

TO: Angela McEvoy, Director of Services

FROM: Denise Rainey, Town Regeneration Officer

SUBJECT: Proposed Compulsory Purchase Order
50 Whitefields, Portarlinton, Co. Laois, R32 EP90 (Folio LS18043F)

DATE: 13th February, 2026.

I refer to the above property at 50 Whitefields, Portarlinton, Co. Laois, R32 EP90 (Folio LS18043F). The property consists of a semi-detached two-storey house with front and rear gardens.



Photograph 8th October, 2021



Photograph 7th October, 2025

The property has been vacant for at least 4 years. The property was first noted as vacant by the Vacant Homes Office in October, 2021. The only change to the property from then to October, 2025 is the addition of a wooden gate to the side entrance and the painting of the wooden hoarding at the front door.

As per Folio LS18043F, the registered owner is Pat Moore Builders Limited, Morette, Emo, County Laois.

Correspondence was issued by Registered Post to Pat Moore Builders Limited, Morette, Emo, County Laois as the registered owner on 12th November, 2025. The correspondence was delivered by An Post on 13th November, 2025 and proof of delivery by An Post is on file.

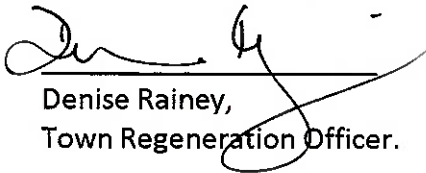
The Housing Department has confirmed that this property would be suitable for social housing and that there is a demand on the housing waiting list for this type of property in this location.

I would consider it necessary at this stage in order to return 50 Whitefields, Portarlinton, Co. Laois, R32 EP90 to use for Housing purposes, that the Council use its powers under Compulsory Purchase legislation to acquire the property comprised in Folio LS18043F.

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 - 50 Whitefields, Portarlinton, Co. Laois, R32 EP90 (Folio LS18043F)

Signed:


Angela McEvoy,
Director of Services.

Date: 16.02.2026

Laois 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