



An
Coimisiún
Pleanála

Direction

CD-022534-26

ACP-324285-26

The submissions on this file and the Inspector's report, and addendum report, were considered at a meeting on 2nd October 2026.

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

Planning

Commissioner:

Date: 07/10/2026

Liam McGree

Reasons and Considerations

Having regard to ruinous and derelict condition of the structure on the subject site, and the neglected, unsightly and objectionable state of the structure thereon, and 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 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.

The Commission noted certain inconsistencies between specific references in the inspector's report to notices issued under the Derelict Sites Act 1990 (as amended) and the actual subsections of the Act under which the notices were served by the local authority. The Commission also noted that the local authority's Derelict Sites Report was dated 8th November 2022, and not 8th November 2023 as stated in the inspector's report, and that the condition of the property came to the attention of the local authority during a site visit on 1st November 2022, and not 1st November 2023 as stated in the inspector's report. Furthermore, the Commission noted that the subject property was entered onto the Register of Derelict Sites maintained by Roscommon County Council on the 6th March 2025, and not the 9th March 2023 as stated in the inspector's report. Finally, the Commission considered that there was no evidence of the deposition or collection on the land in question of any litter, rubbish, debris or waste, as referenced at section 9.1 of the inspector's report.

Notwithstanding the foregoing noted errors in the inspectors report, the Commission was satisfied that the subject property 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.