



An
Coimisiún
Pleanála

Direction
CD-022196-26
ACP-323886-25

At a meeting held on 19/05/2026, the Commission considered:

- (a) the objections made to the Compulsory Purchase Order,
- (b) the report of the Inspector,
- (c) the documents and submissions on file generally and
- (d) the further documentation submitted by the local authority on the 24th of March 2026.

The Commission decided to confirm the Order without modification for the reasons and considerations as set out below.

Planning

Commissioner:

Date: 20/05/2026



Liam McGree

Draft Reasons and Considerations

Having regard to the derelict, unsightly and objectionable condition of the subject property, which detracts to a material degree from the amenity, character or appearance of lands in the neighbourhood, having considered the submissions/objections made to the compulsory acquisition, and having regard to the documentation submitted by the local authority in support of the proposed compulsory acquisition, and also:

- (a) the Constitutional and Convention protection afforded to property rights,
- (b) the public interest,
- (c) the provisions of the Tipperary County Development Plan 2022-2028, and
- (d) the provision of Cashel and Environs Development Plan 2009,

it is considered that the site detracts to a material degree from the amenity, character or 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, 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 continuing to be a derelict site. It is also considered 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.