



An
Coimisiún
Pleanála

Direction
CD-020388-25
ABP-322596-25

At a meeting held on 31/07/2025, the Commission considered the objection made to the Compulsory Purchase Order, the report of the Inspector, the documents and submissions on file, and the provisions of the Derelict Sites Act 1990 (as amended).

The Commission decided to confirm the Compulsory Purchase Order, without modification, for the following reasons and considerations:

Reasons and Considerations

Having regard to the neglected, unsightly and objectionable state of the land, having considered the objection made to the compulsory acquisition, and also having considered:

- (a) the Constitutional and Convention protection afforded to property rights,
- (b) the public interest, and,
- (c) the provision of Waterford City & 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) and 3 c) of the Derelict Sites Act, 1990, as amended, and that the compulsory acquisition of the site by the local authority is necessary in order to render the site non-derelict and to prevent it from continuing to be a derelict site. It is also considered that in the absence of adequate evidence of action taken by the owner/occupier to address the dereliction of the site, the objection made cannot be sustained, and having regard to the necessity to render the site non-derelict, 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:

Date: 31/07/2025


MaryRose McGovern