



An
Coimisiún
Pleanála

Direction
CD-022315-26
ACP-324215-26

At a meeting held on 01/07/2026, the Commission considered:

- (a) the objection made to the compulsory acquisition,
- (b) the report of the Inspector and
- (c) the documents and submissions on file generally.

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

Reasons and Considerations

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 the Waterford City and County Development Plan 2022-2028
(As Varied),

the Commission considers that, notwithstanding the current unsightly and objectionable condition of the site which detracts to a material degree from the amenity, character and appearance of the surrounding land in the neighbourhood, taking into account the evidence on file of the ongoing efforts being made by the Notice Party to render the site non-derelict, the Commission does not consider that the compulsory acquisition of the site by the local authority is necessary at this time in order to render the site non-derelict. The Commission is not satisfied, therefore,

that the objection 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 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: 10/07/2026

Tom Rabbette