



An
Bord
Pleanála

**Board Order
ABP-310720-21**

Derelict Sites Act, 1990

Planning and Development Acts, 2000 to 2020

Planning Authority: Limerick City and County Council

Application received by An Bord Pleanála on the 23rd day of June, 2021 from Limerick City and County Council pursuant to section 16 of the Derelict Sites Act, 1990, as amended, for consent to the compulsory acquisition of a derelict site comprising a two-storey semi-detached residential dwelling and surrounding land at 217 Elm Grove Close, Elm Park, Castletroy, County Limerick and as more particularly described in the notice of intention to compulsorily acquire the site.

Decision

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

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

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Reasons and Considerations

It is considered that the structural integrity of number 217 Elm Grove Close is intact, that the building is neither in a ruinous or dangerous condition, and that the property does not detract to a material degree from the amenity, character or appearance of land in the neighbourhood of the land in question. Furthermore, it is considered that the existing house could reasonably be restored to residential use and does not constitute a derelict site for the purposes of the Derelict Sites Act, 1990, as amended. The Board has, therefore, decided that it would be appropriate to refuse consent to the compulsory acquisition of the said site.



Dave Walsh

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 1st day of December 2021