

A5 (A2-19)

**Carol Glynn**

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**From:** Pat Hughes  
**Sent:** Wednesday 5 February 2025 11:13  
**To:** Brigid Deenihan  
**Cc:** Nicola Lawler  
**Subject:** URDF10  
**Attachments:** IMG\_1825.JPG; IMG\_1826.JPG; IMG\_1827.JPG

Brig/Nicola

Please see confirmation of Section 8(2) Notice Posting on No. 10 Brown Street, Carlow today 05.02.2025

**Pat Hughes**

Teicneoir Feidhmiúcháin. An Rionn Pleanála  
Executive Technician. Planning Department.

T: +353 59 91 72447

E: [phughes@carlowcoco.ie](mailto:phughes@carlowcoco.ie)

W: [carlow.ie](http://carlow.ie)



**COMHAIRLE CONTAE  
CHEATHARLACH**

**CARLOW COUNTY COUNCIL**

Oifigí an Chontae, Bóthar Átha Í, Ceatharlach, R93E7R7  
County Buildings, Athy Road, Carlow, R93E7R7



**DEFECTS ACT 1990, AS AMENDED**

NOTICE TO THE PUBLIC OF THE DEFECTS ACT 1990, AS AMENDED, AND THE DEFECTS ACT 1990, AS AMENDED, AND THE DEFECTS ACT 1990, AS AMENDED.

Page 1 of 1



The Department of Transportation is pleased to announce the results of the survey conducted by the Department of Transportation, the results of which are set out in the table below. The survey was conducted in accordance with the provisions of the Defects Act 1990, as amended.

For further information, please contact the Department of Transportation, at the following address: *100 King Street West, Toronto, Ontario M5X 1C4.*

**DEFECTS ACT 1990, AS AMENDED**

NOTICE TO THE PUBLIC OF THE DEFECTS ACT 1990, AS AMENDED, AND THE DEFECTS ACT 1990, AS AMENDED, AND THE DEFECTS ACT 1990, AS AMENDED.

DEFECTS ACT 1990, AS AMENDED

6. PART 1.1.1.1

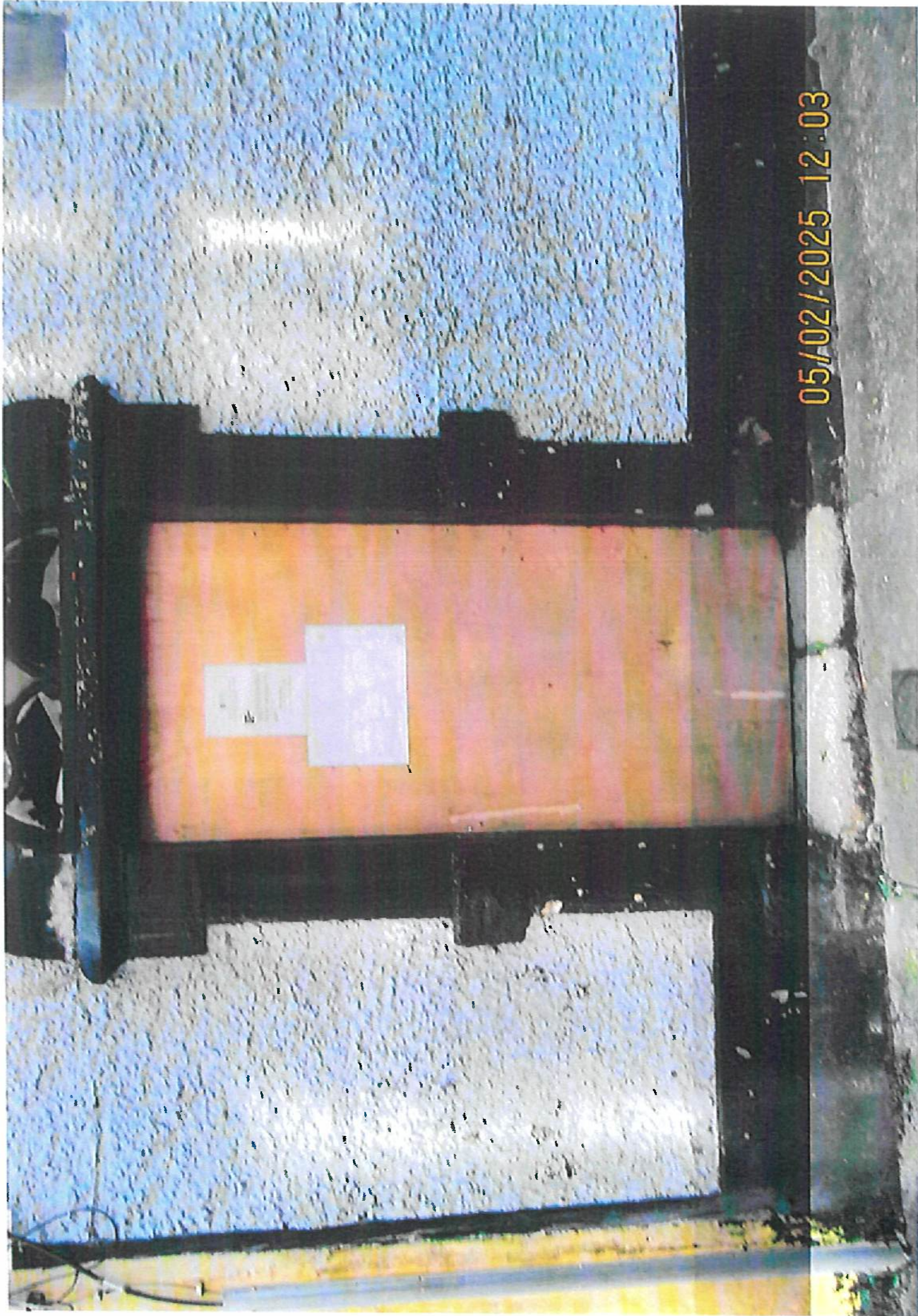
DEFECTS ACT 1990, AS AMENDED

6. PART 1.1.1.1

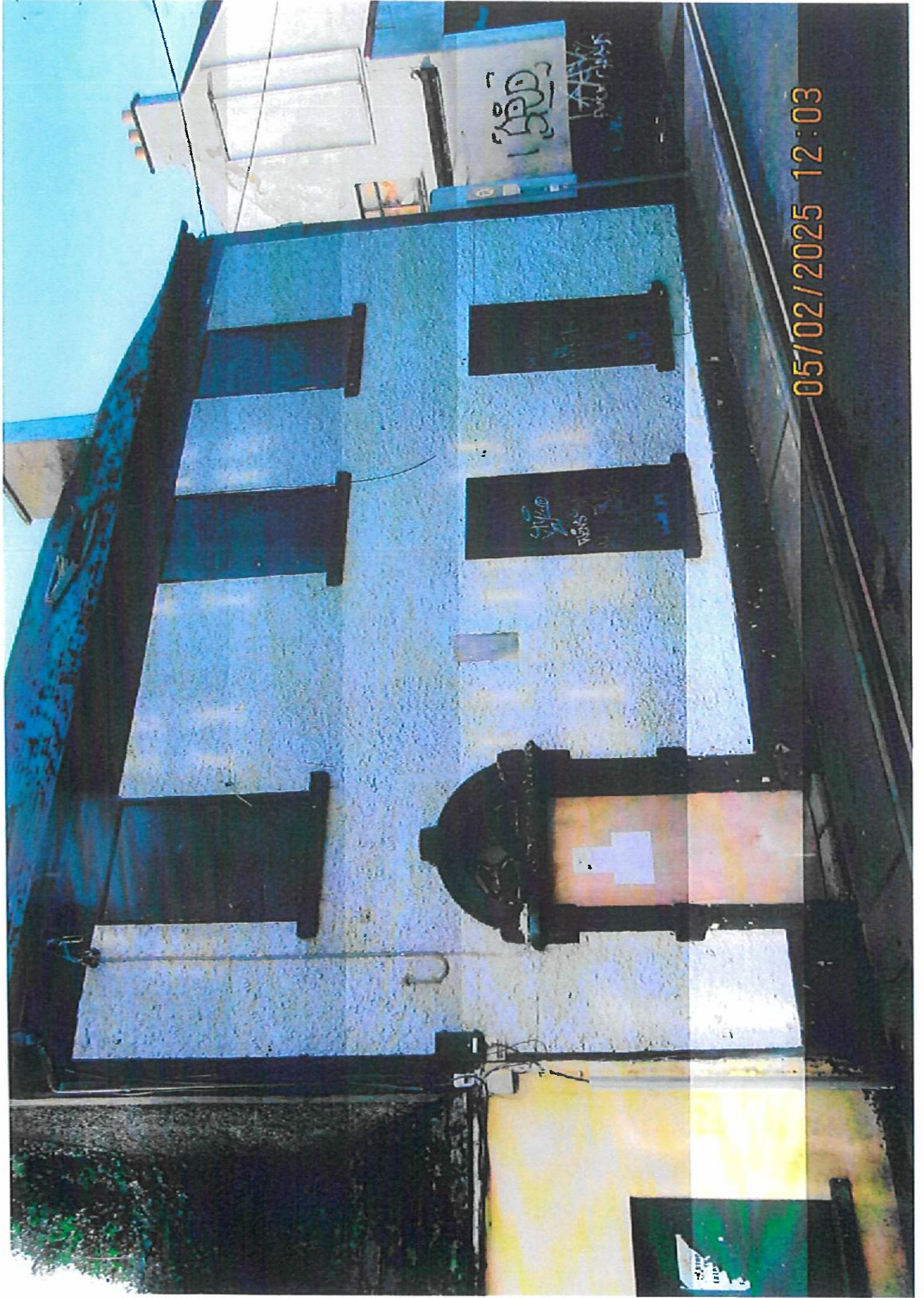
DEFECTS ACT 1990, AS AMENDED

6. PART 1.1.1.1

05/02/2025 12:03



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## CHIEF EXECUTIVE'S ORDER

**ORDER NUMBER:** RG0068

**FILE REF:** URDF17

**SUBJECT:** Notice under Section 8(2) of the Derelict Sites Act 1990, as amended  
Property at 10 Brown Street, Carlow comprised in Folio CW15145F

**SUBMITTED:** Report from Mr. Pat Hughes, Executive Technician dated 27<sup>th</sup> November 2024 advising that a Derelict Sites Notice be served under Section 8(2) of the Derelict Sites Act, 1990, as amended on Stephen O'Leary, Director, Milan Gaming Limited, 9-10 Main Street, Arklow, Co. Wicklow, Rachel Keane, Director Milan Gaming Limited, 9-10 Main Street, Arklow, Co. Wicklow, Stephen O'Leary, Secretary, Milan Gaming Limited, 9-10 Main Street, Arklow, Co. Wicklow, Stephen O'Leary, 5 Woodlands Park, Blackrock, Dublin and Rachel Keane, 5 Woodlands Park, Blackrock, Dublin in respect of a derelict property at 10 Brown Street, Carlow comprised in Folio CW15145F being the site shown outlined in red on the map attached hereto in accordance with Section 8(2) of the Derelict Sites Act, 1990, as amended.

It is also recommended that Carlow County Council affix a copy of the Derelict Sites Notice in a conspicuous position on the land in accordance with Section 6 (1)(d) of the Derelict Sites Act, 1990, as amended.

In the event of non-compliance with the Section 8(2) Notice the site shall be entered onto the Derelict Sites Register.

**ORDER:** It is hereby ordered that a Derelict Sites Notice in accordance with Section 8(2) of the Derelict Sites Act, 1990, as amended be served on Stephen O'Leary, Director, Milan Gaming Limited, 9-10 Main Street, Arklow, Co. Wicklow, Rachel Keane, Director Milan Gaming Limited, 9-10 Main Street, Arklow, Co. Wicklow, Stephen O'Leary, Secretary, Milan Gaming Limited, 9-10 Main Street, Arklow, Co. Wicklow, Stephen O'Leary, 5 Woodlands Park, Blackrock, Dublin and Rachel Keane, 5 Woodlands Park, Blackrock, Dublin in respect of a derelict property at 10 Brown Street, Carlow comprised in Folio CW15145F being the site shown outlined in red on the map attached hereto in accordance with Section 8(2) of the Derelict Sites Act, 1990, as amended.

I also approve that Carlow County Council affix a copy of the Derelict Sites Notice in a conspicuous position on the land in accordance with Section 8(2) of the Derelict Sites Act, 1990, as amended.

It is further ordered that the event of non-compliance with the Section 8(2) Notice the site shall be entered onto the Derelict Sites Register.

Made this 5<sup>th</sup> day of February 2025 Nicola Lawler  
Nicola Lawler  
Town Regeneration Officer

*Functions as delegated by the Chief Executive in accordance with Order No. 15/2025 dated  
14<sup>th</sup> January 2025*



The Derelict Sites Act, 1990

Authorised Officers Inspection Report, Carlow County Council.

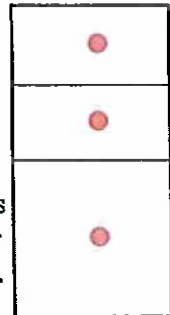
I inspected the lands described hereunder, on 27.11.2024 and I set out my report as follows:

Particulars of Lands:

Location of Land	No.10 Brown Street, Carlow			
Electoral Area	Carlow MD	Electoral Division	Carlow Urban	
Description of Land	Mid-Terraced two-storey property and associated site. (0.0202Ha)			
Folio Ref.	CW15145F	ITM :	X = 672132.1763 Y = 676804.3540	
Area (ha)	153m2 / 0.0153Ha	Xmin,Ymin :		
Occupier	Unoccupied.	Xmax, Ymax:		
Owner(s)	Milan Gaming Ltd. 9-10 Main Street Arklow, Co. Wicklow.			
Reputed owner	As Above			
Planning history	No Active Permissions	ACA.	YES	
URDF Ref:	URDF17	CRM Ref.	N/A	
RPS Ref.	N/A	NIAH Ref.	N/A	
Market Value:	€ 0.00	DATE	Entered in DS Register	DATE

Having inspected the property described above, it is my opinion that it is a Derelict Site under Section 3 of the Derelict Sites Act, 1990, for the following reasons:

- (a) The existence on the lands of structures which are in a ruinous, derelict or dangerous condition;
- (b) The neglected unsightly or objectionable condition of the land or any structures on the land in question;
- (c) The presence, deposit or collection on the land in question of any litter, rubbish, debris or waste, except where the presence, deposit or collection of such litter, rubbish, debris or waste results from the exercise of a right conferred by or under statute or by common law.



Signed: Pat Hughes Executive Technician Date: 27.11.2024  
Pat Hughes

Recommendation:

27.11.2024 Issue Section 8(2) Notice under the Derelict Sites Act 1990.  
Remove this property from dereliction.



COMHAIRLE CONTAE  
CHEATHARLACH  
CARLOW COUNTY COUNCIL

## DERELICT SITES ACT 1990, AS AMENDED

### NOTICE UNDER SECTION 8(2) OF THE DERELICT SITES ACT 1990, AS AMENDED OF THE MAKING OF AN ENTRY ON THE DERELICT SITES REGISTER

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Ref: URDF17

Stephen O'Leary  
Director  
Milan Gaming Limited  
9-10 Main Street  
Arklow  
Co. Wicklow

Carlow County Council (hereinafter called the Local Authority) being of the opinion that the land referred to hereunder is a Derelict Site within the meaning of the Derelict Sites Act 1990, as amended hereby give notice that they intend to enter particulars of the said land on the Derelict Sites Register in accordance with the provisions of Section 8(1) of the Derelict Sites Act, 1990, as amended.

Any person aggrieved by this Notice may within one month from the date hereof make representations in writing to The Regeneration Office, Carlow County Council, County Buildings, Athy Road, Carlow or by email to [vacanthomes@carlowcoco.ie](mailto:vacanthomes@carlowcoco.ie).

Dated this 5<sup>th</sup> day of February 2025.

  
Authorised Officer  
Carlow County Council

#### Description and Location of Derelict Site

**Lands:** Property known as No. 10 Brown Street, Carlow comprised in Folio CW15145F being the site shown outlined in red on the map attached hereto.

**Note:** Lands entered on the Derelict Sites Register shall be subject to a levy as provided for under Part III of the Derelict Sites Act, 1990, as amended.



COMHAIRLE CONTAE  
CH BATHARLACH  
CARLOW COUNTY COUNCIL

## DERELICT SITES ACT 1990, AS AMENDED

### NOTICE UNDER SECTION 8(2) OF THE DERELICT SITES ACT 1990, AS AMENDED OF THE MAKING OF AN ENTRY ON THE DERELICT SITES REGISTER

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Ref: URDF17

Rachel Keane  
Director  
Millan Gaming Limited  
9-10 Main Street  
Arklow  
Co. Wicklow

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Dated this 5<sup>th</sup> day of February 2025.

Nicola Lawler  
Authorised Officer  
Carlow County Council

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Ref: URDF17

Stephen O'Leary  
Secretary  
Milan Gaming Limited  
9-10 Main Street  
Arklow  
Co. Wicklow

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Dated this 5<sup>th</sup> day of February 20 25.

Nicola Lawler  
Authorised Officer  
Carlow County Council

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Ref: URDF17

Stephen O'Leary  
5 Woodlands Park  
Blackrock  
Dublin

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Dated this 5<sup>th</sup>..... day of February..... 20 25..

Dicola Pawler  
Authorised Officer  
Carlow County Council

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**NOTICE UNDER SECTION 8(2) OF THE DERELICT SITES ACT**  
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Ref: URDF17

Rachel Keane  
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Blackrock  
Dublin

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