

A5 (A2-31)

Carol Glynn

From: Stephen O Leary <soleary1@gmail.com>
Sent: Wednesday 19 November 2025 18:44
To: Nicola Lawler
Cc: Mark Fallon
Subject: Re: Dereliction Order

****Warning From Carlow County Council IT Department****

Be Cautious!! This email originated from outside of Carlow County Council. Do not click links or open attachments unless you recognize the sender and know the content is safe!

Dear Nicola,

I hope you are keeping well.

I would like to request a meeting at your convenience to update the Council on the Christy's development site and to continue our ongoing discussions. We have made good progress since our last conversation, and I would welcome the opportunity to walk you through the current position.

As part of this update, I would also like to explore whether the Council might have an interest in selling the three adjoining folios that lie next to the development site. These parcels would significantly influence the overall design and integration of the project, and I believe there is potential for a mutually beneficial arrangement should the Council be open to considering a sale.

I have a set of preliminary plans prepared, which I am happy to share at the meeting. These remain flexible and could be refined depending on whether the adjoining properties are included within the final development footprint.

Please let me know a suitable time that works for you, and I will gladly accommodate.

Kind Regards,
Stephen O Leary
CEO. Milan Gaming Ltd.
Funfair Casino,
9-10 Main Street,

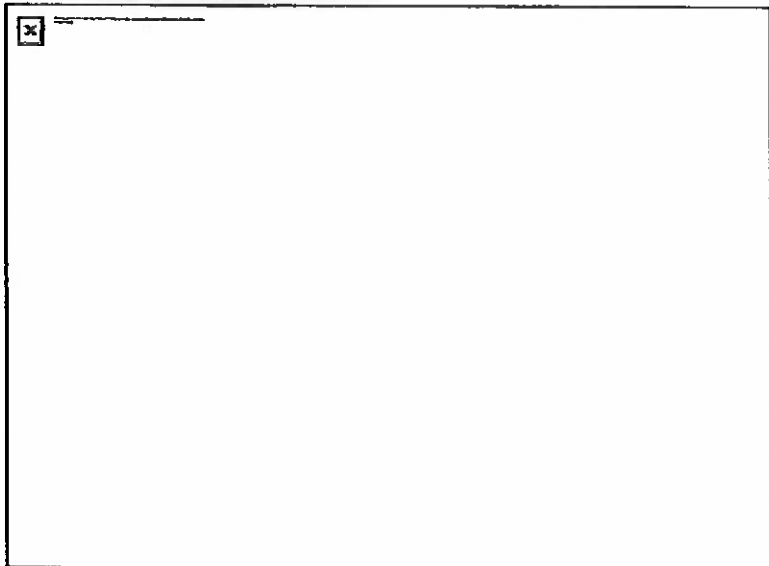
Arklow,
Co. Wicklow,
Ireland.

Office. 0035340232937.

Mob. 00353878163822.

Email: stephen@funfaircasino.ie

Web. www.funfaircasino.ie



On May 15, 2025, at 12:59 PM, Nicola Lawler wrote:

Hi Stephen,

I've checked with our Derelict Sites section and it would appear at the moment that the only properties on the Derelict Sites Register are numbers 3–5 Charlotte Street.

Kind regards,

Nicola.

Nicola Lawler

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

T: +353 59 9170300

E: nlawler@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

From: Stephen O Leary

Sent: Tuesday 18 March 2025 11:31

To: Nicola Lawler

Cc: Marian Hand

Subject: Re: Dereliction Order

Warning From Carlow County Council IT Department

Be Cautious! This email originated from outside of Carlow County Council. Do not click links or open attachments unless you recognize the sender and know the content is safe!

Hi Nicola,

Just a short note to advise that we are moving forward and putting together our team in relation to the development of the Crottys site. Can you please advise on the property folio numbers which have been identified and placed on the dereliction list? These properties would relate to Milan Gaming Ltd and Ronol ventures Ltd. My agents will then be in a better position to proceed with this project.

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

On Mar 13, 2025, at 12:31 PM, Nicola Lawler <nlawler@carlowcoco.ie> wrote:

Hi Stephen,

It's not folio CW15959F that you were to enquire about it was folio CW1754L. That's the one in the name of Ronol Ventures Ltd. This lease folio is contained within the parent freehold folio CW15959F.

Will you go back to your solicitor with that please.

Thanks,

Nicola.

Nicola Lawler

Oifigeach Athnuachana Baile, Lár an Bhaite ar dTús

Town Regeneration Officer, Town Centre First

T: +353 59 9170300

E: nlawler@carlowcoco.ie

W: carlow.ie



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

From: Stephen O Leary <soleary1@gmail.com>
Sent: Wednesday 12 March 2025 17:37
To: Nicola Lawler <nlawler@carlowcoco.ie>
Subject: Fwd: Dereliction Order

Warning From Carlow County Council IT Department
Be Cautious!! This email originated from outside of Carlow County Council. Do not click links or open attachments unless you recognize the sender and know the content is safe!

Hi Nicola,

Thanks for taking my call this week. I have checked with my solicitor who handled the purchase of properties in the Crotty's portfolio. Please see attached response for your attention.

Kind Regards,

Stephen O Leary

CEO. Milan Gaming Ltd.

Funfair Casino,

9-10 Main Street,

Arklow,

Co. Wicklow,

Ireland.

Office. 0035340232937.

Mob. 00353878163822.

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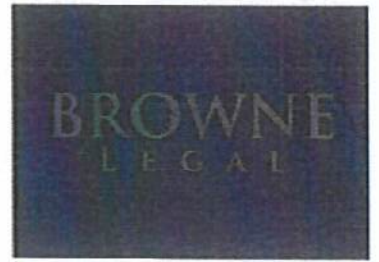
Begin forwarded message:

From: Mary Byrne <mary@brownelegal.ie>
Date: March 12, 2025 at 4:59:32 PM GMT
To: soleary1@gmail.com
Cc: Niamh O'Neill <niamh@brownelegal.ie>
Subject: Dereliction Order

Browne Legal
6 Old Dublin Rd
Carlow
059-9139725
Info@brownelegal.ie

Solicitors,
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R93 K5Y2

T: 059 9139725/9139769
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DX: 18010 CARLOW



Milan Gaming Limited
9/10 Main Street
Arklow
Co. Wicklow

Our Ref: MIL003/0003/FB/

12th March 2025

Re: Dereliction Order
Folio CW 15959F

Dear Stephen,

I refer to the above and to your email of 10th March last.

You have asked me to check Folio CW 15959F as you are not sure if this was part of your development purchase.

I have checked this Folio number on landdirect.ie. The registered owners of the folio are Cynthia Lennon and Yvonne Lennon. This folio appears to be adjacent to your development.

Yours sincerely,

BY EMAIL ONLY AND BEARS NO SIGNATURE

BROWNE LEGAL

Partners
Fergal Browne, B.Comm., LL.B.
Martin Hayden, BA (Hons) LL.M

Legal Executive
Niamh Waddock, BA (Hons) in Law, M.I.L.L.Ex.