

A5(A2-30)

Nicola Lawler

From: Angela Whelan
Sent: Friday 14 November 2025 10:36
To: Vacant Homes
Cc: Marian Hand; Carol Glynn
Subject: 11 Brown Street

Dear Marian

Please find attached the survey of 11 Brown Street.



CHIEF EXECUTIVE'S ORDER

Order Number: RG0116

File Ref: URDF18

SUBMITTED: Report from Angela Whelan, Executive Technician, dated 11th November 2025, stating that property is still in a derelict state therefore Section 8 (2) Notice has not been complied with and a Section 8(7) Notice in accordance with the Derelict Sites Act, 1990 (as amended) to 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 No. 11 Brown Street, Carlow, giving notice that the property has been entered on the Derelict Sites Register.

It is also recommended that in the event of the uncertainty of the address of the registered owner, 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.

ORDER: It is hereby ordered that a Derelict Sites Notice in accordance with Section 8(7) 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 No. 11 Brown Street, Carlow, being the site shown outlined in red on the map attached hereto in accordance with Section 8(7) of the Derelict Sites Act, 1990, as amended providing notice that the property has been entered on the Derelict Sites Register.

Made this 12th day November 2025


Paula O'Brien
Director of Services

*Functions as delegated by the Chief Executive in accordance with Order No. 231/2025
dated 28th Jul 2025*



**COMHAIRLE CONTAE
CHEATHARLACH**
CARLOW COUNTY COUNCIL

The Derelict Sites Act, 1990

Authorised Officers Inspection Report, Carlow County Council.

I inspected the lands described hereunder, on **11.11.2025** and I set out my report as follows:

Particulars of Lands:

Location of Land	No.11 Brown Street, Carlow			
Electoral Area	Carlow MD	Electoral Division	Carlow Urban	
Description of Land	Mid-Terraced two-storey property and associated site. (0.0815Ha)			
Folio Ref.	CW11807F	ITM :	X = 672116.3210 Y = 676800.8074	
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:	URDF18	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.

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Signed: Angela Whelan Executive Technician Date: 11.11.2025

Recommendation:

11.11.2025 Issue Section 5 8(7) Notice under the Derelict Sites Act 1990.
Remove this property from dereliction.



COMHAIRLE CONTAE
CHEATHARLACH
CARLOW COUNTY COUNCIL

Derelict Sites Act 1990, as amended – Section 8(7)

**NOTICE OF AN ENTRY HAVING BEEN MADE IN THE
DERELICT SITES REGISTER**

TO: 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 definition contained in Section 3 of the Derelict Sites Act 1990, as amended, hereby give notice that the particulars of the said land has been entered in the Derelict Sites Register established and maintained pursuant to Section 8(1) of the Derelict Sites Act 1990, as amended.

Nicola Lander
Authorised Officer

Date: 13/11/2025

DESCRIPTION AND LOCATION OF DERELICT SITE

Property: No. 11 Brown Street, Carlow



COMHAIRLE CONTAE
CHEATHARLACH
CARLOW COUNTY COUNCIL

Derelict Sites Act 1990, as amended – Section 8(7)

**NOTICE OF AN ENTRY HAVING BEEN MADE IN THE
DERELICT SITES REGISTER**

TO: Rachel Keane
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 definition contained in Section 3 of the Derelict Sites Act 1990, as amended, hereby give notice that the particulars of the said land has been entered in the Derelict Sites Register established and maintained pursuant to Section 8(1) of the Derelict Sites Act 1990, as amended.


Authorised Officer

Date: 13/11/2025

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CHEATHARLACH
CARLOW COUNTY COUNCIL

Derelict Sites Act 1990, as amended – Section 8(7)

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

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Authorised Officer

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CHEATHARLACH
CARLOW COUNTY COUNCIL

Derelict Sites Act 1990, as amended – Section 8(7)

**NOTICE OF AN ENTRY HAVING BEEN MADE IN THE
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TO: Stephen O'Leary
5 Woodlands Park
Blackrock
Dublin

Carlow County Council (hereinafter called the Local Authority) being of the opinion that the land referred to hereunder is a Derelict Site within the definition contained in Section 3 of the Derelict Sites Act 1990, as amended, hereby give notice that the particulars of the said land has been entered in the Derelict Sites Register established and maintained pursuant to Section 8(1) of the Derelict Sites Act 1990, as amended.

Nicola Landler
Authorised Officer

Date: 13/11/2025

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