



An  
Bord  
Pleanála

**Board Order**  
**ABP-315077-22**

**Local Government (No. 2) Act, 1960**

**Housing Act, 1966**

**Planning and Development Acts, 2000 to 2022**

**Planning Authority: Fingal County Council**

**Application** received by An Bord Pleanála on the 10<sup>th</sup> day of November 2022 from Fingal County Council pursuant to section 76 of, and the Third Schedule to, the Housing Act, 1966 as extended by section 10 of the Local Government (No.2) Act, 1960 (as substituted by section 86 of the Housing Act, 1966) and the Planning and Development Acts, 2000 to 2022, for confirmation of a Compulsory Purchase Order authorising compulsory acquisition of lands and entitled **Fingal County Council Compulsory Purchase (17 & 17A North Street, Swords, Co. Dublin) Order 2022.**

### **DECISION**

**CONFIRM** the above Compulsory Purchase Order based on the reasons and considerations set out below.

### **REASONS AND CONSIDERATIONS**

Having considered the objections made to the Compulsory Purchase Order, the written submissions and observations made at the oral hearing held on the 2<sup>nd</sup> day of

April 2024, the report of the Inspector (who also conducted the oral hearing), the purposes for which the lands are to be acquired as set out in the Compulsory Purchase Order, 'Fingal County Council Compulsory Purchase Order (17 & 17A North Street, Swords, Co. Dublin) 2022', and also having regard to the following:

- (a) the constitutional and European Convention on Human Rights protection afforded to property rights,
- (b) the approval of a proposed development forming part of the Swords Cultural Quarter (SCQ) project under the Part 8 Process (register reference PARTXI/002/22),
- (c) the community need, public interest served and overall benefits to be achieved through the delivery of the Swords Cultural Quarter project,
- (d) the policies and objectives of the Fingal Development Plan 2023-2029, which are not materially contravened,
- (e) the submissions and observations made at the oral hearing, and,
- (f) the report and recommendation of the Inspector,

it is considered that the permanent acquisition of the lands in question, as set out in the Order, Schedule, and deposited map by Fingal County Council, is necessary for the stated purpose, which is a legitimate objective being pursued in the public interest, and that the Compulsory Purchase Order and its effects on the property rights of affected landowners are proportionate to that objective and justified by the exigencies of the common good.



**Patricia Calleary**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *28* day of *May* 2024