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File Copy



COMHAIRLE CONTAE
CHEATHARLACH
CARLOW COUNTY COUNCIL

Oifigí an Chontae,
Bóthar Átha Í,
Ceatharlach, R93E7R7

County Buildings,
Aíthí Road,
Carlow, R93E7R7

T: 059 9170300
E: See carlow.ie/contact-us
W: carlow.ie

WITHOUT PREJUDICE

Our Ref: CPOH-CARLOWTOWNCENTRE- 2026

REGISTERED POST

28th April 2026

The Secretary
Milan Gaming Limited
9-10 Main Street
Arklow
Co. Wicklow

Re: Site No 2 - A plot of ground situate on the south side of Brown Street in the Town of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW11807F

Dear Sir/Madam,

I refer to the above and wish to advise that Carlow County Council has served Notice in accordance with the Housing Act 1966 in relation to this property.

Carlow County Council is now proceeding to compulsorily acquire this site and I have attached for your information a copy of the newspaper notice, which was advertised in the Nationalist newspaper on 28th April 2026, for your information.

Yours sincerely,



Nicola Lawler
Town Regeneration Officer

c.c. Stephen O'Leary, Director, Milan Gaming Limited, 5 Woodlands Park, Blackrock, Dublin.
c.c. Rachel Keane, Director, Milan Gaming Limited, 5 Woodlands Park, Blackrock, Dublin



COMPULSORY PURCHASE ORDER FOR THE PURPOSES OF SECTION 76 OF, AND THE THIRD SCHEDULE TO, THE HOUSING ACT, 1966, AS AMENDED BY THE PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED

HOUSING ACT, 1966

SECTION 10 OF THE LOCAL GOVERNMENT (IRELAND) ACT, 1898, AS AMENDED BY SECTION 11 OF THE LOCAL GOVERNMENT (NO. 2) ACT, 1960 AND SECTION 213 OF THE PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED

CARLOW COUNTY COUNCIL
CARLOW TOWN CENTRE BROWNFIELD SITE BOUNDED BY TULLOW STREET LOWER,
CHARLOTTE STREET AND BROWN STREET, CARLOW TOWN.
COMPULSORY PURCHASE ORDER 2026
CPOH-CARLOWTOWNCENTRE-2026

To: The Secretary:
Milan Gaming Limited
9-10 Main Street
Arklow
Co. Wicklow

1. CARLOW COUNTY COUNCIL (hereinafter referred to as the "Local Authority") who, pursuant to section 10 of the Local Government (No. 2) Act, 1960, as substituted by section 86 of the Housing Act, 1966 as amended by section 6 and the Second Schedule to the Roads Act, 1993 as amended and extended by the Planning and Development Act, 2000, as amended, has made an order entitled as above which is about to be submitted to An Coimisiún Pleanála (hereinafter referred to as "the Board") for confirmation. If confirmed, the order will authorise the Local Authority to acquire:
 - a. compulsorily, for the purposes of redeveloping for a flexible-use development comprising public realm, linked streets, streetscape enhancement, residential, hospitality, cultural, community and civic uses, the lands described in Part II of the Schedule hereto, which land is shown on a drawing marked "Carlow County Council, No. CPOH-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026".

All of which maps sealed with the seal of the Local Authority are deposited at the following locations:

- i. CARLOW COUNTY COUNCIL OFFICES, COUNTY BUILDINGS, ATHY ROAD, CARLOW, R93E7R7.
- ii. CARLOW COUNTY LIBRARY, TULLOW STREET, CARLOW.
- iii. ONLINE: VIA THE ONLINE CONSULTATION PORTAL AT <https://consult.carlow.ie/>

2. Owners, lessees and occupiers of the lands described in the Schedule hereto will receive individual written notice.
3. Any objections to the compulsory acquisition of land over land described in the Schedule hereto should be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01V902, before 5.30pm on 9th June 2026.
4. The Board cannot confirm a Compulsory Purchase Order in respect of the lands if an objection is made in respect of the acquisition by an owner, lessee or occupier of the land, and not withdrawn, until it has considered the objection(s). Pursuant to Section 218 of the Planning and Development Act, 2000 (as amended), An Coimisiún Pleanála may at its absolute discretion, hold an oral hearing into the matter.
5. A copy of the Order and the deposited maps may be seen at the following locations:-
 - a) CARLOW COUNTY COUNCIL OFFICES, COUNTY BUILDINGS, ATHY ROAD, CARLOW, R93E7R7.
 - b) CARLOW COUNTY LIBRARY, TULLOW STREET, CARLOW.
 - c) ONLINE: VIA THE ONLINE CONSULTATION PORTAL AT <https://consult.carlow.ie/>

SCHEDULE

LANDS BEING PERMANENTLY ACQUIRED

PART I

Land consisting of a house unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense.

Number on map deposited at the offices of the local authority	Quantity, description and situation of the land	Owners or reputed owners	Lessees or reputed lessees	Occupiers (except tenants for a month or a less period than a month)
NIL	NIL	NIL	NIL	NIL

PART II

Land other than land consisting of a house or houses unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense.

Number on map deposited at the offices of the local authority	Quantity, description and situation of the land	Owners or reputed owners	Lessees or reputed lessees	Occupiers (except tenants for a month or a less period than a month)
Carlow County Council, No. CPOH- CARLOWTOWNCENTRE-	<u>Site number 1.</u> A plot of ground situate to the	Milan Gaming Limited, 9 -	N/A	N/A

2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	south side of Brown Street being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW15145F	10 Main Street, Arklow, Co. Wicklow.		
Carlow County Council, No. CPOH-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	<u>Site number 2.</u> A plot of ground situate on the south side of Brown Street in the Town of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW11807F	Milan Gaming Limited, 9 – 10 Main Street, Arklow, Co. Wicklow.	N/A	N/A
Carlow County Council, No. CPOH-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	<u>Site number 3.</u> A plot of ground situate on the East side of Charlotte Street in the Urban District of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW10309F	Milan Gaming Limited, 9 – 10 Main Street, Arklow, Co. Wicklow.	N/A	N/A
Carlow County Council, No. CPOH-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	<u>Site number 4.</u> A plot of ground with the premises thereon situate on the East side of Charlotte Street being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW12000F	Milan Gaming Limited, 9 – 10 Main Street, Arklow, Co. Wicklow.	N/A	N/A
Carlow County Council, No. CPOH-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	<u>Site number 5.</u> A plot of ground situate to the East of Charlotte Street in the Urban District	Milan Gaming Limited, 9 – 10 Main Street,	N/A	N/A

Order, Deposited Map 2026	of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW13578F	Arklow, Co. Wicklow.		
Carlow County Council, No. CPOH-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	<u>Site number 6.</u> The property shown, in the parish of CARLOW, situate in the townland of CARLOW, in the barony of CARLOW, in the Electoral Division of CARLOW URBAN contained within folio CW24274F	Stephen O'Leary, 9 - 10 Main Street, Arklow, Co. Wicklow.	N/A	N/A
Carlow County Council, No. CPOH-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	<u>Site number 7.</u> The property shown, in the Parish of CARLOW, situate in the Townland of CARLOW, in the Barony of CARLOW, in the Electoral Division of CARLOW URBAN contained within folio CW26683F	Ronol Ventures Limited, 9 - 10 Main Street, Arklow, Co. Wicklow	N/A	N/A
Carlow County Council, No. CPOH-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	<u>Site number 8.</u> A plot of ground the East side of Charlotte Street in the Town of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW10565F	Milan Gaming Limited, Funfair Casino, Grattan Square, Dungarvan, Co. Waterford	N/A	N/A
Carlow County Council, No. CPOH-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase	<u>Site number 9.</u> The property shown, situate in the Parish of Carlow, in the Townland of	Ronol Ventures Limited, 9 - 10 Main Street,	N/A	N/A

Order, Deposited Map 2026	CARLOW, in the Barony of CARLOW, in the Electoral Division of CARLOW URBAN contained within folio CW33143F	Arklow, Co. Wicklow		
Carlow County Council, No. CPOH-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	<u>Site number 10.</u> The property shown, situate in the Townland of CARLOW, in the Barony of CARLOW, in the Electoral Division of CARLOW URBAN contained within folio CW26686F	Ronol Ventures Limited, 9 – 10 Main Street, Arklow, Co. Wicklow	N/A	N/A
Carlow County Council, No. CPOH-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	<u>Site number 11.</u> A plot of ground situate to the North of Tullow Street and West of College Street, in the Urban District of Carlow in the Parish of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW16699F	Ronol Ventures Limited, 9 – 10 Main Street, Arklow, Co. Wicklow	N/A	N/A
Carlow County Council, No. CPOH-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	<u>Site number 12.</u> A plot of ground situate on the North side of Tullow Street in the Parish and Urban District of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW9648F	Ronol Ventures Limited, 9 – 10 Main Street, Arklow, Co. Wicklow	N/A	N/A
Carlow County Council, No. CPOH-CARLOWTOWNCENTRE-	<u>Site number 13.</u> The property shown, in the	Ronol Ventures Limited, 9 –	N/A	N/A

2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	Parish of CARLOW, situate in the Townland of CARLOW, in the Barony of CARLOW, in the Electoral Division of CARLOW URBAN contained within folio CW26687F	10 Main Street, Arklow, Co. Wicklow		
Carlow County Council, No. CPOH-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	Site number 14. The property situate on the North side of Tullow Street in the Urban District of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW1342L (created out of lands comprised in folio CW15959F)	Ronol Ventures Limited, 9 – 10 Main Street, Arklow, Co. Wicklow	N/A	N/A
Carlow County Council, No. CPOH-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	Site number 15. The property situate on the north side of Tullow Road in the Parish of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW1754L (created out of lands comprised in folio CW15959F)	Ronol Ventures Limited, 9 – 10 Main Street, Arklow, Co. Wicklow	N/A	N/A

Dated this 28th day of April 2026

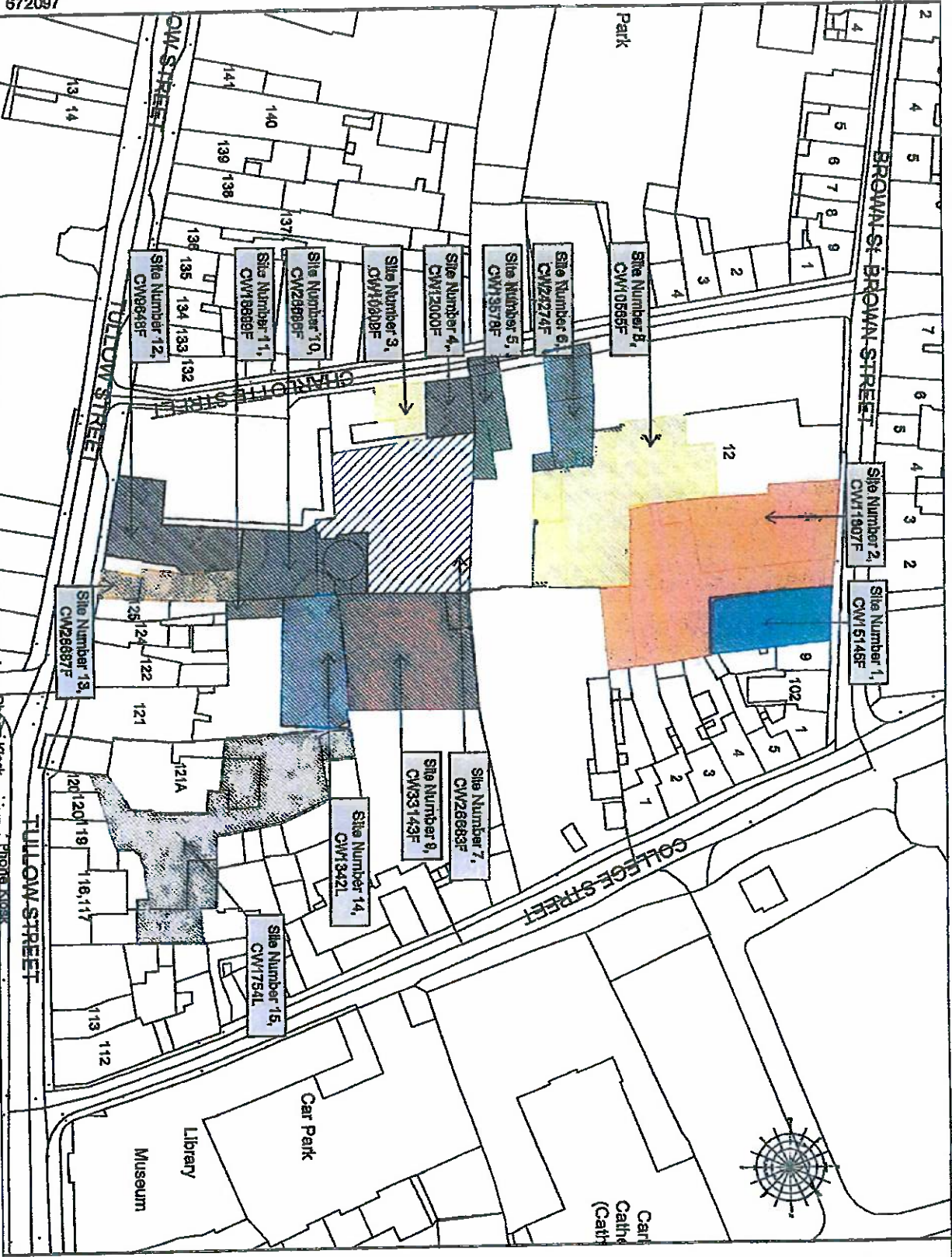


Nicola Lawler
Town Regeneration Officer

LAND REGISTRY COMPLIANT MAP.

672097

676808



LAND REGISTRY COMPLIANT MAP.

672157

676806

LAND REGISTRY COMPLIANT MAP.

LAND REGISTRY COMPLIANT MAP.

NOTES

- 1. This is a site plan map and does not show the boundaries of the sites.
- 2. This is a site plan map and does not show the boundaries of the sites.

SITE OUTLINE

APPROXIMATE AREA OF SITE
= 4,450 SQ. METERS (10.64 HA)

THE OFFICIAL SEAL OF

CARLOW COUNTY COUNCIL

WAS AFFIXED HERE TO

THIS 21ST DAY OF April 2008

IN THE PRESENCE OF:

CHIEF EXECUTIVE

Michael Brown

NOMINATED MEMBER

Nicola Paveola

TOWN REGISTRATION OFFICER



Produced by Carlow County Council under the authority of the Planning and Building Act 2006. The map is a site plan map and does not show the boundaries of the sites. It is a site plan map and does not show the boundaries of the sites.

CARLOW COUNTY COUNCIL
TOWN CENTRE FIRST SECTION
Carlow, Co. Carlow
Carlow County Council
Carlow, Co. Carlow
Carlow County Council
Carlow, Co. Carlow

Site Number	Field
1	CW15143F
2	CW11187F
3	CW10309F
4	CW12000F
5	CW13378F
6	CW24274F
7	CW26933F
8	CW10565F
9	CW21143F
10	CW26966F
11	CW16931F
12	CW26948F
13	CW26937F
14	CW13321
15	CW1754L

Carlow County Council, No. CPOH-CARLOW/TOWNCENTRE-2008, Carlow Compulsory Purchase Order, Deposited Map 2008

SITE LOCATION:
LAND REGISTRY COMPLIANT MAP.

Address	Carlow Town Centre
Carlow	Carlow
County	Carlow
Country	Ireland
Postcode	Carlow
Phone	051 428111
Fax	051 428122
Website	www.carlow.ie



COMPULSORY PURCHASE ORDER FOR THE PURPOSES OF SECTION 76 OF, AND THE THIRD SCHEDULE TO, THE HOUSING ACT, 1966, AS AMENDED BY THE PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED HOUSING ACT, 1966 SECTION 10 OF THE LOCAL GOVERNMENT (IRELAND) ACT, 1898, AS AMENDED BY SECTION 11 OF THE LOCAL GOVERNMENT (NO. 2) ACT, 1960 AND SECTION 213 OF THE PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED

**CARLOW COUNTY COUNCIL
CARLOW TOWN CENTRE BROWNFIELD SITE BOUNDED BY TULLOW STREET LOWER,
CHARLOTTE STREET AND BROWN STREET, CARLOW TOWN.
COMPULSORY PURCHASE ORDER 2026
CPOH-CARLOWTOWNCENTRE-2026**

1. CARLOW COUNTY COUNCIL (hereinafter referred to as the "Local Authority") who, pursuant to section 10 of the Local Government (No. 2) Act, 1960, as substituted by section 86 of the Housing Act, 1966 as amended by section 6 and the Second Schedule to the Roads Act, 1993 as amended and extended by the Planning and Development Act, 2000, as amended, has made an order entitled as above which is about to be submitted to An Coimisiún Pleanála (hereinafter referred to as "the Board") for confirmation. If confirmed, the order will authorise the Local Authority to acquire:

a. compulsorily, for the purposes of redeveloping for a flexible-use development comprising public realm, linked streets, streetscape enhancement, residential, hospitality, cultural, community and civic uses, the lands described in Part II of the Schedule hereto, which land is shown on a drawing marked "Carlow County Council, No. CPOH-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026".

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- iii. ONLINE: VIA THE ONLINE CONSULTATION PORTAL AT <https://consult.carlow.ie/>

2. Owners, lessees and occupiers of the lands described in the Schedule hereto will receive individual written notice.

3. Any objections to the compulsory acquisition of land over land described in the Schedule hereto should be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01Y901, before 5.30pm on 9th June 2026.

4. The Board cannot confirm a Compulsory Purchase Order in respect of the lands if an objection is made in respect of the acquisition by an owner, lessee or occupier of the land, and not withdrawn, which has considered the objection(s). Pursuant to Section 218 of the Planning and Development Act, 2000 (as amended), An Coimisiún Pleanála may at its absolute discretion, hold an oral hearing into the matter.

5. A copy of the Order and the deposited maps may be seen at the following locations:-

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- b) CARLOW COUNTY LIBRARY, TULLOW STREET, CARLOW.
- c) ONLINE: VIA THE ONLINE CONSULTATION PORTAL AT <https://consult.carlow.ie/>

**SCHEDULE
LANDS BEING PERMANENTLY ACQUIRED**

PART I

Land consisting of a house unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense.

Number on map deposited at the offices of the local authority	Quantity, description and situation of the land	Owners or reputed owners	Lessees or reputed lessees	Occupiers (except tenants for a month or a less period than a month)
NIL	NIL	NIL	NIL	NIL



PART II

Land other than land consisting of a house or houses unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense

Number on map deposited at the offices of the local authority	Quantity, description and situation of the land	Owners or registered lessees	Tenants or registered lessees	Occupiers (except tenants for a month or a less period than a month)
Carlow County Council, No. CPOB-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	Site number 1: A plot of ground situate to the south side of Brown Street being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW151459	Miles Gaming Limited, 9-10 Main Street, Arklow, Co. Wicklow	NA	NA
Carlow County Council, No. CPOB-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	Site number 2: A plot of ground situate on the south side of Brown Street in the Town of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW151459	Miles Gaming Limited, 9-10 Main Street, Arklow, Co. Wicklow	NA	NA
Carlow County Council, No. CPOB-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	Site number 3: A plot of ground situate on the East side of Charlotte Street in the Urban District of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW159597	Miles Gaming Limited, 9-10 Main Street, Arklow, Co. Wicklow	NA	NA
Carlow County Council, No. CPOB-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	Site number 4: A plot of ground with the premises thereon situate on the East side of Charlotte Street being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW159597	Miles Gaming Limited, 9-10 Main Street, Arklow, Co. Wicklow	NA	NA
Carlow County Council, No. CPOB-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	Site number 5: A plot of ground situate to the East of Charlotte Street in the Urban District of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW157788	Miles Gaming Limited, 9-10 Main Street, Arklow, Co. Wicklow	NA	NA
Carlow County Council, No. CPOB-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	Site number 6: The property shown, in the parish of CARLOW, situate in the Townland of CARLOW, in the Barony of CARLOW, in the Electoral Division of CARLOW URBAN contained within folio CW141742	Stephen O'Reilly, 9-10 Main Street, Arklow, Co. Wicklow	NA	NA
Carlow County Council, No. CPOB-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	Site number 7: The property shown, in the Parish of CARLOW, situate in the Townland of CARLOW in the Barony of CARLOW, in the Electoral Division of CARLOW URBAN contained within folio CW266837	Royal Ventures Limited, 9-10 Main Street, Arklow, Co. Wicklow	NA	NA
Carlow County Council, No. CPOB-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	Site number 8: A plot of ground the East side of Charlotte Street in the Town of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW159558	Miles Gaming Limited, Pondra Castle, Gortin, Nenagh, Co. Wicklow	NA	NA
Carlow County Council, No. CPOB-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	Site number 9: The property shown, situate in the Parish of Carlow, in the Townland of CARLOW in the Barony of CARLOW, in the Electoral Division of CARLOW URBAN contained within folio CW159558	Royal Ventures Limited, 9-10 Main Street, Arklow, Co. Wicklow	NA	NA
Carlow County Council, No. CPOB-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	Site number 10: The property shown, situate in the Townland of CARLOW, in the Barony of CARLOW, in the Electoral Division of CARLOW URBAN contained within folio CW266837	Royal Ventures Limited, 9-10 Main Street, Arklow, Co. Wicklow	NA	NA
Carlow County Council, No. CPOB-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	Site number 11: A plot of ground situate to the North of Yellow Street and West of College Street, in the Urban District of Carlow in the Parish of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW159597	Royal Ventures Limited, 9-10 Main Street, Arklow, Co. Wicklow	NA	NA
Carlow County Council, No. CPOB-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	Site number 12: A plot of ground situate on the North side of Yellow Street in the Parish and Urban District of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW159597	Royal Ventures Limited, 9-10 Main Street, Arklow, Co. Wicklow	NA	NA
Carlow County Council, No. CPOB-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	Site number 13: The property shown, in the Parish of CARLOW, situate in the Townland of CARLOW, in the Barony of CARLOW, in the Electoral Division of CARLOW URBAN contained within folio CW266837	Royal Ventures Limited, 9-10 Main Street, Arklow, Co. Wicklow	NA	NA
Carlow County Council, No. CPOB-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	Site number 14: The property situate on the North side of Yellow Street in the Urban District of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW159597 (created out of lands comprised in folio CW159597)	Royal Ventures Limited, 9-10 Main Street, Arklow, Co. Wicklow	NA	NA
Carlow County Council, No. CPOB-CARLOWTOWNCENTRE-2026, Carlow, Compulsory Purchase Order, Deposited Map 2026	Site number 15: The property situate on the North side of Yellow Street in the Parish of Carlow being part of the Townland of CARLOW and Barony of CARLOW contained within folio CW159597 (created out of lands comprised in folio CW159597)	Royal Ventures Limited, 9-10 Main Street, Arklow, Co. Wicklow	NA	NA

Orla O'Reilly,
Chief Executive
29th April 2025