



**An
Bord
Pleanála**

**Board Direction
BD-018067-24
ABP-320202-24**

At a meeting held on 05/11/2024, the Board considered:

- (a) the objections made to the Compulsory Purchase Order and
- (b) the documents and submissions on file generally.

The Board decided to confirm the Order without modification for the following reasons and considerations:

Reasons and Considerations

Having regard to the neglected, unsightly and objectionable state of the land and structure thereon, evidenced by the condition of the front façade of the property, the condition of the windows, doors and shop front, guttering, and the presence of weeds and overgrowth in the gutters, and having considered the objection made to the compulsory acquisition, and also:

- (a) the constitutional and Convention protection afforded to property rights,
- (b) the public interest, and,
- (c) the provisions of the Roscommon County Development Plan 2022 – 2028,

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 Section 3 (b) 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. It is also considered that the objection made cannot be sustained having regard to that said necessity and that the compulsory acquisition and its effects on the property rights of affected landowners are proportionate to that objective and justified by the exigencies of the common good.

Board Member:



Peter Mullan

Date: 05/11/2024