

**An
Bord
Pleanála**

**Board Direction
BD-013915-23
ABP-313540-22**

At a meeting held on 27/09/2023, the Board considered:

- (a) the objections made to the Compulsory Purchase Order,
- (b) the report of the Inspector and
- (c) 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

Having regard to the neglected, unsightly and objectionable condition of the site, the poor state of repair of the external wall at parapet and top floor levels and to the presence of litter, debris and waste materials on the site it is considered 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 sections 3(b) and 3(c) of the Derelict Sites Act, 1990, as amended, and 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. There was, however, insufficient evidence presented to satisfy the Board that the building was in

a ruinous or dangerous condition. It is also considered that the objection made cannot be sustained having regard to that said necessity.

Board Member:


Mick Long

Date: 28/09/2023