

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.

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.

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.

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.



Date: 15th August 2025

Michael Carty

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