

A5 (A2-3)

Carol Glynn

From: Derelict Sites
Sent: Thursday 2 March 2023 12:00
To: Pat Hughes
Cc: Derelict Sites; Nicola Lawler; Sara Jane Condon; Wesley Keogh
Subject: FW: Derelict Site 3-5 Charlotte Street - DS207 & (Land Parcel ID. No. CWLA-DW65).

Hi Pat,

I refer to the above. I just spoke to Stephen O'Leary (0878163822) and he is requesting if it is possible to meet on site regarding works to this property.

Basically, the builder (Seamus – 0868163822) has a solution to the roof. He wants to explain his plans to put steel brackets on front of the building and a piece of wood to catch anything off the roof and to try make it safe to the public. He wants to make sure you are happy with the works.

The overgrown part out the back has all been removed so you can access the back of the site should you need to. Stephen gave me permission (verbally), for you to speak to Seamus if you need to by phone about this property. I was informed that they are in the process of preparing to submit a planning permission for this site and they are conscious of the levy that has been applied and the running interest with same for every day the site is derelict. Can you give him a call please when you get a chance.

@Nicola Lawler @Wesley Keogh @Sara Jane Condon this property was not subject to Derelict Site/Levy at the time of preparation of the RZLT map.

Regards and thanks for your help.

Martina.

From: Stephen O'Leary
Sent: Thursday 2 March 2023 11:28
To: Derelict Sites
Cc: smccleanconstruction@gmail.com
Subject: RE: Derelict Site 3-5 Charlotte Street

Hello Suiomhanna,

I am just following up to arrange a site meeting to finalise works to be completed. Can you let me know a suitable time ?

Kind Regards,
Stephen O Leary
CEO. Milan Gaming Ltd.

Funfair Casino,
9-10 Main Street,
Arklow,
Co. Wicklow,
Ireland.
Office. 0035340232937.
Mob. 00353878163822.
Email: stephen@funfaircasino.ie

Web. www.funfaircasino.ie



FUNFAIR CASINO

SINCE 1964

From: Stephen O'Leary
Sent: 02 February 2023 13:13
To: Derelict Sites <derelictsites@carlowcoco.ie>
Cc: smccleanconstruction@gmail.com
Subject: RE: Derelict Site 3-5 Charlotte Street

Hi Suiomhanna,

I wish to advise that at the same time of remedial works were taking place, item 1 was also addressed. I now attach photos for your attention.

In relation to item 3 my builder advised he had removed all dangerous slates and made good or repaired sections where possible. Due to the poor condition in some places, it was not possible to attend for safety reasons. It is my intention to make a planning application for a new town centre development soon. I have had a pre planning meeting with representatives from the council in early December.

To fulfil your request in relation to the roofs, I propose a meeting with my builder and I on site to agree how we proceed. Can you let me know when you would be available ?

Kind Regards,
Stephen O Leary
CEO. Milan Gaming Ltd.

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9-10 Main Street,
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Office. 0035340232937.
Mob. 00353878163822.
Email: stephen@funfaircasino.ie
Web. www.funfaircasino.ie



FUNFAIR CASINO

SINCE 1964

From: Derelict Sites <derelictsites@carlowcoco.ie>
Sent: 15 December 2022 15:36
To: Stephen O'Leary <Stephen@funfaircasino.ie>
Cc: Derelict Sites <derelictsites@carlowcoco.ie>
Subject: Derelict Site 3-5 Charlotte Street

Hi Stephen,

I wish to acknowledge receipt of your e-mail dated 13th of December requesting that the property to be removed from the derelict site register.

The property was inspected on the 13th of December on foot of your e-mail.

Remedial works required to improve the property and render it non-derelict:

- (1) Cut back all overgrown and out of control vegetation on and within all sites (properties 3-5 inclusive).
- (2) Clean out vegetation overgrowth from all guttering.
- (3) Remove all substandard sections of all rooves and repair/replace (properties 3-5 inclusive).
- (4) Repair and replace all damaged and missing rainwater goods. (gutters and downpipes) insuring that surface water run-off from rooves does not impact the public street (properties 3-5 inclusive).
- (5) Provide a complete a comprehensive repainting of the front facades to Charlotte (properties 3-5 inclusive).
- (6) All window and door openings to be secured with new plywood board-ups. Boards to be fitted or painted with mock window scenes. (Note: Examples of preferable works are visible on properties on Barrack Street Carlow which have recently undergone similar improvement works under dereliction improvement.

I can confirm that 2,4,5 and 6 have been addressed on site.

Item no.3 which is a substantial request in relation to the substandard and dangerous condition of the existing slate rooves **has not been adequately addressed.**

Also, there is no proof submitted in relation to item 1 regarding condition of sites to the rear. It was not possible to gain entry to assess from Charlotte Street.

I would like to acknowledge that the owner has carried out some of the works requested to an acceptable standard. However not enough has been done.

I advise that these properties *will not* be removed from the Dereliction List and will be liable for a derelict site levy until the notice has been complied with in full.

Regards

Suíomhanna Tréigthe, Derelict Sites

An Roinn Pleanála, Planning Department

T: +353 59 9170309

M: +353 87 7006392

E: derelictsites@carlowcoco.ie

W: carlow.ie



**COMHAIRLE CONTAE
CHEATHARLACH**

CARLOW COUNTY COUNCIL

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