

**KILKENNY COUNTY COUNCIL**  
**Housing Technical**  
**Appraisal for Compulsory Purchase Order of**  
**vacant house at 12 Wolfe Tone St., Kilkenny R95 R5WP**



**Street frontage**

**DATE OF REPORT:** 25<sup>th</sup> November 2021

**INTRODUCTION**

As part of the Kilkenny County Council Vacant Homes Action Plan, Site Appraisal Reports are being carried out on a number of vacant or derelict houses and derelict sites around the county to determine their potential for social housing using CPO process.

**A. OWNERSHIP OF PROPERTY:**

Clear title could not be established.

Ann Martin lived at No 12 Wolfe Tone Street all her life. She died on 1<sup>st</sup> April 2009. Her partner Eddie Lawlor lived in the house for 30 years with her and continued to live here after Ann's death. Eddie Lawlor died in May 2019. Eddie Lawlor did will the house to Cecilia Lawlor, 9 Newpark Close, Kilkenny, with John Harte Solicitor. Ann Martin's will could not be found, but there was an understanding with Eddie Lawlor.

**B. SUITABILITY OF PROPERTY**

**DATE 1<sup>ST</sup> INSPECTION:** April 22<sup>nd</sup> 2021

**PROPERTY LOCATION:** This property is located 12 Wolfe Tone St. in the centre of Kilkenny

**ZONING:** Existing residential

**EXISTING HOUSE:** Mid-terrace two storey house dating from late 19<sup>th</sup> century. The existing house covers a floor area of 65m<sup>2</sup>. It is accessed directly from Wolfe Tone St. via the front door.

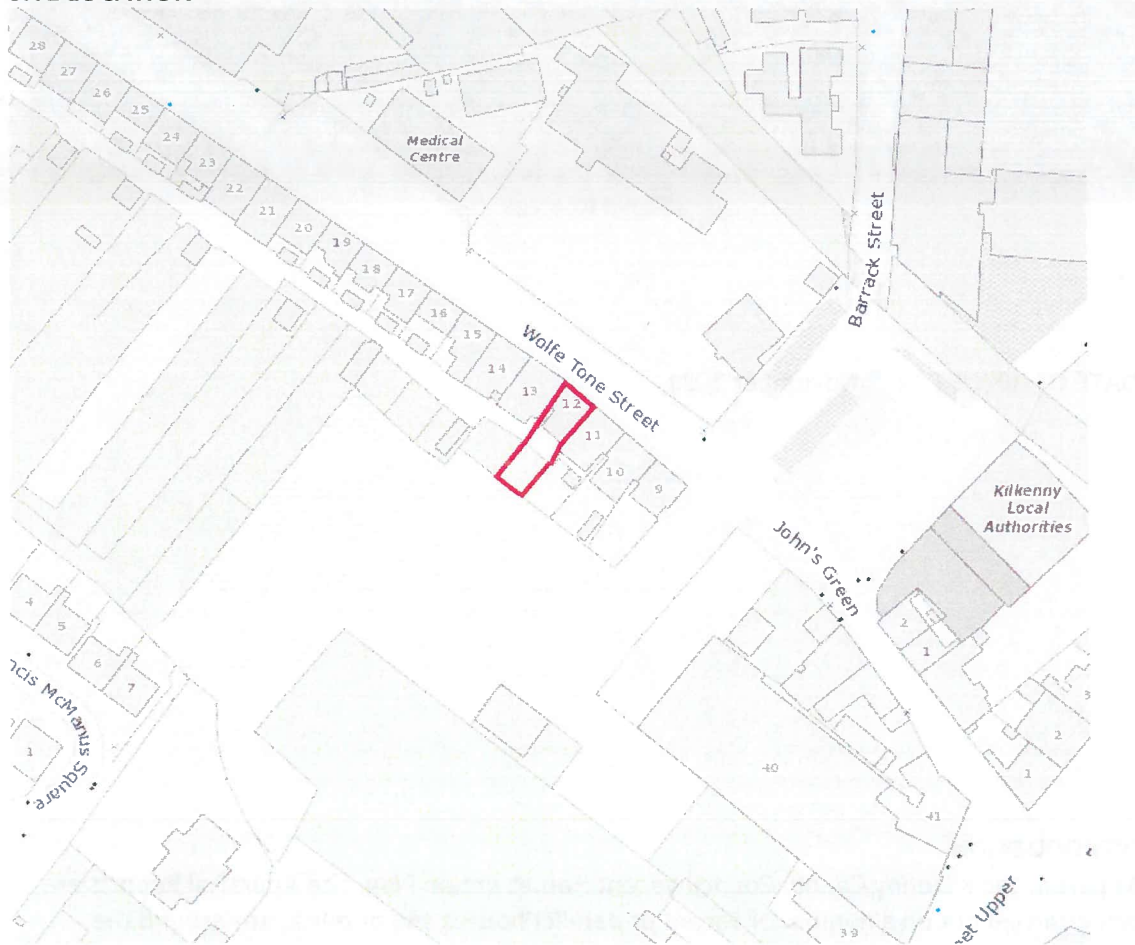
**REAR GARDEN AREA:** There is a narrow car road access to the rear with access from No.33 Wolfe Tone St. There is a small garden on the far side of the car road approx. 56m<sup>2</sup>. This and 7 other neighbouring gardens back on to the adjacent Wolfe Tone St. car park and are bounded by a screen wall.

**HERITAGE STATUS:** The site is within the St.Johns architectural conservation area

**PLANNING HISTORY:**

None

**SITE LOCATION**



Site Location map NTS

### **C. NEED TO ACQUIRE PROPERTY**

This appraisal has been done for following reasons:

1. To determine the potential for social housing
2. To address vacancy & dereliction and
3. To promote urban renewal

#### **1. Social Housing Potential**

This house is located in an area of very high demand in Kilkenny City close to services and amenities. It is an older somewhat dated house and significant building fabric/energy upgrade is required to bring it up to Social Housing standards. However, following refurbishment it would provide an attractive 4 person family home in the centre of town.

#### **2. Vacant Houses/Dereliction**

This house has been vacant for well over 2 years.

The house is in poor condition at present and the longer it remains unoccupied the faster it will deteriorate and have a detrimental effect on the adjoining properties and streetscape. Relatives of the late owner had placed it with an auctioneer with the intention of selling it on the open market. However, clear title could not be established and legal advice recommended the Compulsory Purchase option as the way to solve this issue. Both sides agreed that this was the best approach as unless Kilkenny County Council intervenes and the title issue was resolved the house would remain vacant in the longer term and continue to deteriorate.

#### **3. Urban Renewal**

This house is located within the St.Johns Architectural Conservation Area:

Acquisition and appropriate refurbishment for social housing by Kilkenny County Council would be a positive contribution to maintaining/preserving the character of this area.

### **RECOMMENDATION**

**I recommend that Kilkenny County Council acquire this house using the CPO process.**



Evelyn Graham

**Evelyn Graham, FRIAI**

**Senior Executive Architect & Vacant Homes Officer**

