

An
Bord
Pleanála

Board Direction
BD-019401-25
ABP-320306-24

At a meeting held on 04/04/2025, the Board considered:

- (a) the objections made to the Compulsory Purchase Order,
- (b) the report of the Inspector who held the oral hearing and
- (c) the documents and submissions on file generally.

The Board decided on a split vote (2:1) to Annul the Compulsory Purchase Order based on the reasons and considerations set out below.

Reasons and Considerations

Having considered the objection made to the compulsory purchase order and not withdrawn, the report of the person who conducted the oral hearing into the objection, the purpose for which the lands are to be acquired as set out in the compulsory purchase order and also having regard to the following;

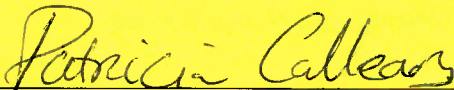
- The purpose of the compulsory acquisition of Nos. 29, 31, 33, 35, 37 and 39 Main Street, Leixlip, Co. Kildare for refurbishment of the properties, to address vacancy and the acute housing need,
- The policies and objectives of the Leixlip Local Area Plan, 2020-2023 (extended to 2026) and the Kildare County Development Plan, 2023-2029,
- The submissions and observations made at the Oral Hearing held on 21st of November 2024 and the 13th of February 2025,

- The existence of a planning permission on the land that at this point in time can be implemented,

the Board was satisfied that Kildare County Council have demonstrated a community need for the acquisition of Nos. 29, 31, 33, 35, 37 and 39 Main Street, Leixlip, Co. Kildare and that the properties in question are necessary to meet the partial needs of the housing list. The acquisition of the properties is on the basis of their vacancy, and it has been demonstrated that they are suitable to meet the community need. However, noting that the lands currently benefit from a live planning permission (Reg Ref: 19/1433) that will expire on 16th November 2025, which can be implemented, it is therefore considered a reasonable alternative to the compulsory acquisition of the lands currently exists.

It is considered that, the acquisition by the Local Authority of the properties in question, as set out in the order and on the deposited map, would not be justified at this point in time.

Board Member:


Patricia Calleary

Date: 04/04/2025