



**Board Direction**  
**BD-019407-25**  
**ABP-321684-25**

The Board decided to refuse permission for the compulsory acquisition of the property under the Derelict Sites Act 1990 for the following reasons and considerations.

Having regard to the neglected, unsightly and objectionable condition of the subject property, the poor state of the paintwork on the external walls, the missing fascia, the poor state of the windows, window surrounds and windowsills, and the damage to the roof ridge and having considered the objection made to the compulsory acquisition, and also:

- 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. However, the Board was not satisfied that the compulsory acquisition of the site by the local authority is necessary, at this time, in order to render the site non-derelict and to prevent it from continuing to be a derelict site.

In deciding not to accept the Inspector's recommendation to grant permission for the compulsory acquisition, the Board considered that the effects of the compulsory acquisition of the property would impact disproportionately on the property rights of the affected landowner and are not justified by the exigencies of the common good, at this time.

**Board Member**



Mick Long

**Date:** 07/04/2025