



An  
Bord  
Pleanála

**Board Direction**  
**BD-008579-21**  
**ABP-309336-21**

At a meeting held on 21/06/2021, the Board considered the objections made to the Compulsory Purchase Order in relation to a site at Main Street, Bruff, County Limerick, the report of the Inspector and the documents and submissions on file generally.

The Board decided to annul the compulsory purchase of the said site, based on the reasons and considerations set down below.

#### **Reasons and Considerations**

Having regard to the derelict state of the site and to its neglected, unsightly and objectionable condition, the Board considers that the site detracts to a material degree from the amenity, character and appearance of land in the neighbourhood and, therefore, comes within the definition of a derelict site as defined in Section 3(a) and (b) of the Derelict Sites Act 1990, as amended. However, the Board also considers that the owner has shown some willingness to attend to the dereliction on site and, while the more substantive issue of the derelict state of the building remains outstanding, he has outlined a way forward and indicated that he has the means to deliver upon it. Accordingly, the Board considers that it would be appropriate to afford him the opportunity to do so and thus, in these circumstances, it would be premature to confirm the Local Authority's compulsory acquisition of the site.

**Board Member:**

Dave Walsh

**Date:** 21/06/2021