

AL4-1

**MEMORANDUM**

**CARLOW COUNTY COUNCIL**

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

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

**SUBJECT:** Compulsory Purchase Order  
Carlow Town Centre Brownfield Site bounded by Tullow Street Lower,  
Charlotte Street and Brown Street, Carlow Town. (Covering 15 Folio's)

**DATE:** 21<sup>st</sup> April 2026

The subject lands comprise a centrally located landbank measuring approximately 0.448 hectares (1.107 acres), comprising 15 individual folios – CW15145F, CW11807F, CW10309F, CW12000F, CW13578F, CW24274F, CW26683F, CW10565F, CW33143F, CW26686F, CW16699F, CW9648F, CW26687F, CW1342L and CW1754L. The lands consist predominantly of vacant and/or derelict buildings and undeveloped brownfield land and occupy a highly prominent and strategic position within the urban core.

The subject lands have experienced long-term vacancy and dereliction, remaining largely unchanged over an extended number of years. Owing to their size, layout and central location within Carlow town centre, the lands constitute a strategically important brownfield site with exceptional redevelopment potential. The continued lack of activity on the site has an adverse effect on the town centre, detracting from its visual quality, undermining vitality and constraining economic activity. The scale and depth of the landbank disrupt the continuity of the urban fabric, limiting pedestrian movement and weakening connections between surrounding streets and public spaces. As a result, the condition of the site represents not only an aesthetic issue but a barrier to the effective functioning, integration and connectivity of the town centre.

Appended to this memo is a list of the individuals and/or companies that the lands are currently registered with.

The Regeneration Department has engaged proactively and repeatedly with the company secretary/owner of the subject lands over a period of approximately three years with a view to facilitating the voluntary redevelopment of the site. The initial meeting with the company secretary/owner took place on 21<sup>st</sup> March 2023. Please see enclosed a detailed outline of engagement. During this period, the company secretary/owner consistently indicated an intention to develop the lands and, on one occasion, furnished the local authority with an outline proposal/feasibility study for a residential development.

Notwithstanding these assurances, no planning application has been submitted in respect of the lands, nor has any substantive preparatory or enabling work been undertaken to progress development. The most recent correspondence from the company secretary/owner, dated 19<sup>th</sup> November 2025, indicated that a planning application was to be submitted and sought a further meeting with the local authority.

By correspondence dated 24 November 2025, the local authority reasonably requested that, in advance of any further meeting, the owner provide preliminary plans and a clear and detailed timeline for the submission of a planning application and commencement of works.

No response has been received to that correspondence, and no planning application has been lodged in the intervening period.

The intention is to progress the redevelopment of the subject lands as a flexible-use town centre regeneration project, comprising high-quality public realm, new and improved pedestrian streets and connections, streetscape enhancement, and a mix of residential, hospitality, cultural, community and civic uses.

The regeneration of brownfield and infill lands within established town centres is a consistent priority across national, regional and local planning frameworks, reflecting objectives around compact growth, sustainable settlement patterns and the optimal use of serviced and zoned land. Locally, the Carlow Development Plan seeks to reaffirm the town centre as a vibrant place for living, working, visiting and civic and cultural engagement, placing particular emphasis on revitalisation through improved permeability, active street frontages, high-quality public realm and the reuse of long-vacant and underutilised sites.

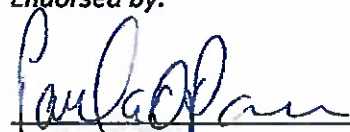
In this context, the subject lands occupy a strategically important position within the town centre and present a rare opportunity for comprehensive regeneration. Their redevelopment would facilitate the creation of new and enhanced public spaces, improved street connections and a flexible mix of residential, hospitality, cultural, community and civic uses, contributing directly to the revitalisation of the area and the realisation of Town Centre First principles and adopted planning policy objectives.

I would consider it necessary that Carlow County Council use its powers under Compulsory Purchase legislation to acquire the subject lands. In making this recommendation, I confirm that the compulsory acquisition of the subject lands:


- 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 P5, TV O1, BH P5, UD P1, UD P2, CGR P1, CGR P2, WC P3, ACA P1, and ACA O2 thereof (see below);
- ii. has regard to the provisions of the Carlow Graiguecullen Joint Urban Local Area Plan 2024-2030 and in particular policies / objectives CS O8, UVD P1, URD P2, URD P3, UR P2, SO 3, and RT O12 thereof (see below);
- iii. 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.

  
\_\_\_\_\_  
Nicola Lawler,  
Town Regeneration Officer.

Endorsed by:

  
\_\_\_\_\_  
Paula O'Brien  
Director of Services.

**CPO Procedure Approved – Carlow Town Centre Brownfield Site bounded by Tullow Street Lower, Charlotte Street and Brown Street, Carlow Town.**

Signed:   
Coilín O'Reilly,  
Chief Executive.

Date: 21/4/26

**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 the 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 P5**

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 01**

It is the 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.

#### **BH P5**

It is the policy of the Council to co-ordinate significant infrastructural projects such as public realm works, flood relief works and new transport routes to the benefit of surviving historic sites in order to improve their enjoyment, presentation and enhanced accessibility.

#### **UD P1**

It is the policy of the Council to provide high-quality public realm and urban spaces through support for and the promotion of good urban design and placemaking, to reinforce a people centred approach to the creation of the built environment.

#### **UD P2**

It is the policy of the Council to apply the following key attributes when considering public realm enhancements:

- Attractive and visually pleasing urban spaces with high-quality design, materials, and installations (street lighting, furniture and signage).
- Distinctive urban spaces with reference to local context and existing built heritage, character, and identity.
- Accessible, connected and linked permeable urban spaces that facilitate ease of movement.
- Functional urban spaces that foster activity and are safe and adaptable.

#### **CGR P1**

It is the policy of the Council to promote and support the regeneration of underused town centre, village centre and brownfield/infill lands, in conjunction with the delivery of existing zoned and serviced lands.

#### **CGR P2**

It is the policy of the Council to facilitate the delivery of compact and sequential growth and urban regeneration in towns and villages by consolidating the built footprint through a focus on regeneration and development of key infill /brownfield /backland sites.

#### **WC P3**

It is the policy of the Council to ensure that connectivity for pedestrians and cyclists is maximised in new communities and improved within existing areas particularly towns and villages throughout the county including associated infrastructure, to maximise access to local shops, educational facilities, public transport services, employment locations and other amenities.

#### **ACA P1**

It is the policy of the Council to protect and enhance the historic character, heritage value and visual setting of Architectural Conservation Areas and to carefully consider any development proposals that would affect the special interest of such areas.

#### **ACA O2**

It is the objective of the Council to address dereliction and promote appropriate and sensitive reuse and rehabilitation of buildings, building features and sites within Architectural Conservation Areas.

## **Carlow Graiguecullen Joint Urban Local Area Plan 2024-2030**

### **CS O8**

It is an objective of Carlow County Council to promote and support the role of active land management measures in the redevelopment of buildings and land in Carlow Graiguecullen, in need of regeneration, including the use of statutory powers available through the Derelict Sites Act, Housing Act, Urban Regeneration and Housing Act, and Residential Zoned Land Tax, together with the role of the Town Centre First Policy, Town Regeneration Officers Croi Conaithe (Towns), and Vacant Homes Officer.

### **UVD P1**

It is the policy of Carlow County Council to encourage and facilitate the appropriate regeneration and reuse of underutilised, vacant and derelict buildings and sites. Both Councils will continue to use their statutory powers, where appropriate, to consider such buildings and sites for inclusion in the Residential Zoned Land Tax or Register of Derelict Sites.

### **URD P2**

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

### **URD P3**

It is a policy of Carlow County Council to encourage that urban regeneration and new development enhances the character of the built environment of the joint urban area and the quality of the public realm, taking account of the Key Design Principles referred to in Section 5.2.

### **UR P2**

It is a policy of Carlow County Council to support the effective and efficient use of land in Carlow-Graiguecullen, prioritising compact growth in preference to greenfield land consumption through the development and regeneration of vacant and underutilised brownfield/infill land and buildings within the existing built-up footprint of the joint urban area.

### **SO 3**

It is the objective of the Council to improve the public realm and attractiveness of Carlow Graiguecullen through the delivery of high-quality urban design outcomes, taking account of the need to respond to the social and physical characteristics of the existing built environment and those features that should be protected and/or enhanced by, and inform, new development.

### **RT O12**

It is the policy of the Council to support and facilitate further public realm upgrades within Carlow Town Centre, particularly along Dublin Street and Tullow Street, which would benefit from enhanced landscaping and pavement improvements. The provision of street furniture such as benches, and the delivery of the 30km/hr zone will enhance the experience, safety and comfort of pedestrians living in, studying, working, and visiting the Town Centre.

List of Registered Owners

| Quantity, description and situation of the land  | Owners or reputed owners  |
|--|---|
| <p><u>Site number 1.</u><br/>A plot of ground situate to the south side of Brown Street being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW15145F</p>                                    | <p>Milan Gaming Limited, 9 - 10 Main Street, Arklow, Co. Wicklow.</p> |
| <p><u>Site number 2.</u><br/>A plot of ground situate on the south side of Brown Street in the Town of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW11807F</p>              | <p>Milan Gaming Limited, 9 - 10 Main Street, Arklow, Co. Wicklow.</p> |
| <p><u>Site number 3.</u><br/>A plot of ground situate on the East side of Charlotte Street in the Urban District of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW10309F</p> | <p>Milan Gaming Limited, 9 - 10 Main Street, Arklow, Co. Wicklow.</p> |
| <p><u>Site number 4.</u><br/>A plot of ground with the premises thereon situate on the East side of Charlotte Street being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW12000F</p>       | <p>Milan Gaming Limited, 9 - 10 Main Street, Arklow, Co. Wicklow.</p> |
| <p><u>Site number 5.</u><br/>A plot of ground situate to the East of Charlotte Street in the Urban District of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW13578F</p>      | <p>Milan Gaming Limited, 9 - 10 Main Street, Arklow, Co. Wicklow.</p> |
| <p><u>Site number 6.</u><br/>The property shown, in the parish of CARLOW, situate in the townland of CARLOW, in the barony of CARLOW, in the Electoral Division of CARLOW URBAN contained within folio CW24274F</p>      | <p>Stephen O'Leary, 9 - 10 Main Street, Arklow, Co. Wicklow.</p>      |
| <p><u>Site number 7.</u><br/>The property shown, in</p>  | <p>Ronol Ventures Limited, 9</p>                                      |

List of Registered Owners

|  |  |
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| the Parish of CARLOW, situate in the Townland of CARLOW, in the Barony of CARLOW, in the Electoral Division of CARLOW URBAN contained within folio CW26683F  | - 10 Main Street, Arklow, Co. Wicklow  |
| <u>Site number 8.</u><br>A plot of ground the East side of Charlotte Street in the Town of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW10565F  | Milan Gaming Limited, Funfair Casino, Grattan Square, Dungarvan, Co. Waterford |
| <u>Site number 9.</u><br>The property shown, situate in the Parish of Carlow, in the Townland of CARLOW, in the Barony of CARLOW, in the Electoral Division of CARLOW URBAN contained within folio CW33143F  | Ronol Ventures Limited, 9 - 10 Main Street, Arklow, Co. Wicklow                |
| <u>Site number 10.</u><br>The property shown, situate in the Townland of CARLOW, in the Barony of CARLOW, in the Electoral Division of CARLOW URBAN contained within folio CW26686F  | Ronol Ventures Limited, 9 - 10 Main Street, Arklow, Co. Wicklow                |
| <u>Site number 11.</u><br>A plot of ground situate to the North of Tullow Street and West of College Street, in the Urban District of Carlow in the Parish of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW16699F | Ronol Ventures Limited, 9 - 10 Main Street, Arklow, Co. Wicklow                |
| <u>Site number 12.</u><br>A plot of ground situate on the North side of Tullow Street in the Parish and Urban District of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW9648F                                      | Ronol Ventures Limited, 9 - 10 Main Street, Arklow, Co. Wicklow                |
| <u>Site number 13.</u><br>The property shown, in the Parish of CARLOW, situate in the Townland of CARLOW, in the Barony of CARLOW, in the  | Ronol Ventures Limited, 9 - 10 Main Street,                                    |

## List of Registered Owners

|   |  |
|---|--|
| <p>Electoral Division of CARLOW<br/>URBAN contained within folio<br/>CW26687F</p>   | <p>Arklow, Co.<br/>Wicklow</p>   |
| <p><u>Site number 14.</u><br/>The property situate on the<br/>North side of Tullow Street in<br/>the Urban District of Carlow<br/>being<br/>part of the Townland of CARLOW<br/>and Barony of CARLOW<br/>contained within folio CW1342L<br/>(created out of lands comprised<br/>in folio CW15959F)</p> | <p>Ronol<br/>Ventures<br/>Limited, 9<br/>- 10 Main<br/>Street,<br/>Arklow, Co.<br/>Wicklow</p> |
| <p><u>Site number 15.</u><br/>The property situate on the<br/>north side of Tullow Road in the<br/>Parish of Carlow being part of<br/>the Townland of CARLOW and<br/>Barony of CARLOW contained<br/>within folio CW1754L (created<br/>out of lands comprised in folio<br/>CW15959F)</p>               | <p>Ronol<br/>Ventures<br/>Limited, 9<br/>- 10 Main<br/>Street,<br/>Arklow, Co.<br/>Wicklow</p> |

## Chronology of Interaction

| Date       | Action  |
|------------|---|
| 24/11/2025 | Email from N. Lawler to Stephen O'Leary requesting a copy of the preliminary plans referred to and a detailed timeline for submission for a planning application and commencement of works and once received would be happy to agree a date for a meeting   |
| 19/11/2025 | Email from Stephen O'Leary to N. Lawler requesting a meeting to give an update on the development of the site..... has a preliminary set of plans prepared and will share...requesting a date for meeting   |
| 15/05/2025 | Email from N. Lawler to Stephen O'Leary advising that 3 - 5 Charlotte Street are on the Derelict Sites register   |
| 26/03/2025 | Email from Planning Department to Kathy McNally advising of process to apply for a pre-planning meeting and enclosing all relevant documentation  |
| 25/03/2025 | Email from Kathy McNally of Brock McClure requesting to arrange a pre planning meeting to discuss a significant mixed use development with both residential and commercial and retail being considered for the scheme.  |
| 18/03/2025 | Email from Stephen O'Leary to N. Lawler advising that they are moving forward and putting together a team in relation to developing the site. Asked us to advise on the property folio numbers which have been identified and placed on the dereliction list, these properties would relate to Millan Gaming Ltd and Ronol Ventures Ltd |
| 13/03/2025 | Email from N. Lawler to Stephen O'Leary advising that the property relating to him was contained in folio CW1754L In the name of Ronol Ventures Ltd, folio CW15959F was the parent folio it was contained in  |
| 12/03/2025 | Email from Stephen O'Leary enclosing correspondence from his solicitor advising that he doesn't own property contained in folio CW15959F  |
| 04/03/2025 | Derelict Site notices (Section 8 (2)) served on 121a Tullow Street and surrounding lands (relevant to this file Folio's CW1342L and CW1754L)  |
| 12/02/2025 | Email from Stephen O'Leary on receipt of Derelict Sites notices advising that a planning application is currently in preparation to address these matters and progress the development.   |
| 05/02/2025 | Derelict Site notices (Section 8 (2)) served on 10 Brown Street (CW15145F) and 11 Brown Street (CW11807F)   |
| Unknown    | Feasibility Study (which was prepared in August 2024) received outlining housing development for the site   |
| 27/05/2024 | Email from Stephen O'Leary to N. Lawler and B. Deenihan giving update on the progress in preparation for a planning application. 2 quotations had been requested for a viable scheme and will keep us posted as it develops   |
| 04/04/2024 | Email from B. Deenihan, VHO to Stephen O'Leary in which she asked if any arrangements had been made to submit a pre-planning application or if a decision had been made about what properties he might be intending to sell   |
| 06/03/2024 | Email from B. Deenihan to Stephen O'Leary following on from a conversation, advising to submit a pre-planning application and asking that properties being considered for sale be highlighted and she would then discuss with N. Lawler   |

## Chronology of Interaction

| Date       | Action  |
|------------|---|
| 28/02/2024 | Email from Stephen O'Leary to B. Deenihan, VHO following on from conversation advising that he and his team have been working diligently with architects to explore potential developments for the site....encountered challenges in finding a commercially viable solution...on site meetings with housing bodies, builders, and stakeholders...housing more feasible option....identified certain buildings for repurposing for IPass |
| 20/02/2024 | Email from B. Deenihan to Stephen O'Leary providing links to a paint scheme in order to clean up property   |
| 16/11/2023 | Email from N. Lawler, TRO to Stephen O'Leary noting content of previous email and advising would make contact in New year for follow up   |
| 15/11/2023 | Email from Stephen O'Leary to N. Lawler advising that sale of site behind the Ritz ballroom created problems as the leasehold had to be purchased..... and they are now in a position to proceed.   |
| 15/11/2023 | Email from N. Lawler, TRO to Stephen O'Leary requesting update in relation to BrownStreet/Charlotte Street development site and advising that a number of properties within the complex are failing under vacancy and dereliction status  |
| 31/08/2023 | Email from B. Deenihan, VHO to Stephen O'Leary asking for a timeline on submitting the planning application and if the building could be painted  |
| 30/08/2023 | Email from Stephen O'Leary to B. Deenihan, VHO, advising that it is his intention to lodge a planning application for the property and that they are doing a feasibility study on it at present.  |
| 30/08/2023 | Email from B. Deenihan, VHO to Stephen O'Leary relating to property at Tullow Street CW9648F (formerly Crotty's) and requesting that the appearance of the property be improved.  |
| 02/08/2023 | Email from N. Lawler, TRO to Stephen O'Leary requesting update in relation to BrownStreet/Charlotte Street development site   |
| 23/05/2023 | Internal email advising that we held Stephen O'Leary up with delay on providing Housing Need information and to give him another month before following up on works to 3 - 5 Charlotte Street   |
| 06/04/2023 | Stephen O'Leary rang the Planning Office looking for an update following the meeting on 21/03/2023  |
| 21/03/2023 | Meeting between Stephen O'Leary, Peter Donnelly (architect), Nicola Lawler TRO and Brigid Deenihan VHO. Site map was given to NL showing ownership of land and S.O'L advised his intentions were around social housing, student accommodation and landing strips. He is going to have conversation with SETU and some large scale businesses. NL to provide breakdown of Housing Need in Carlow Town                                    |
| 02/03/2023 | During a phone call to Planning Department about works to derelict properties 3 - 5 Charlotte Street, Mr. O'Leary advised that they are in the process of preparing to submit a planning application for the site.  |
| 20/09/2022 | Phone call to Planning Department from Stephen O'Leary advising that he had bought the Crotty's Site  |