

**TO:** Coilín O'Reilly, Chief Executive.

**FROM:** Nicola Lawler, Town Regeneration Officer.

**SUBJECT:** Compulsory Purchase Order  
CPOH-VHO229-2025 – Property at Moffett's Lane, Hacketstown, Co. Carlow,  
R93WR58

**DATE:** 12<sup>th</sup> December 2025

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I refer to the property at Moffett's Lane, Hacketstown, Co. Carlow, R93WR58. From research carried out by the Vacant Homes Unit the above property has been vacant for a considerable period of time.

As per Folio CW15762F the above property is currently registered to Patrick Murphy, Ballasalla, Co. Carlow.

Following a recent inspection on 1<sup>st</sup> October 2025, by Angela Whelan, Executive Technician, it was confirmed that this property remains vacant and falling into dereliction.

The Housing Department confirmed they have a social housing need as confirmed in memo dated 20<sup>th</sup> November 2025. There is a clear housing need in Hacketstown and the surrounding area, evidenced by a current waiting list of 14 households seeking accommodation. While the Housing Delivery Action Plan includes some small-scale developments, these will not be sufficient to meet the growing demand for housing, particularly in rural and village locations such as Hacketstown.

The redevelopment of this vacant residential unit would align with national policy objectives under the Quality Housing for Sustainable Communities guidelines and support the objectives in the Vacant Homes Action Plan. Bringing this property back into use would also contribute to the overall enhancement of the village, prevent dereliction, and support compact growth.

I would consider it necessary that Carlow County Council use its powers under Compulsory Purchase legislation to acquire the property at Moffett's Lane, Hacketstown, Co. Carlow, R93WR58. In making this recommendation, I confirm that the compulsory acquisition of said property:

- i. accords with the provisions of the Carlow County Development Plan 2022-2028 and in particular policies / objectives CS O6, CS O12, RA O1, TV P1, TVC P4, TVP 5, TV O1 and HT P3, HT P4, and HT P12 thereof (see below);
- ii. accords with general Government policy as set out in the Action Plan for Housing and Homelessness and in particular the stated policy objective to acquire vacant homes for social housing.

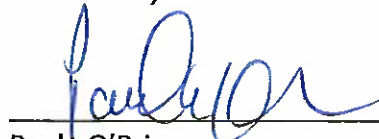
The Housing Authority will discharge any compensation due to any reputed owner and I, therefore, recommend that the property be acquired under the Housing Act 1966 through the Compulsory Purchase Order process and then vested in the name of Carlow County Council.

Compensation and future development costs will be recouped under the Social Housing Investment Programme (SHIP Funding).

  
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Nicola Lawler,  
Town Regeneration Officer.

Endorsed by:

  
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Paula O'Brien  
Director of Services.

**CPO Procedure Approved – Property at Moffett’s Lane, Hacketstown, Co. Carlow, R93WR58**

Signed:   
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Coilín O'Reilly,  
Chief Executive.

Date: 12/12/25

### **Carlow County Development Plan 2022-2028**

#### **CS 06**

It is the objective of the Council to actively promote the redevelopment and renewal of areas in need of regeneration through appropriate active land management measures including availing of statutory powers under the Derelict Sites Act, Housing Act, Vacant Site Levy and supporting implementation of the Residential Zoned Land Tax together with other statutory provisions to actively promote regeneration of urban and rural areas within the County.

#### **CS 012**

It is the objective of the Council to promote measures to reduce vacancy and the underuse of existing building stock and support initiatives that promote the reuse, refurbishment and retrofitting of existing buildings within urban centres and targeted settlements in the county.

#### **RA 01**

It is an objective of the Council to encourage and facilitate the appropriate development of sites and areas in need of development and renewal in order to prevent:

- Adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land
- Urban blight or decay
- Anti-social behaviour, or
- A shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.

#### **TV P1**

It is the policy of the Council to actively support proposals that encourage mixed use town centres including residential schemes, the conversion of upper floors of buildings, reuse of vacant / underutilised buildings and sites into residential use in order to revitalise the social and physical fabric of urban centres in the County.

#### **TVC P4**

It is the policy of the Council to promote the consolidation of town and village centres with a focus on the regeneration of underused / vacant buildings and strategic sites and the establishment of a mix of uses to encourage greater vibrancy outside of business hours.

#### **TVP 5**

It is the policy of the Council to promote the re-use and regeneration of vacant and derelict buildings and brownfield sites in towns and villages throughout the county which are recognised as essential catalysts to transforming the capacity and potential of these settlements.

#### **TV O1**

It is an objective of the Council to target vacant premises and facilitate regeneration in towns and villages throughout the county by supporting appropriate re-use of such properties, including social enterprises which seek to develop commercial activities at appropriate locations.

The site is zoned **Town Centre** – Objectives for this zoning include:

Town/Village Centre, or Village Expansion Area. Objective: To protect, provide for and/or improve town and village centre facilities and uses. The purpose of this zoning is to protect and enhance the character and vibrancy of existing town and village centres and to provide for and strengthen as appropriate retailing, residential, commercial, cultural, tourist and other appropriate uses. It will promote compact growth through the consolidation of development on town and village centre lands, allowing for a broad range of compatible and complementary uses, which will be encouraged to locate in this area in order to create an attractive environment to reside, shop, work, visit and in which to invest. The appropriate reuse, adaptation, and regeneration of buildings, infill sites, backlands, vacant, derelict and underutilised lands, including residential development, will be encouraged.

#### **HT P3:**

To enhance the coherence and integrity of the townscape by reflecting the local vernacular architecture in new buildings and refurbishments of the town centre.

#### **HT P4:**

Promote and support the use of previously developed brownfield, infill, derelict and backland sites in Hacketstown, including the redevelopment of existing sites and buildings, and to continue to identify regeneration opportunities in the town during the lifetime of this Plan.

#### **HT P12:**

Seek to encourage and facilitate where appropriate the re-use and regeneration of derelict, vacant and underutilised property in the town centre for residential purposes.