

A5 (A2-14)

Kind regards,

Brigid Deenihan

Bríd Uí Dhuineacháin

Vacant Homes Officer, Town Centre First
Oifigeach Tithe Folmha, Lár an Bhaile ar dTús

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**COMHAIRLE CONTAE
CHEATHARLACH**

CARLOW COUNTY COUNCIL

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

From: Stephen O Leary <soleary1@gmail.com>
Sent: Wednesday, February 28, 2024 2:00 PM
To: Brigid Deenihan <bdeenihan@carlowcoco.ie>
Cc: Vaida <vaida@funfaircasino.ie>
Subject: Follow-Up and Clarification on Site Development Discussion

Dear Bridget,

I sincerely appreciate our conversation earlier today. I wanted to reiterate our points and further discuss our plans for the site in Carlow.

As we touched upon, my team and I have been diligently working with architects to explore potential developments for the site. However, given the current economic climate in Ireland, we've encountered challenges in finding a commercially viable solution. With commercial vacancies at their highest levels, securing funding for such a venture has proven difficult.

After a recent on-site meeting with housing bodies, builders, and stakeholders, we've identified housing as a more feasible option. We've even identified certain buildings that could be repurposed for this purpose under the iPass scheme. Before moving forward, I believe it's crucial to engage in discussions with the council to explore any mutually beneficial opportunities for site development.

Additionally, I'd like to address the matter concerning the properties on Charlotte Street. I recall our prior discussion regarding the letter I received regarding their potential listing on the dereliction site list. Nicola had mentioned that the council would hold off on this listing if they observed active efforts toward site development. While I remain committed to this endeavor, I wanted to bring to your attention the challenges we're facing amid these economic difficulties.

I would greatly appreciate any clarification or guidance you could provide on these matters.

Thank you for your attention to these issues, and I look forward to further discussions.

Warm regards,

Stephen O Leary.

Sent from my iPhone

Begin forwarded message:

From: Stephen O Leary <soleary1@gmail.com>
Date: 15 November 2023 at 21:03:13 GMT
To: Nicola Lawler <nlawler@carlowcoco.ie>
Cc: Stephen O'Leary <Stephen@funfaircasino.ie>, Brigid Deenihan <bdeenihan@carlowcoco.ie>
Subject: Re: Brown Street development

Hi Nicola,

Just a quick update.

The sale of site behind the Ritz ballroom created a problem as the leasehold had to be purchased. This piece of ground was pivotal to the whole development. We could not close the sale until the freehold was purchased. This took some time to track down the owners and complete the purchase. We are now in a position to proceed.

Regards,
Stephen O Leary.

Sent from my iPhone

On 15 Nov 2023, at 10:41, Nicola Lawler <nlawler@carlowcoco.ie> wrote:

Hi Stephen,

I'm following up on previous meeting and correspondence regarding the above development.

There are a number of properties within the complex which are falling under vacancy and dereliction status and I am under pressure to move on or to be able to at least advise our Chief Executive as to what the current status is. I would be obliged if you could give me an update by return.

Kind regards,

Nicola.

Nicola Lawler
Oifigeach Athnuachana Baile, Lár an Bhaile ar dTús
Town Regeneration Officer, Town Centre First

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

From: Nicola Lawler
Sent: Wednesday, August 2, 2023 4:39 PM
To: soleary1@gmail.com
Subject: Brown Street development
Importance: High

Hi Stephen,

I am just checking in to see if you have an update in relation to the Brown Street/Charlotte Street development site?

As part of a county wide survey no's 10 and 11 Brown Street have been identified as vacant and derelict and are being considered for potential Compulsory Acquisition.

I would be obliged if you could revert with an update, incorporating 10 and 11 Brown Street, at your earliest possible convenience.

Kind regards,

Nicola.

Nicola Lawler
Oifigeach Athnuachana Baile, Lár an Bhaile ar dTús
Town Regeneration Officer, Town Centre First

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