

A5 (A2-5)

**Carol Glynn**

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**From:** Nicola Lawler  
**Sent:** Tuesday 23 May 2023 09:44  
**To:** Derelict Sites; Pat Hughes  
**Subject:** RE: Derelict Site 3-5 Charlotte Street - DS207

Hi Martina,

Can you hold off on this please, diary it for follow up with me again in a months time. Mr. O'Leary was held up by us, he was waiting for some Housing information so we'll just give him a little bit more time.

Thanks,

Nicola.

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**From:** Derelict Sites  
**Sent:** Monday, May 22, 2023 4:45 PM  
**To:** Nicola Lawler ; Pat Hughes  
**Cc:** Derelict Sites  
**Subject:** FW: Derelict Site 3-5 Charlotte Street - DS207

Hi Nicola/Pat,

Has anything happened at this location since March do you know?

The request for the detailed letter (e-mail of 2<sup>nd</sup> of March 2023) was never replied to? Will I follow up with Stephen O'Leary on this?

For the Derelict Site Section to consider placing a stay on the Derelict Site levy, you are requested to:

- Submit a detailed letter outlining your proposals for the above properties and a timescale for treatment of these properties as soon as possible.

The levy will not be put on temporary hold until this information is received. |

Thanks,

Martina.

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**From:** Derelict Sites <[derelictsites@carlowcoco.ie](mailto:derelictsites@carlowcoco.ie)>  
**Sent:** Friday, March 3, 2023 3:38 PM  
**To:** [Stephen@funfaircasino.ie](mailto:Stephen@funfaircasino.ie)  
**Cc:** Pat Hughes <[phughes@carlowcoco.ie](mailto:phughes@carlowcoco.ie)>; Derelict Sites <[derelictsites@carlowcoco.ie](mailto:derelictsites@carlowcoco.ie)>  
**Subject:** FW: Derelict Site 3-5 Charlotte Street - DS207

Hi Stephen,

I refer to site meeting on Friday 3<sup>rd</sup> of March, 2023 at 10.30am with Mr. Pat Hughes Executive Technician Carlow County Council, Mr. Seamus MacClean & Mr. Stephen O'Leary to discuss the proposed installation of slip boards to catch sliding slates.

You were advised of the following:

- You must carry out the works giving due care and attention to public safety.
- You are requested to ensure that you fulfil your obligations to the relevant Health and Safety and Traffic Management Legislation.

In this regard you are requested to:

1. Consult and liaise with the Carlow Municipal Area Engineer in relation to any licencing documentation required to be in place to facilitate works. I.e. Scaffolding Licencing approval, Waste Skip Licence for public footpath or road, or provision of any temporary traffic management that may be associated with the required works.
2. Carlow County Council is to be notified when works are to commence and when completed.

As previously advised, the properties will not be removed from the Derelict Site Register until they are lifted from dereliction.

Regards,

**Suíomhanna Tréigthe, Derelict Sites**

An Roinn Pleanála, Planning Department

E: [derelictsites@carlowcoco.ie](mailto:derelictsites@carlowcoco.ie)

W: [carlow.ie](http://carlow.ie)



COMHAIRLE CONTAE  
CHEATHARLACH  
CARLOW COUNTY COUNCIL

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

From: Derelict Sites <[derelictsites@carlowcoco.ie](mailto:derelictsites@carlowcoco.ie)>

Sent: Thursday 2 March 2023 16:39

To: Stephen O'Leary <[Stephen@funfaircasino.ie](mailto:Stephen@funfaircasino.ie)>

Cc: Pat Hughes <[phughes@carlowcoco.ie](mailto:phughes@carlowcoco.ie)>; Derelict Sites <[derelictsites@carlowcoco.ie](mailto:derelictsites@carlowcoco.ie)>

Subject: Derelict Site 3-5 Charlotte Street - DS207

Hi Stephen,

I refer to the above and discussion that you had with Mr. Pat Hughes earlier today. The queries that you raised regarding finalising works on this site were discussed and it was agreed that the protection boards can be erected to catch slipping slates.

Please note that this is an interim measure to eliminate danger to the public and that the properties will not be removed from the Derelict Site Register until they are lifted from dereliction.

For the Derelict Site Section to consider placing a stay on the Derelict Site levy, you are requested to:

- Submit a detailed letter outlining your proposals for the above properties and a timescale for treatment of these properties as soon as possible.

The levy will not be put on temporary hold until this information is received.

Your co-operation to date on this matter is noted and appreciated.

Should you have any further queries please do not hesitate to contact the Derelict Sites Section.

Regards,

**Suíomhanna Tréigthe, Derelict Sites**

An Roinn Pleanála, Planning Department

E: [derelictsites@carlowcoco.ie](mailto:derelictsites@carlowcoco.ie)

W: [carlow.ie](http://carlow.ie)



COMHAIRLE CONTAE  
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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 <[Stephen@funfaircasino.ie](mailto:Stephen@funfaircasino.ie)>

Sent: Thursday 2 March 2023 11:28

To: Derelict Sites <[derelictsites@carlowcoco.ie](mailto:derelictsites@carlowcoco.ie)>

Cc: [smccleanconstruction@gmail.com](mailto:smccleanconstruction@gmail.com)

Subject: RE: Derelict Site 3-5 Charlotte Street

Hello Suíomhanna,

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](mailto:stephen@funfaircasino.ie)

Web. [www.funfaircasino.ie](http://www.funfaircasino.ie)



# FUNFAIR CASINO

SINCE 1964

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**From:** Stephen O'Leary

**Sent:** 02 February 2023 13:13

**To:** Derelict Sites <[derelictsites@carlowcoco.ie](mailto:derelictsites@carlowcoco.ie)>

**Cc:** [smccleanconstruction@gmail.com](mailto: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.

Funfair Casino,

9-10 Main Street,

Arklow,

Co. Wicklow,

Ireland.

Office. 0035340232937.

Mob. 00353878163822.

Email: [stephen@funfaircasino.ie](mailto:stephen@funfaircasino.ie)

Web. [www.funfaircasino.ie](http://www.funfaircasino.ie)



# FUNFAIR CASINO

SINCE 1964

From: Derelict Sites <[derelictsites@carlowcoco.ie](mailto:derelictsites@carlowcoco.ie)>

Sent: 15 December 2022 15:36

To: Stephen O'Leary <[Stephen@funfaircasino.ie](mailto:Stephen@funfaircasino.ie)>

Cc: Derelict Sites <[derelictsites@carlowcoco.ie](mailto:derelictsites@carlowcoco.ie)>

Subject: Derelict Site 3-5 Charlotte Street

Hi Stephen,

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

The property was inspected on the 13<sup>th</sup> 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

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M: +353 87 7006392

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