



An  
Bord  
Pleanála

**Board Direction**  
**BD-005584-20**  
**ABP-306190-19**

At a meeting held on 16/04/2020, the Board considered the objections made to the Compulsory Purchase Order for the site at St. Anthony's, Ballyhooley Road, Cork, the report of the Inspector and the documents and submissions on file generally.

The Board decided to refuse consent to the compulsory acquisition of the site, based on the reasons and considerations set out below.

### **Reasons and Considerations**

Notwithstanding the current neglected condition of the house on the land, taking account of the remedial actions taken to remove the bay window, to secure the property and remove debris from the site, it is considered that the structural integrity of the building is intact, that the building is neither in a ruinous or dangerous condition, and that the property does not detract to a material degree from the amenity, character or appearance of land in the neighbourhood of the land in question. Furthermore, it is considered that the existing house could reasonably be restored to residential use and does not constitute a derelict site for the purposes of the Derelict Sites Act 1990. The Board, therefore, has decided that it would be appropriate to refuse to consent to the compulsory acquisition of the site.

**Board Member:**

**Date:** 16/04/2020

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Dave Walsh