MEMORANDUM **LAOIS COUNTY COUNCIL**

TO: **Angela McEvoy, Director of Services**

FROM: **Denise Rainey, Town Regeneration Officer**

SUBJECT: **Proposed Compulsory Purchase Order**
45 Kiln Lane, Mountrath, Co. Laois, R32 Y472 (Folio LS15867F)

DATE: **18th September, 2026.**

I refer to the above property at 45 Kiln Lane, Mountrath, Co. Laois, R32 Y472 (Folio LS15867F). The property consists of a vacant 2 storey terraced house.



The registered owner of the property as per Folio LS15867F is Seamus Walsh, Stickens, Carragh, Naas, Co. Kildare. Initial correspondence was sent to the owner by Registered Post on 23/01/2023. The correspondence was returned by An Post as 'Not Called For'.

Further correspondence issued by Registered Post on 12/11/2025. This was delivered and signed for on 13/11/2025. There has been no response to the Council's correspondence.

The Vacant Homes Officer spoke to a neighbour in January, 2024 who stated that the property has been vacant for a number of years and that the owner lives in Kildare.

A notice was placed on the property in August 2026 seeking to initiate contact with the owner.

There is a memo on file from Trevor Hennessy, Senior Engineer, Housing Department dated 27th August, 2026 confirming that:

- The property is deemed to be suitable for use as Social Housing.
- There is sufficient demand on the Council's housing waiting list to sustain a tenancy in this property in this location.

- The acquisition of this property would be in accordance with the Laois County Development Plan 2021-2027 in meeting the County's housing need for social housing provision through a range of mechanisms, including the utilisation of existing housing stock, i.e. vacant and underutilised sites.

I would consider it necessary at this stage that the Council use its powers under Compulsory Purchase legislation to acquire the property for housing purposes. In making this recommendation, I confirm that the compulsory acquisition of said properties:

i. accords with the provisions of the Laois County Development Plan 2021-2027 and in particular policy objectives CS 06, HPO 14 and HPO 34 thereof (see below).
ii. accords with general Government policy as set out in Delivering Homes, Building Communities 2025 - 2030 - An Action Plan on Housing Supply and Targeting Homelessness, and particularly Pillar 1.4 - Securing Additional Supply, Ending Dereliction & Vacancy.

The Council will discharge any compensation due to any reputed owner and I therefore recommend that the property be acquired under the Housing Act 1966 through the Compulsory Purchase Order process.

Denise Rainey,
Town Regeneration Officer.

CPO Acquisition Approved –
45 Kiln Lane, Mountrath, Co. Laois, R32 Y472 (Folio LS15867F)

Signed: _____ Date: 18th September 2025

Angela McEvoy
Director of Services.

Laois County Development Plan 2021-2027

CS 06

Promote measures to reduce vacancy and the underuse of existing building stock and support initiatives that promote the reuse, refurbishment and retrofitting of existing buildings within urban centres and targeted settlements in the County.

HPO 14

Promote residential development addressing any shortfall in housing provision through active land management and a coordinated planned approach to developing appropriately zoned lands at key locations including regeneration areas, vacant sites, and underutilised sites. This includes backland development, thus promoting a more efficient use of zoned land.

HPO 34

Meet the County's housing need for social housing provision through a range of mechanisms, including:
(i) Part V of the Planning and Development Act 2000 (as amended),
(ii) a social housing building programme,
(iii) acquisition, leasing,
(iv) the Housing Assistance Payment (HAP) scheme,
(v) the Rental Accommodation Scheme (RAS) and
(vi) the utilisation of existing housing stock, i.e. vacant and underutilised sites