



An
Bord
Pleanála

Board Direction
BD-007242-21
ABP-305306-19

At a meeting held on 11/01/2021, the Board considered the objections made to the compulsory acquisition of the site at numbers 21, 27-29 Richmond Avenue and lands at the rear of 21-29 Richmond Avenue, Fairview, Dublin 3, the report of the Inspector and the documents and submissions on file generally.

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

Reasons and Considerations

It is considered that the site detracts to a material degree from the amenity, character and appearance of the land in the neighbourhood, owing to the neglected, unsightly and objectionable condition of the structures and the site, therefore, falls within the definition of a derelict site, as defined in Section 3(b) and 3(c) of the Derelict Sites Act 1990 (as amended). Having regard to the observed condition of the site and the documentation provided in relation to the procedures and steps taken under the Derelict Sites legislation to include the site on Dublin City Council's Derelict Sites Register and the serving of the notice on the lands, it is considered that the acquisition of the site by the local authority is necessary in order to render the site non-derelict and to prevent it continuing to be a derelict site. It is also considered that the objection cannot be sustained, having regard to the said necessity.

Board Member:

Date: 11/01/2021

Dave Walsh

