

**KILKENNY COUNTY COUNCIL**  
**Housing Technical Appraisal**  
**for**  
**Compulsory Purchase Order**  
**of**  
**Lands at Waterbarrack / The Butts, Kilkenny**  
**0.49 acres**  
**Townland of Gardens**



**DATE OF REPORT: 1<sup>st</sup> February 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 / derelict houses and sites around the county to determine their potential for social housing using CPO process.

It is Kilkenny County Councils intention to provide new housing and improve associated social and community infrastructure as part of an overall Butts Regeneration Project. While there are houses and lands in the area already in the ownership of Kilkenny County Council, additional ground will be required to enable the overall vision of the regeneration project to be achieved.

## DETAILS

### A. OWNERSHIP OF PROPERTY:

Land is registered to a Patrick Cantwell (now deceased) in 2 folios KK500 and KK496.

It is our understanding that several members of the Cantwell family are now entitled to be registered as owners of these lands as follows:

- i. Chrissie Cantwell
- ii. John Cantwell
- iii. Babs (Margaret) Cantwell
- iv. Pat Cantwell
- v. Mark Cantwell

The parties noted above agree to have Kearney, Roche & McGuinn Solicitors, 9 The Parade, Kilkenny represent them on the CPO transaction.

### B. SUITABILITY OF PROPERTY

**DATE 1<sup>ST</sup> INSPECTION:** 27<sup>th</sup> April 2021

**PROPERTY LOCATION:** This property is located off St. Joseph's Road on a narrow laneway opposite The Enable Ireland O'Neill Centre, to the west. Kilkenny County

Council yard and workshop are located on the northern boundary and there are private gardens to the east and south.

**CURRENT ZONING:** Existing Residential

**EXISTING SITE:** Site is understood to have been back gardens and allotments in previous years, but has lain derelict for the past number of years

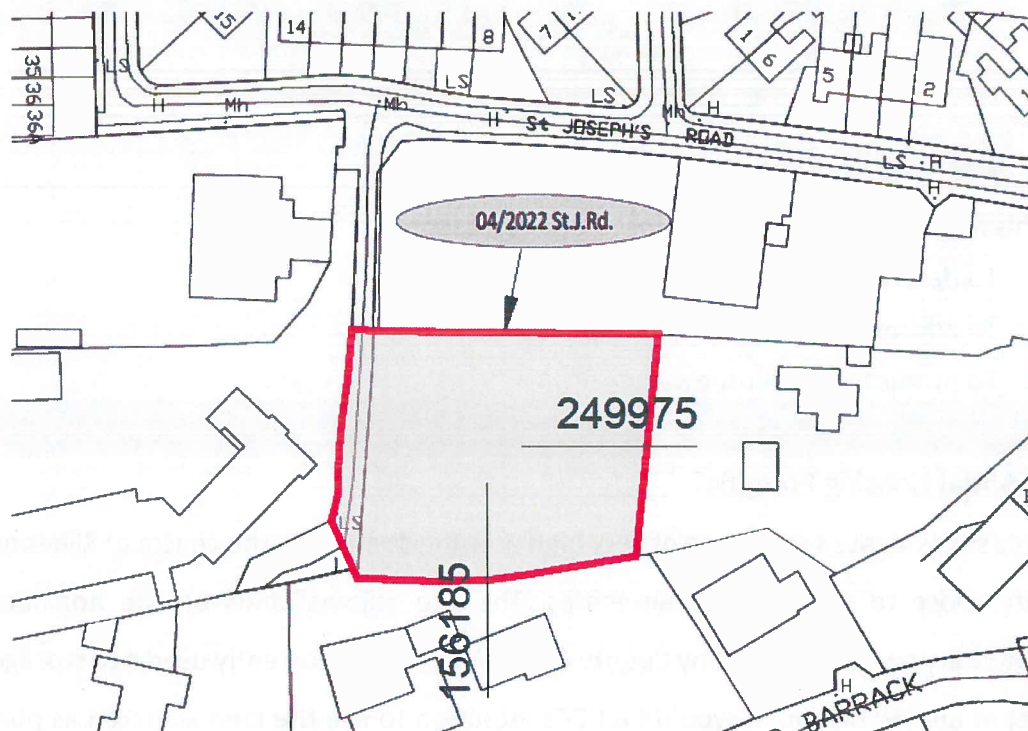
**AREA:** 0.2 Ha / 0.49 acre

**HERITAGE STATUS:** None

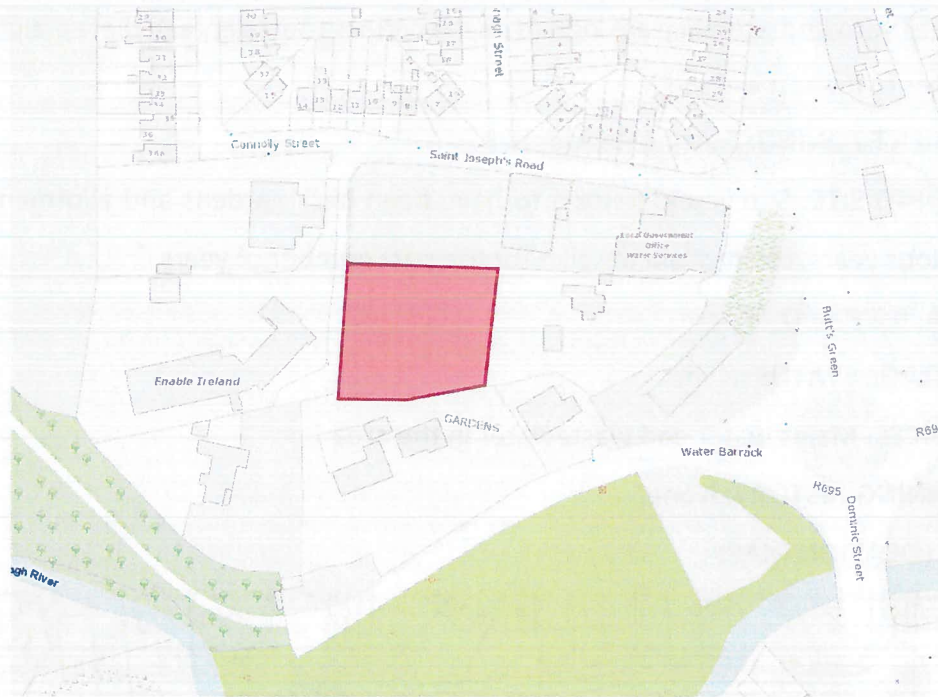
**SERVICES:** Mains water and wastewater in the area

**PLANNING HISTORY:** None.

**SITE LOCATION MAP:**



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 site is located in an area of very high housing demand in the centre of Kilkenny City, close to services and amenities. The site adjoins lands on the northern boundary owned by Kilkenny County Council, which are currently used as a storage depot and workshop. It would be KCCs intention to use the land acquired as part of an overall regeneration programme for the Butts area which would be intended to provide further housing and associated supporting infrastructure e.g. amenity areas, cycle ways, footpaths, parking.

#### 2. Vacancy/Dereliction

The site has lain vacant and unused for many years. Clear current title is not in place and this is hindering development of the land. The descendants of Patrick Cantwell, entitled to be registered as owners wish to resolve the title issues and



are willing to dispose of the lands to Kilkenny County Council. If the title issue is not resolved it is likely that the site would remain vacant/undeveloped in the longer term while there is an acute shortage of sites for housing in the city.

### **3. Urban Renewal**

This site is in a key location within a long established residential area close to the centre of the City and adjacent to the St. Canice's Architectural Conservation Area.

Acquisition and appropriate development of this site to support delivery of social or affordable housing and associated infrastructure by Kilkenny County Council would be a positive contribution to area and benefit the regeneration of the Butts Area

### **RECOMMENDATION**

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



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**Eimear Cody**  
**Senior Executive Engineer**  
**Housing Capital**

