



An
Bord
Pleanála

Board Direction
BD-017418-24
ABP-315277-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/09/2024.

The Board decided to confirm the Compulsory Purchase Order without modifications, based on the reasons and considerations as set out below.

Reasons and Considerations

Having considered the objection made to the Compulsory acquisition, the submissions received by the Board from the objector and the acquiring authority (Dublin City Council) the residential and commercial purposes for which the subject lands are to be acquired and having regard to the following:

- The constitutional and Convention protection afforded to property rights.
- The current undeveloped and underutilised use of the properties at numbers 11-14 Lower Exchange Street and Number 11 Essex Street
- The case made by Dublin City Council to justify the compulsory purchase of the plots of land in terms of community need and public interest,
- The purpose of the compulsory acquisition to provide for residential and commercial uses within a city centre site zoned for residential purposes,
- The policies and objectives of the current Dublin City Development Plan 2022-2028, specifically policy objectives CSO10 in relation to supporting the development of brownfield, vacant and regeneration sites, CSO 11 in relation to derelict sites and compulsory purchase and QHSN6 in relation to urban consolidation.

the Board is satisfied that, in this instance, the acquisition of the lands and properties at numbers 11-14 Exchange Street Lower and number 11 Essex Street West, within the south city centre of Dublin as set out in the Order and on the deposited map has been justified and is necessary for the purposes stated.

Board Member

Date: 06/09/2024



Joe Boland