

A5 (A2-32)

Carol Glynn

From: Nicola Lawler
Sent: Monday 24 November 2025 17:31
To: Stephen O Leary
Cc: Mark Fallon; Vacant Homes
Subject: RE: Dereliction Order

Hi Stephen,

Thanks for your email and for your intention to update the Council on the development site.

The Council remains committed to addressing the dereliction at this strategically important location in Carlow Town. While we appreciate your willingness to share preliminary plans, it is essential that any meeting results in clear, actionable outcomes. To that end, I ask that you provide the following in advance of any meeting:

- A copy of the preliminary plans referred to in your email.
- A detailed timeline for submission of a planning application and commencement of works.

For context, discussions regarding this site have been ongoing since our original meeting on 21st March 2023, yet no substantive progress has been made in the intervening period. The Council cannot allow this situation to continue indefinitely. Please note that our statutory obligations under the Derelict Sites Act 1990 will proceed in parallel, and if meaningful progress is not demonstrated, the Council is prepared to initiate a Compulsory Purchase Order (CPO) for the properties concerned.

Regarding your query on the adjoining folios, can you outline exactly which folios you are referring to. Just to note any consideration of this matter would require separate internal review and cannot delay addressing the derelict condition of the existing sites.

Once I have received the requested information, I will be happy to agree a suitable date for a meeting.

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: 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,

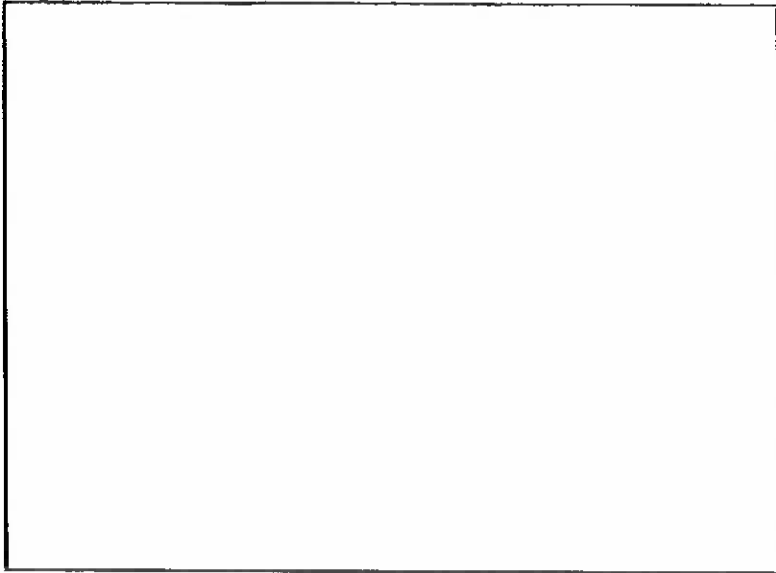
Co. Wicklow,
Ireland.

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

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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,
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Ireland.
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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 Bhaile ar dTús
Town Regeneration Officer, Town Centre First

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**COMHAIRLE CONTAE
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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 Crottys portfolio.
Please see attached response for your attention.

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

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Ireland.
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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
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