

**KILKENNY COUNTY COUNCIL**  
**Housing Technical**  
**Appraisal for Compulsory Purchase Order of**  
**vacant house at Main St., Gowran, Co.Kilkenny R95 F4E1**



**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:

This property was owned by the late Annie Dalton (died 29th May 2019). Probate was granted to her relatives Mary & Frank Doheny on 5th December 2019. The general condition of the house is fair & having been vacant for approx. 3 years since the now deceased elderly owner went into hospital. The property is still in Probate and the family/executor has expressed an interest in selling to Kilkenny County Council once this process is complete.

### B. SUITABILITY OF PROPERTY

**DATE 1<sup>ST</sup> INSPECTION:** December 2019

**PROPERTY LOCATION:** This property is located on the north side of Gowran Main Street, opposite St.Mary's Church & graveyard.

**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 93m<sup>2</sup>. It is accessed directly from the main street via the front door. There is an overgrown garden to the rear approx.16m long with no rear access.

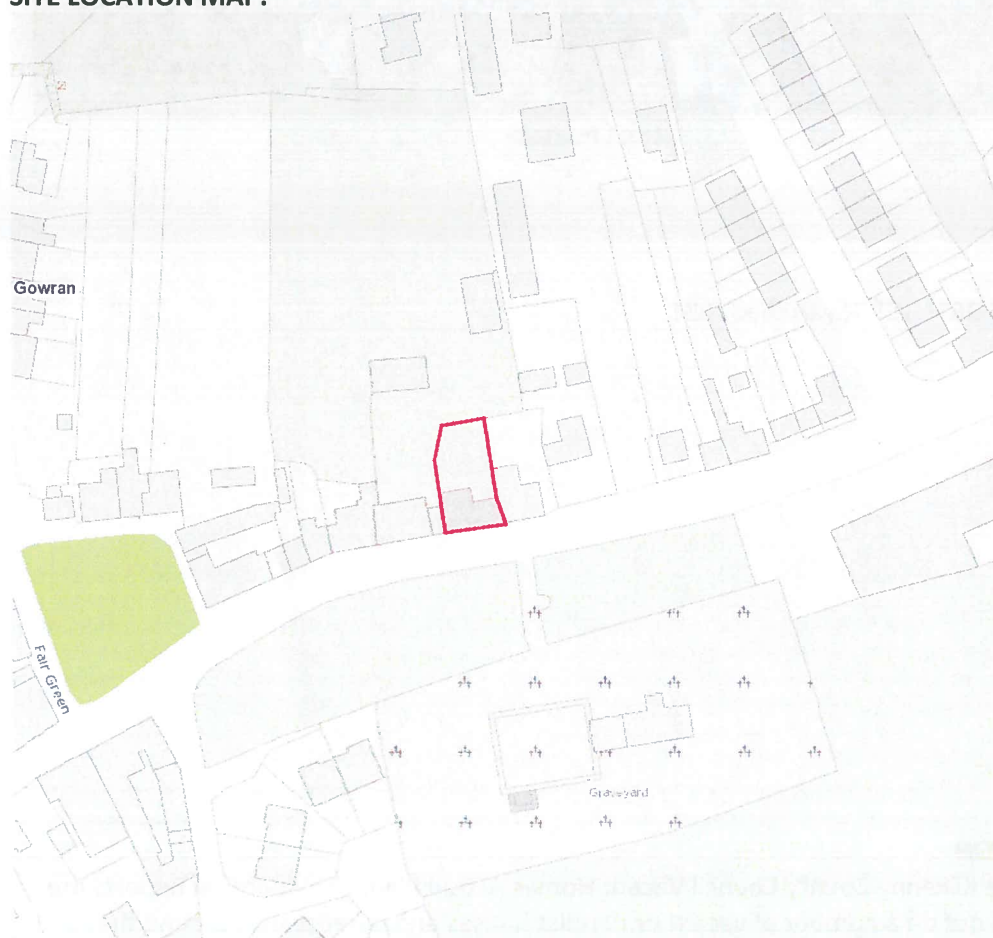
**REAR GARDEN AREA:** 235m<sup>2</sup> includes stone sheds

**HERITAGE STATUS:** The site is located within the Zone of Archaeological Potential for the village and it is within the Gowran architectural conservation 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 house is located in an area of reasonably high demand in the centre of Gowran Village 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 the existing 93m<sup>2</sup>/3 bedroom house could accommodate a 4 person family with some layout adjustments.

**2. Vacant Houses/Dereliction**

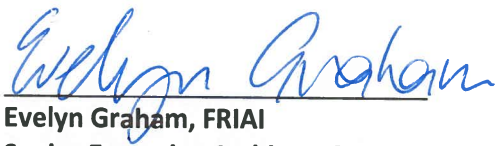
This house has been vacant for about 3 years since the death of the owner/occupant. While the house is in fair condition at present, the longer it remains unoccupied the faster it will deteriorate and have a detrimental effect on the adjoining properties and the village streetscape. The executor of the estate Mary Doherty initially approached Kilkenny County Council in late 2019 with a view to the Council purchasing the house under the Buy & Renew Scheme. Following independent valuation and appraisal of the property during 2020 it was agreed to purchase in the amount €80,000. However, during the course of the acquisition process, 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 Gowran 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, FRIAI**

**Senior Executive Architect & Vacant Homes Officer**

