EMORANDUM **LAOIS COUNTY COUNCIL**

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

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

SUBJECT: **Proposed Compulsory Purchase Order**
150 The Vale, Graiguecullen, Co. Laois, R93 X0D0 (Folio LS22672F)

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

I refer to the above property at 150 The Vale, Graiguecullen, Co. Laois, R93 X0D0 (Folio LS22672F). The property consists of a vacant 2 storey semi-detached house.



The registered owners of the property as per Folio LS22672F are Mary Jones & Brian Butler of 150, The Vale, Graiguecullen, Carlow, Co. Laois. Initial correspondence was sent to the owners by Registered Post on 17/02/2023. The correspondence was returned by An Post as 'Not Called For'.

Further correspondence issued by Registered Post on 12/11/2025. This correspondence was also returned by An Post as 'Not Called For'.

The Council received a complaint from the occupier of 149 The Vale, Graiguecullen, Co. Laois on 13/03/2026 stating that the property at No. 150 The Vale has been empty for over 7 years and was falling into disrepair. They stated that there were broken and open windows causing cold and damp in their home. They stated that there were instances of parties and people gathering in the house and anti-social behaviour. The Gardai have been called several times and teenagers have been seen in the house and back garden.

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 5HPO 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 –
150 The Vale, Graiguecullen, Co. Laois, R93 X0D0 (Folio LS22672F)

Signed: _____
Angela McEvoy,
Director of Services.

Date: 18th September 2026

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 5

To engage in active land management and site activation measures, including the implementation of the vacant site levy on all vacant residential and regeneration lands, and address dereliction and vacancy to ensure the viability of towns and village centres, i.e. Portlaoise, Portarlington, Mountmellick and Graiguecullen.

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