

An  
Coimisiún  
Pleanála

**S18 Direction**  
**CD-021417-25**  
**ACP-322987-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 27/11/2025.

The Commission decided to consent to the compulsory acquisition of the said site based on the reasons and considerations set out below.

#### **Reasons and Considerations**

Having regard to the neglected, unsightly and objectionable condition of the dwelling on the subject property, the objections made to the compulsory acquisition, the Inspector's report and also:

- (a) the Constitutional and Convention protection afforded to property rights,
- (b) the public interest, and,
- (c) the provisions of Laois County Development Plan 2021-2027,

it is considered that the overall site does detract to a material degree from the amenity, character and appearance of land in the neighbourhood and, having regard to the nature and extent of works which are required to address the dereliction of the dwelling structure, that the compulsory acquisition of the site by the local authority is necessary in order to render the site non-derelict.

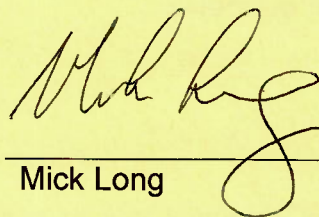
The Commission is satisfied, therefore, that the objections made cannot be sustained, having regard to that said necessity and that the compulsory acquisition

and its effects on the property rights of affected landowners are proportionate to that objective and justified by the exigencies of the common good.

In not accepting the recommendation of the Inspector, the Commission agreed with the Inspector that the building was in a neglected, unsightly and objectionable condition but also considered the overall condition of the subject property including the neglected building on site to be unsightly and objectionable albeit evidence was presented that the wider property had received some attention. The Commission was satisfied that the compulsory acquisition of the site by the local authority is necessary in order to render the site non-derelict.

**Planning**

**Commissioner:**

  
Mick Long

**Date:** 27/11/2025