

An
Coimisiún
Pleanála

Direction
CD-022441-26
ACP-324284-26

At a meeting held on 02/09/2026, the Commission considered:

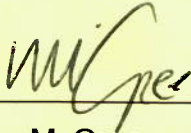
- (a) the objections made to the Compulsory Purchase Order,
- (b) the report and recommendation of the Inspector and
- (c) the documents and submissions on file generally.

The Commission decided to confirm the Order without modification.

The Commission considered that insufficient evidence had been presented to conclude that the subject property was in a dangerous condition as suggested at paragraph 7.2.3 of the Inspectors report. The Commission further considered that the Inspector did not presented sufficient evidence to conclude that the subject site comes within the scope of section 3(c) of the Derelict Sites Act 1990 (as amended) (*the presence, deposit or collection on the land in question of any litter, rubbish, debris or waste*) but considered that the subject property did come within the scope of sections 3(a) (*ruinous, derelict or dangerous condition*) and 3(b) (*neglected, unsightly or objectionable condition of the land or structure*) of the Act, and, therefore, meets the statutory definition of a derelict site.

The Commission also noted that the condition of the property came to the attention of the local authority during a derelict site strategic survey in 2023 and not 2025 as stated at paragraph 7.5.2 of the Inspectors report.

Planning Commissioner:


Liam McGree

Date 03/09/26

Draft Reasons and Considerations

Having regard to the ruinous and derelict condition of the subject property, and the neglected, unsightly and objectionable state of the land and structure thereon, and having considered the objection made to the compulsory acquisition, and also:

- The constitutional and convention protection afforded to property rights,
- The public interest, and
- The provisions of Roscommon 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 (a) and (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 from continuing to be a derelict site. It is also considered 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 to that objective and justified by the exigencies of the common good.