

KILDARE COUNTY COUNCIL



REGENERATION REPORT

Kildare County Council – Compulsory Purchase of Land Compulsory Purchase Order No. 2 2026

1.0 Introduction:

This report relates to the Compulsory Acquisition of the property 114 Elton Court, Leixlip, Co. Kildare. The objective of the Compulsory Purchase Order (CPO) is to bring this vacant derelict unit back into use. The following provides details of the planning history of the subject property alongside a policy context overview at National and local levels.

2.0 Site Location/Context

The property subject to the CPO comprises of a vacant two storey semi detached residential property. The property is situated on lands zoned '**Existing/ Infill Residential**' under the Land Use Zoning Objectives Map. The associated zoning objective is "**to protect and enhance the amenity of established residential communities and promote sustainable intensification.**" This zoning designation maintains the site's established residential function while promoting development that is contextually sensitive and aligned with the character, scale, and quality of the surrounding neighbourhood.



Figure 1: Outline of 114 Elton Court, Leixlip property.

3.0 Planning History:

No recent planning history was identified on the Planning GIS System.

4.0 National Policy Context

Project Ireland 2040 recognises that the quality of the urban environment and the sense of 'place' are fundamental to economic growth, supporting both urban and rural regeneration and consolidation, while also providing a strong cultural and social core for communities.

National Planning Framework First Revision- April 2025 continues to reinforce a strategic shift toward the renewal and consolidation of existing settlements, prioritising compact growth and the revitalisation of town centres over continued outward expansion into the countryside. In line with this, National Strategic Outcome 1 emphasises the role of major capital investment in addressing vacancy and dereliction in rural towns and villages, enabling their regeneration and future growth. Similarly, NPO 45 talks about increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration, increased building height and more compact forms of development.

Climate Action Plan – The compact growth agenda set out in the **National Planning Framework** (NPF) is reinforced by Ireland's **Climate Action Plan 2021**, which prioritises extensive retrofitting of existing buildings and housing stock, as well as the development of brownfield sites and compact urban forms. The actions in the Climate Action Plan strongly support the regeneration and revitalisation of Ireland's towns by reducing car dependency, sustaining economic and social activity at street level, and improving access to shops, employment, and amenities through sustainable transport modes.

Our Rural Future: Rural Development Policy 2021 – 2025 represents the Irish Government's blueprint for the post-COVID recovery and development of rural Ireland over the next five years. It outlines a vision to drive the regeneration and sustainable development of towns and villages, supporting both local and national economic recovery. It aims to enable people to live and work in a vibrant environment. At the heart of this vision is the **Town Centre First policy** which introduces a new, community-led approach to town development.

The Town Centre First (TCF) Policy, launched in 2022, represents a whole-of-government approach to revitalising Irish towns and villages. A core objective of the policy is to tackle vacancy and combat dereliction, ensuring town centres become vibrant, sustainable places to live, work, and visit.

TCF recognises that addressing vacancy and dereliction is essential for economic, social, and cultural regeneration. The policy sets out 33 specific actions to provide towns with the tools and resources needed to:

- Bring vacant and derelict properties back into productive use, particularly for housing and mixed-use development.
- Enable increased residential occupancy in town centres through initiatives such as the Croí Cónaithe (Towns) Fund, which offers grants for derelict properties to support refurbishment for residential use.
- Activate brownfield sites and underused buildings as part of compact growth and sustainable development goals.
- Support local authorities in using Compulsory Purchase Orders (CPOs) where necessary to acquire and repurpose vacant and derelict properties.

Local implementation is driven by Town Regeneration Officers, working with Vacant Homes Officers and community-led Town Teams to identify and progress projects that reduce vacancy, restore derelict sites, and enhance town centre vibrancy.

The Government's new housing strategy, **Delivering Homes, Building Communities: An Action Plan on Housing Supply and Targeting Homelessness (2025–2030)**, sets out an ambitious framework to deliver 300,000 homes by 2030, building on the progress of *Housing for All*. This plan prioritises regeneration of towns and cities, alongside measures to address vacancy and dereliction, as key drivers of housing supply and community revitalisation.

5.0 Kildare County Development Plan 2023-2029

Chapter 2 - Kildare Core Strategy and Settlement Strategy

2.6 Town and Village Renewal

The framework for the Core Strategy is based on the key principles and objectives of the NPF, RSES including the MASP and Specific Planning Policy Requirements (SPPRs) of the Ministerial Guidelines. It applies a compact growth philosophy to the existing urban footprint of settlements in the county through the consolidation within the existing urban footprint, by ensuring 30% of all new homes are targeted within the existing built-up areas, in line with the NPF National Strategic Outcome.

It is an objective of the Council to:

CS O5: Promote compact growth and the renewal of towns and villages through the development of underutilised town centres and brownfield sites, and where appropriate, pursue through active land management measures a co-ordinated planned approach to

developing appropriately zoned lands at key locations, including regeneration areas, vacant sites and under-utilised areas in cooperation with state agencies, while also maintaining a 'live' baseline dataset to monitor the delivery of population growth on existing zoned and serviced lands to achieve the sustainable compact growth targets of 30% of all new housing within the existing urban footprint of settlements.

CS O6: Promote, and initiate where feasible, measures to reduce vacancy and the underutilisation of existing building stock and support initiatives that promote the reuse, refurbishment and retrofitting of existing buildings within settlements throughout the county.

Chapter 3 - Housing

Policy

It is the policy of the Council to:

HO P6: Promote and support residential consolidation and sustainable intensification and regeneration through the consideration of applications for infill development, backland development, re-use/adaptation of existing housing stock and the use of upper floors, subject to the provision of good quality accommodation.

Objectives

It is an objective of the Council to:

HO O8: Support new housing provision over the Plan period to deliver compact and sustainable growth in the towns and villages in the County, and supporting urban renewal, infill and brownfield site development and regeneration, to strengthen the roles and viability of the towns and villages.

HO O12: Support and promote the renovation and re-use of obsolete, vacant and derelict homes, through the following measures:

- (i) Encourage the redevelopment and reuse, including energy retrofitting, of the existing housing stock.
- (ii) Support Government programmes and incentives to bring empty homes into use through various means, including potential expansion of the Town and Village Renewal Scheme in the Government's Rural Development Policy 2021-2025.
- (iii) Promote the conversion of vacant properties into new social and affordable homes through schemes including the Repair and Leasing Scheme and the Buy and Renew Scheme. Kildare County Council will endeavour to promote these schemes and encourage owners of vacant properties to avail of these schemes, directly or in cooperation with Approved Housing Bodies.

Chapter 4 - Resilient Economy and Job Creation

Policy

It is the policy of the Council to:

RE P4: Support urban growth and regeneration through the promotion of good placemaking to attract employees and employers and to provide a competitive advantage to County Kildare.

Objectives

It is an objective of the Council to:

RE O36: Address derelict sites in towns and villages by invoking the powers of the Derelict Sites Act, 1990 (as amended) and by the Planning and Development Act, 2000 (as amended).

Chapter 8 – Urban Centres Retail

Action

It is an action of the Council to:

RET A3: Identify obsolete and potential renewal areas and, through active and positive engagement with landowners, to encourage and facilitate the re-use and regeneration of derelict land and buildings in the county's main towns, villages and smaller centres. The Council will use its statutory powers, including the Derelict Sites Act (as amended), the Vacant Site Levy and/or Compulsory Purchase Order, where necessary.

Chapter 14 – Urban Design Placemaking Regeneration

14.5.7 Tackling Town Centre Vacancies

The chronic issue of retail and residential vacancies in town centres needs to be resolved if there is to be a meaningful regeneration of our towns and villages. Whilst efforts to regenerate the public realm and enhance tourism and employment opportunities through various placemaking strategies will assist in helping to find new roles and functions for vacant buildings over the longer term, it is recognised that a more interventionist approach on the part of the Local Authority is required. To this end, and conscious of the growing housing crisis in the county, Kildare County Council has focused over the past number of

years on bringing back into use vacant residential units in towns and villages. Through the efforts of the Vacant Housing Officer numerous vacant dwellings in town centres have been identified and brought back into use as social housing through both the Buy and Renew Scheme and the Repair and Lease Scheme.

14.5.8 Town and Village

Renewal Policy

It is the policy of the Council to:

UD P2: Develop towns and villages of all types and scale as environmental assets and ensure that their regeneration and renewal forms a critical component of efforts to achieve compact growth development and increased climate resilience within settlements across the county.

Objectives

It is an objective of the Council to

UD O6: Continue to pursue a Town Centre First Approach to renewing and developing town centres through the following:

- (i) Prioritising the town centre as the primary location for commercial, civic, social and cultural development and promoting new high
- (ii) quality infill and backland development that consolidates and regenerates the existing urban core.
- (iii) Preparing and implementing Town/Village Renewal Masterplans for settlements of all sizes across the county.
- (iv) Actively engaging with the community, landowners, developers and other agencies to secure support and develop a shared vision for the renewal and enhancement of Kildare's towns and villages.
- (v) Implementing the provisions of Government's 'Housing For All' plan (2021) with regard to addressing vacancy and maximising efficient use of existing stock in our town centres.
- (vi) Implementing the provisions and Actions of 'Town Centre First – A Policy Approach for Irish Towns' (2022) including supporting the work of any appointed Town Regeneration Officer within the Council

Actions

It is an action of the Council to:

UD A5: Continue to tackle vacant residential and derelict sites within town centres through various initiatives, including the following:

- Targeted engagement with landowners.
- Promoting awareness of the Buy and Renew and Repair and Lease Schemes.
- Developing tailored responses through selected Town Renewal Masterplans.
- Applying for any funds made available under the Government's Housing for All plan (2021) to increase residential living opportunities in vacant or underutilised buildings.
- Land Activation Measures, including the use of the Derelict Sites Act, Section 59 mechanisms related to the Record of Protected Structures and Compulsory Purchase Powers.
- The preparation of Town Centre First Plans by designated Town Teams.

6.0 Draft Leixlip Local Area Plan 2020 - 2026

Policy HC1 - Residential Development: Capacity and Delivery

It is the policy of the Council to ensure that sufficient land continues to be available at appropriate locations to satisfy the Core Strategy growth allocation for Leixlip and that each household has access to good quality housing that is appropriate to its circumstance.

Objectives

It shall be an objective of the Council:

HC1.4: To encourage the appropriate redevelopment/regeneration of brownfield and infill sites for residential uses within the LAP area.

Policy HC2 - Residential Density, Mix and Design

It is the policy of the Council to ensure that all new residential development provides for a sustainable mix of housing types, sizes and tenures and that new development complements the existing residential mix.

Objectives

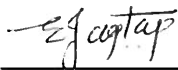
It shall be an objective of the Council:

HC2.1: To ensure that a good mix of housing types and sizes is provided in all new residential areas including each Key Development Area (KDA) and appropriate infill/brownfield locations to meet the needs of the population of Leixlip, including housing designed for older people and people with disabilities.

7.0 Conclusion:

Having considered the proposed Compulsory Purchase Order for the property at 114 Elton Court, Leixlip, Co. Kildare, and the intention to return this dwelling to active residential use, it

is concluded that the proposal is consistent with, and supported by, the relevant National Planning Policy Framework, as well as the provisions of the Kildare County Development Plan 2023–2029 and the Draft Leixlip Local Area Plan 2020–2026.



Esha Jagtap
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10/02/2026

Date



Sharon O' Gara
Town Regeneration Officer

10.02.2026.

Date



Pamela Pender
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17.2.2026.

Date

