumulatively would transform the town centre area.

3.2 The locational context of each of the potential interventions which would ultimately be the subject of the two successful applications for URDF funding is shown below.



3.3 One of the URDF applications related to public realm enhancements within the urban core. The first public realm project undertaken was the refurbishment of O'Connell Street which was completed in 2023. The redevelopment of Stephen Street carpark into a fully pedestrianised public space now known as Queen Maeve Square was another key intervention and opened to the public in May 2024. The next phase involves street enhancement works to improve the pedestrian core by enhancing the quality of the streetscape on Stephen Street, Holborn Street, Rockwood Parade, Tobergal Lane and Water Lane. Overall, the Government have allocated over €20 million towards the implementation of Sligo Public Realm Plan under the URDF.

3.4 The other successful URDF application saw the allocation of €28 million towards the City Campus Project to address the following issues:

- the underutilisation of this central block of land which is currently dominated by surface car-parking;

- the high vacancy rate and extent of dereliction on Holborn Street;
- a substandard / not fit for purpose / outdated County Library and Museum buildings which has been unsuccessfully seeking redevelopment funding at national level for over twenty years;
- the need for refurbishment of two protected structures on Stephen Street (the existing County Library and museum buildings) which are currently in a poor state of repair;
- the need for additional flexible city centre office space;
- the need for additional modern high quality city centre accommodation.

3.5 Following the submission in 2022 of a Preliminary Business Case in accordance with the Public Spending Code, the Department granted Sligo County Council permission to secure two key elements of the project:

1. The purchase of essential lands required to ensure the successful regeneration of the area and;
2. The development of a Masterplan to comprehensively guide and coordinate the regeneration and redevelopment of the area.

3.6 The option of a compulsory purchase of the subject lands was considered necessary to progress the project in view of several months of inconclusive negotiations with the landowner and operator of the private car park and associated lands.

3.7 A project brief for the City Campus Masterplan has been prepared and procurement of same is currently in progress.

3.8 Upon purchase of the subject lands and completion of the Masterplan, Sligo County Council will continue to comply with the Public Spending Code and secure approval to commence the preliminary design and detailed design of the project.

4.0 Rationale For The Acquisition Of The Subject Lands

4.1 Sligo County Council are progressing a number of projects which are responding to national and regional policies promoting compact growth. One such project is the Sligo City Campus – Cultural and Learning Hub which involves the regeneration and redevelopment of an underutilised and semi-derelict block of land in the city centre of Sligo. The vision for this area is for it to become a new cultural quarter of the town accommodating a new central library, a new enlarged county museum, offices and residential uses with pedestrian links to the new cultural plaza on the riverbank at Queen Maeve Square.

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5.0 Recommendation

- 5.1 Attached is a report from the Senior Planner detailing the planning history, the national and regional planning context and the development plan context of the subject lands. The City Campus has the potential to be a key component in transforming Sligo in the manner envisaged by both the NPF and RSES. The proposed CPO lands are considered crucial to the delivery of any Masterplan being considered for this block.

For the reasons as detailed within this report and as endorsed within the Senior Planner's report, it is proposed to acquire the necessary lands by Compulsory Purchase Order. Your approval is sought to proceed in this manner.

Signed:

Michael Carty - Senior Engineer, Capital Projects

Michael Carty Date 28/3/25

Kealan Donagher - A/Senior Executive Engineer, Capital Projects

KD Date 28/3/25

Approved

Emer Concannon, DOS

16/04/2025

Emer Concannon

Sligo County Council Compulsory Purchase (No. 01 Order) 2025

**Report to Emer Concannon, Director of Services, Placemaking
Lands At
Nos. 10,12,13,14,15, and 67 Holborn Street**



Report Prepared By

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March 2025**

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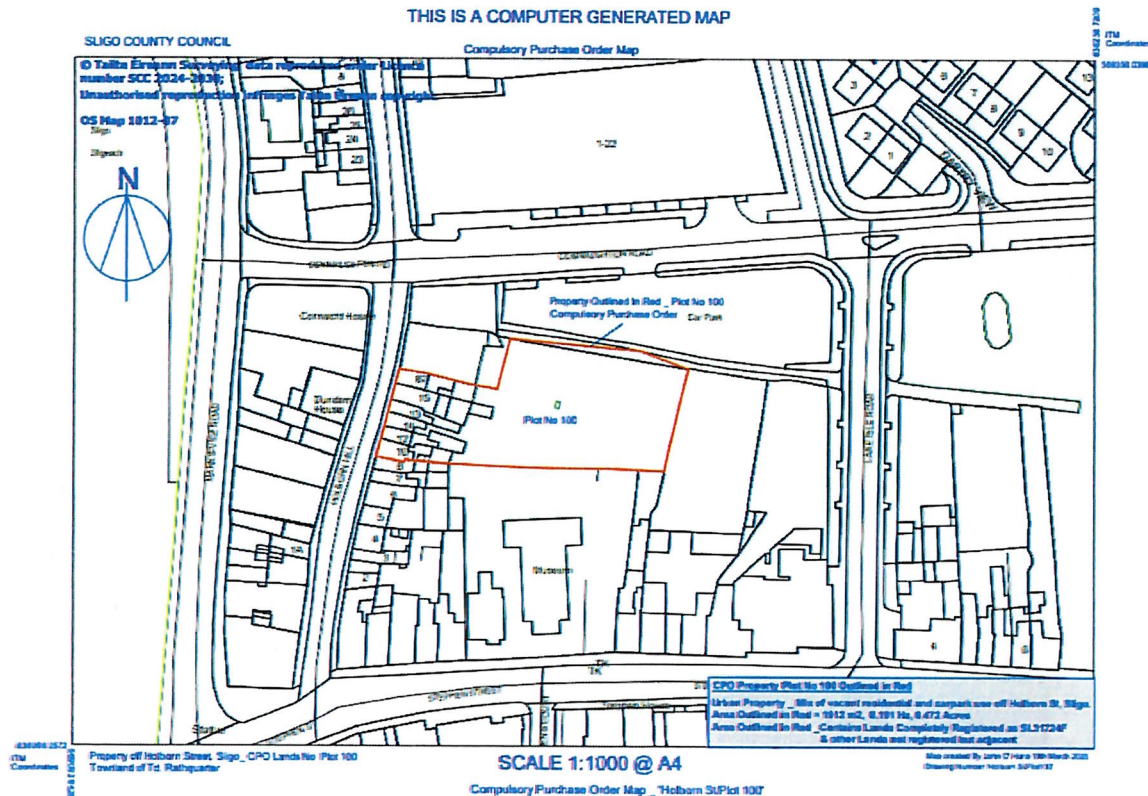
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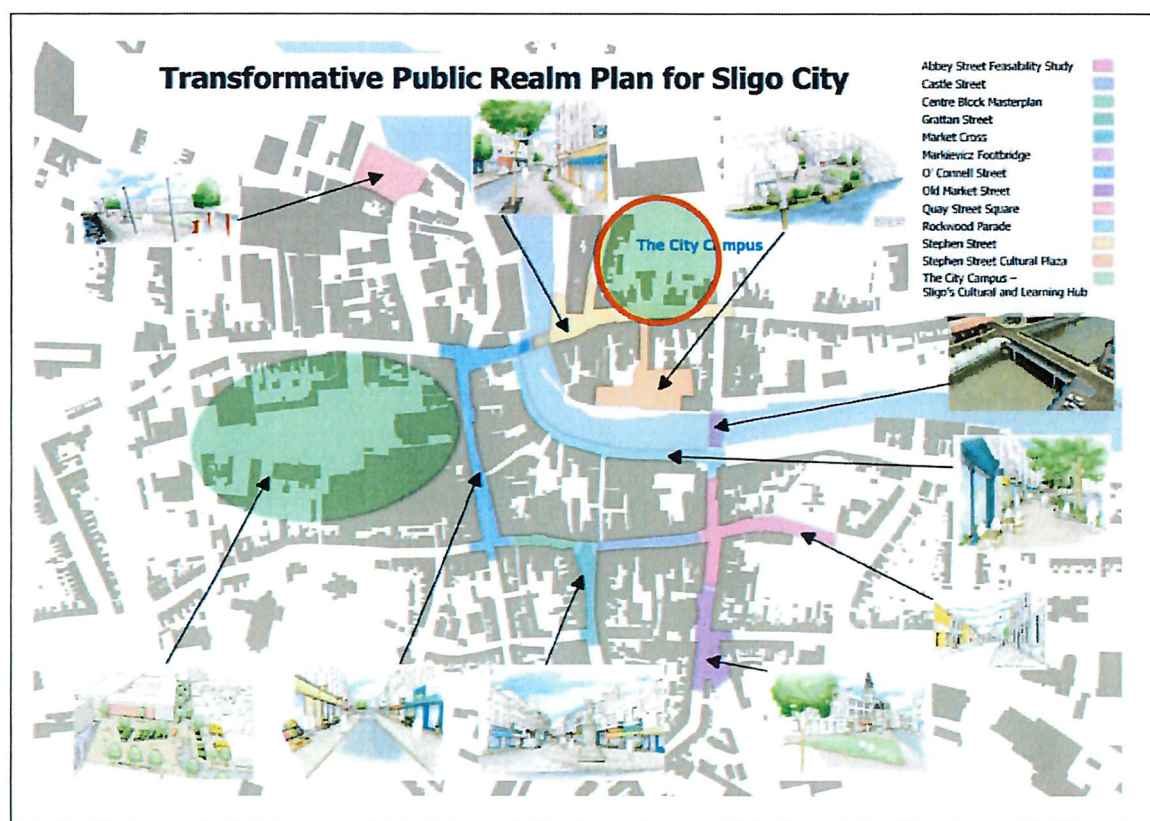


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Signed:

Michael Carty - Senior Engineer, Capital Projects

Michael Carty Date 28/3/25

Kealan Donagher - A/Senior Executive Engineer, Capital Projects

KD Date 28/3/25

Approved

Emer Concannon, DOS

16/04/2025

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Customer's name and address

Date

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on each item

1 RL 0363 0652 6IE	MARTIN O'CONNOR, FERMoyle Calry, Sligo
2 RL 0363 0653 0IE	MARTIN O'CONNOR, LOWER HOLBORN STREET Sligo
3 RL 0363 0654 3IE	MARTINA FINN, LOWER HOLBORN STREET, Sligo
4 RL 0363 0655 7IE	Jim Wallace, 2 HOLBORN STREET, Sligo
5	
6	
7	
8	
9	
10	

Accepting Officer

Time

Total items
on this list

Registered post Certificate of posting

An Post Terms and Conditions apply and are available at the post office or online at anpost.com

An Post
Retail Receipt

Post Office: 3329 Position: 2
Date: 08-Sep-2025 Time: 17:15:45
Bulk Batch ID: 026346

Trans. Ref. ID 33290208601213
Destination Ireland - 26 Counties
Weight (Letter) 0.025 kg
RegisteredPost 9.50 EUR
Prepaid Amount - 9.50 EUR

TRACKING NUMBER RL 036 306 530 IE

No Commercial Value

As there has been no value declared on
this item, a maximum insured value of
25 EUR will be payable in the event of
a successful claim.

PLEASE NOTE that items containing
Cash, Jewellery or other restricted
items to international destinations
are not insured. See www.anpost.com
for full list of restricted items.

Trans. Ref. ID 33290208601214
Destination Ireland - 26 Counties
Weight (Letter) 0.025 kg
RegisteredPost 9.50 EUR
Prepaid Amount - 9.50 EUR

TRACKING NUMBER RL 036 306 526 IE

No Commercial Value

As there has been no value declared on
this item, a maximum insured value of
25 EUR will be payable in the event of
a successful claim.

PLEASE NOTE that items containing
Cash, Jewellery or other restricted
items to international destinations
are not insured. See www.anpost.com
for full list of restricted items.

Trans. Ref. ID 33290208601215
Destination Ireland - 26 Counties
Weight (Letter) 0.025 kg
RegisteredPost 9.50 EUR
Prepaid Amount - 9.50 EUR



an post

Payment method Meter post ☐ Postage stamps ☐ cash ☐ Fee paid ☐

Customer's name and address

Date

D D M

Item number

Enter below the name and address shown on each item

1 RL 0363 0652 6IE	MARTIN O'CONNOR, FERMoyLE Calry, Sligo
2 RL 0363 0653 0IE	MARTIN O'CONNOR, LOWER Holborn Street Sligo
3 RL 0363 0654 3IE	MARTINA FINN, LOWER Holborn Street, Sligo
4 RL 0363 0655 7IE	Jim Wallace, 2 Holborn Street, Sligo
5	
6	
7	
8	
9	
10	

Accepting Officer

Time

Total items
on this list

Registered post Certificate of posting

An Post Terms and Conditions apply and are available at the post office or online at anpost.com

An Post
Retail Receipt

Post Office: 3329 Position: 2
Date: 08-Sep-2025 Time: 17:15:45
Bulk Batch ID: 026346

Trans. Ref. ID 33290208601213
Destination Ireland - 26 Counties
Weight (Letter) 0.025 kg
RegisteredPost 9.50 EUR
Prepaid Amount - 9.50 EUR

TRACKING NUMBER RL 036 306 530 IE

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Trans. Ref. ID 33290208601214
Destination Ireland - 26 Counties
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RegisteredPost 9.50 EUR
Prepaid Amount - 9.50 EUR

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