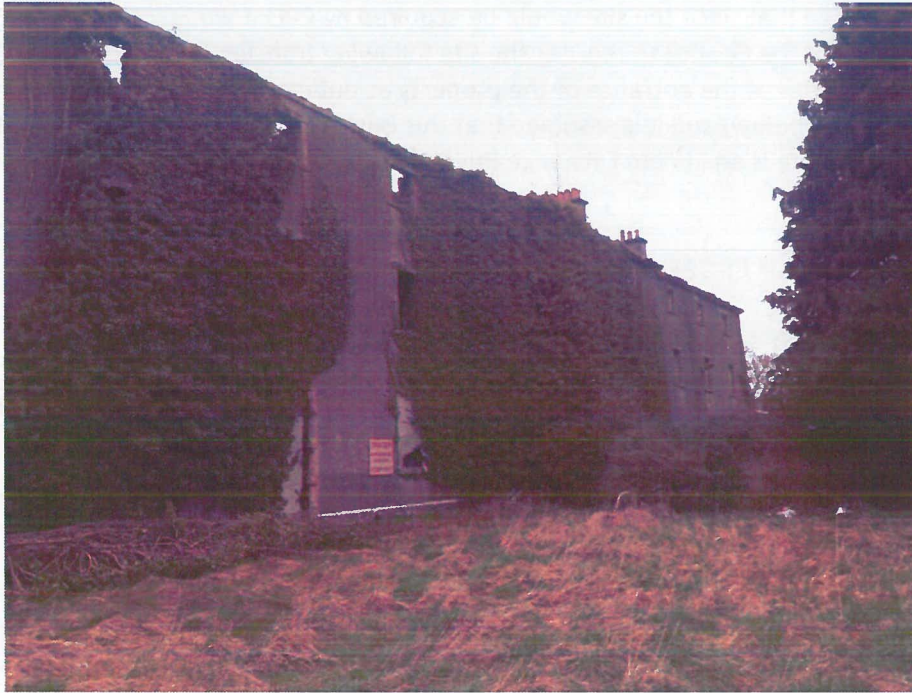


**KILKENNY COUNTY COUNCIL**  
**Housing Technical**  
**Appraisal for Compulsory Purchase Order of**  
**Former Garda Barracks, Castlecomer, Co.Kilkenny**



**DATE OF REPORT:** 24<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 sites around the county to determine their potential for social housing using CPO process.

#### **A. OWNERSHIP OF PROPERTY:**

The buildings and site are owned by the OPW and agreement was reached between OPW & Kilkenny County Council to acquire the property in 2018.

Subsequently, Kilkenny County Council was informed by the Office of Public Works that the title of the property is currently unregistered. The property was acquired prior to the 1st January 1967 and therefore registration of title was not compulsory. It was determined that the best course of action was to pursue a CPO of the buildings and site.

The OPW Commissioners discussed first registration with the Chief State Solicitor's Office (CSSO) who advised that since the site would be acquired by CPO it would be a straight forward process for the Council to register the site following transfer.

There is a right of way at the entrance of the property as outlined in Property Registration Authority map (see below) and it is assumed that this is in favour of neighbouring properties. As noted above, there is an Eircom Exchange Building on site and assume a right of way to this area.

#### **B. SUITABILITY OF PROPERTY**

**DATE 1<sup>ST</sup> INSPECTION:** March 2018

**PROPOSED SITE:** Site under consideration includes:

Former Garda Station/Military Barracks, associated outbuildings, telephone exchange unit and open ground off

Barrack Street, Castlecomer

**ZONING:** Residential

**SITE AREA:** 3.12 acre/1.29ha (including telephone exchange unit & shared access)

**STATUTORY PROTECTION:**

**RPS Ref.:** 486

**NIAH Ref.No.:** 12301084

<http://www.buildingsofireland.ie/niah/search.jsp?county=KK&regno=12301084&type=record>

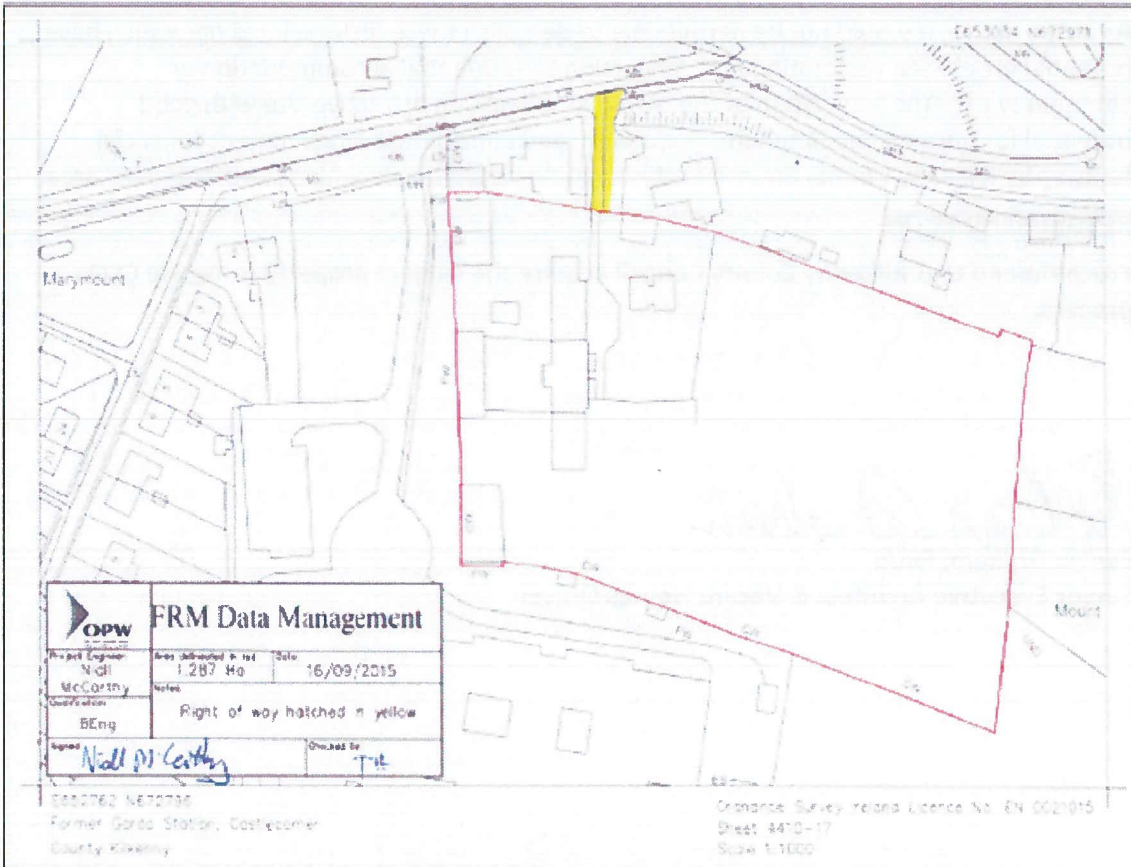
**PLANNING:**

The subject property is in an area zoned "residential" and "new residential" under the Castlecomer Local Area Plan 2018-2024.

The framework for the development of Castlecomer focuses on key development areas where significant new development is to be accommodated and illustrates how these areas can be integrated and connected with the surrounding urban and natural environment. The subject property is identified as a key development area within the Local Area Plan.

**SITE LOCATION:**

The subject property is located just off the L-5853 which is west of Barrack Street R694, Castlecomer, County Kilkenny. The site boundary is outlined in red in the location map below



Site Location map provided by the OPW showing right-of-way in yellow -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 Castlecomer which is an area of high housing demand close to the town centre, services and amenities. The subject property has been identified in the Castlecomer Local Area Plan as a key development area and it is the intention of Kilkenny County Council to erect a road through this area to allow for a connection from Barrack Street to Maryville. The open portion of the site presents great potential for future housing development and it is an attractive, fairly level site close to the secondary school and within walking distance of town while separate from other social housing schemes in the locality. The acquisition of this site will facilitate development in this key area and allow for a connection from Barrack Street to Maryville.

**2. Vacancy/Dereliction**

The former barracks has fallen into disrepair following a prolonged period of disuse. Due to the protected status of the historic buildings it would never be permissible to demolish these. The buildings have potential for phased restoration and conversion to residential

accommodation or community use subject to Planning Permission. It would be Kilkenny County Council's intention for the buildings to be stabilised and made safe. The associated land is likely to best suit residential use, subject to planning.

**3.Urban Renewal**

As noted above, it would not be permissible to demolish these historic buildings which have potential for phased restoration and conversion to residential accommodation or community use. The acquisition of the buildings unlocks an attractive site with good potential for housing development. Acquisition and appropriate development for social housing by Kilkenny County Council at this location would be a positive contribution to area.

**RECOMMENDATION**

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



**Evelyn Graham, FRIAI**  
**Senior Executive Architect & Vacant Homes Officer**