An Coimisiún Pleanála

# Direction
CD-022548-26
# ACP-324404-26

At a meeting held on 15/10/2026, the Commission considered:

(a) the objections made to the Compulsory Purchase Acquisition,
(b) the report of the Inspector, and
(c) the totality of the documents and submissions on file.

The Commission decided to grant consent to the compulsory acquisition, for the reasons and considerations set out below.

**Planning Commissioner:** MaryRose McGovern **Date:** 19/10/2026

**Reasons and Considerations**

Having regard to the derelict condition of the structure, and to the neglected, unsightly and objectionable condition 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 the Waterford City and 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(b) of the Derelict Sites Act 1990, as amended. It is considered 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 are justified by the exigencies of the common good.