



An
Bord
Pleanála

Board Order ABP-315277-22

Local Government (No. 2) Act, 1960

Housing Act, 1966

Planning and Development Acts, 2000 to 2022

Applicant: Dublin City Council

Application received by An Bord Pleanála on the 6th day of December, 2022 from Dublin City 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 **11-14 Exchange Street Lower and 11 Essex Street West Area Compulsory Purchase (Residential/Commercial Development) Order, 2022.**

DECISION

CONFIRM the above Compulsory Purchase Order without modifications, based on the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having considered the objection made to the compulsory acquisition, the submissions received by the Board from the objector and the local authority (Dublin City Council) the residential and commercial purposes for which the subject lands are to be acquired and having regard to the following;

- (a) the constitutional and Convention protection afforded to property rights,
- (b) the current undeveloped and underutilised use of the properties at numbers 11-14 Lower Exchange Street and number 11 Essex Street,
- (c) the case made by Dublin City Council to justify the compulsory purchase of the plots of land in terms of community need and public interest,
- (d) the purpose of the compulsory acquisition to provide for residential and commercial uses within a city centre site zoned for residential purposes, and,
- (e) the policies and objectives of the current Dublin City Development Plan 2022-2028, specifically policy objectives CSO10 in relation to supporting the development of brownfield, vacant and regeneration sites, CSO11 in relation to derelict sites and compulsory purchase and QHSN6 in relation to urban consolidation,

the Board is satisfied that, in this instance, the acquisition of the lands and properties at numbers 11-14 Exchange Street Lower and number 11 Essex Street West, within the south city centre of Dublin as set out in the Order and on the deposited map has been justified and is necessary for the purposes stated.



Joe Boland

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

Dated this 12TH day of September 2024