



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020103-25**  
**ABP-322277-25**

The submissions on this file were considered at a meeting held on 30/06/2025.

The Commission decided to REFUSE consent, generally as recommended by the reporting Inspector, to the compulsory acquisition of the subject site based on the reasons and considerations set out below.

### **Reasons and Considerations**

Having regard to the current unsightly and objectionable condition of the site 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 Limerick Development Plan 2022-2028,

notwithstanding that the site detracts to a material degree from the amenity, character and appearance of land in the neighbourhood, having regard to the efforts made to date by the owner to address matters that gave rise to the derelict condition of the site (including removal of windows, doors, chimney, removal of roof to adjoining ground floor extension to the rear and removal of vegetation growth) and also having regard to the relatively recent acquisition of the property by the property owner, the Commission considered that the compulsory acquisition of the site by the local authority is not necessary in order to render the site non-derelict at this juncture. The Commission is not satisfied, therefore, that the objection made cannot

be sustained, having regard to that said necessity or 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.

**Planning  
Commissioner:**

A handwritten signature in black ink, appearing to read 'Tom Rabbette', written over a horizontal line.

**Date:** 01/07/2025

Tom Rabbette