

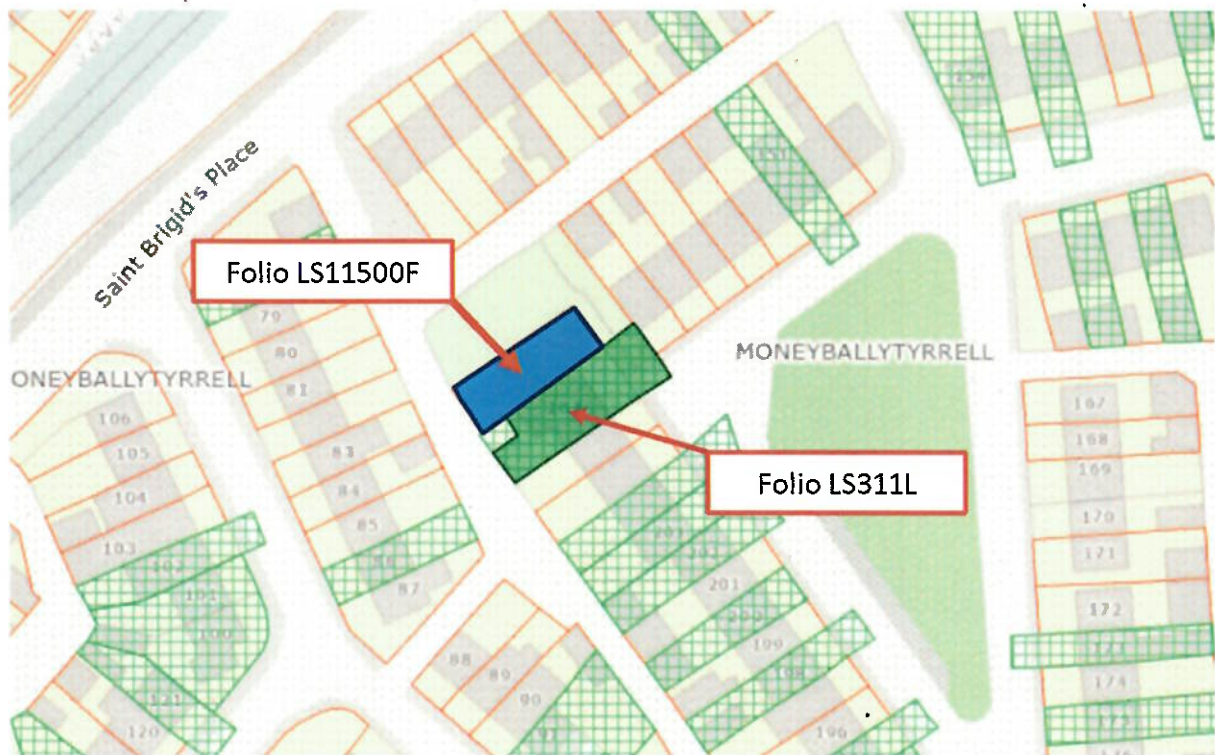
TO: Angela McEvoy, Director of Services

FROM: Denise Rainey, Town Regeneration Officer

SUBJECT: Proposed Compulsory Purchase Order
207 St Brigid's Place, Portlaoise, Co. Laois, R32 VEW2 (Folio LS5584F)

DATE: 13th February, 2026.

I refer to the above property at 207 St Brigid's Place, Portlaoise, Co. Laois, R32 VEW2. The property comprises 2 Folios - LS311L and LS11500F. The property consists of an end of terrace two-storey house and adjoining garden.



The property has been vacant for some time and has been the subject of anti social behaviour. The property is now in a derelict condition following a fire in late September, 2025.

The property comprises 2 separate folios and there are 2 separate registered owners.

As per Folio LS311L, the registered owner is Joseph Gilchrist, Crubbin, Ballyroan, Co. Laois.

Correspondence issued by Registered Post to Joseph Gilchrist, Crubbin, Ballyroan, Co. Laois as the registered owner on 1st October, 2025. The correspondence was returned by An Post on 1st July, 2025 as 'Unknown at this Address'.



Photograph taken 1st October, 2025

As per Folio LS11500F, the registered owner is Julia O'Shea, 207 St Brigid's Place, Portlaoise, Co. Laois.

Correspondence issued by Registered Post to Julia O'Shea, 207 St Brigid's Place, Portlaoise, Co. Laois as the registered owner on 1st October, 2025. The correspondence was returned by An Post on 1st July, 2025 as 'Gone Away'.

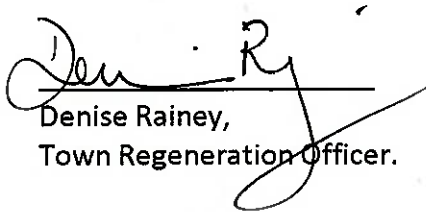
The Housing Department has confirmed that this property would be suitable for social housing and that there is a demand on the housing waiting list for this type of property in this location.

I would consider it necessary at this stage, that in order to return 207 St Brigid's Place, Portlaoise, Co. Laois, R32 VEW2 to use for Housing purposes, that the Council use its powers under Compulsory Purchase legislation to acquire the property comprised in 2 Folios - LS311L and LS11500F.


In making this recommendation, I confirm that the compulsory acquisition of said property:

- i. accords with the provisions of the Laois County Development Plan 2021-2027 and in particular policy objectives CS 06, HPO 5, HPO 14 and HPO 34 thereof (see below);
- ii. accords with the zoning provisions of Laois County Development Plan 2021-2027;
- iii. accords with general Government policy as set out in Delivering Homes, Building Communities 2025 - 2030 - An Action Plan on Housing Supply and Targeting Homelessness, and particularly Pillar 1.4 - Securing Additional Supply, Ending Dereliction & Vacancy.

The Council 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. Compensation and future development costs will be recouped from the Department of Housing, Local Government & Heritage.


Denise Rainey,
Town Regeneration Officer.

**CPO Acquisition Approved - 207 St Brigid's Place, Portlaoise, Co. Laois, R32 VEW2
Folios - LS311L and LS11500F**

Signed: 
Angela McEvoy,
Director of Services.

Date: 16.02.2026

Laos County Development Plan 2021-2027

CS 06

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.

HPO 5

To engage in active land management and site activation measures, including the implementation of the vacant site levy on all vacant residential and regeneration lands, and address dereliction and vacancy to ensure the viability of towns and village centres, i.e. Portlaoise, Portarlington, Mountmellick and Graiguecullen.

HPO 14

Promote residential development addressing any shortfall in housing provision through active land management and a coordinated planned approach to developing appropriately zoned lands at key locations including regeneration areas, vacant sites, and underutilised sites. This includes backland development, thus promoting a more efficient use of zoned land.

HPO 34

Meet the County's housing need for social housing provision through a range of mechanisms, including:

- (i) Part V of the Planning and Development Act 2000 (as amended),
- (ii) a social housing building programme,
- (iii) acquisition, leasing,
- (iv) the Housing Assistance Payment (HAP) scheme,
- (v) the Rental Accommodation Scheme (RAS) and
- (vi) the utilisation of existing housing stock, i.e. vacant and underutilised sites