



An
Bord
Pleanála

Board Order ABP-317964-23

Derelict Sites Act, 1990

Planning and Development Acts, 2000 to 2022

Planning Authority: Cork County Council

Application received by An Bord Pleanála on the 7th day of September 2023 from Cork County Council pursuant to section 16 of the Derelict Sites Act, 1990, as amended, for consent to the compulsory acquisition of a derelict site at Number 2 Oliver Plunkett Street, Bandon, County Cork, and as more particularly described in the notice of intention to compulsorily acquire the site.

Decision

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

Reasons and Considerations

Having regard to the ruinous, derelict and dangerous condition of the structure, and the neglected, unsightly and objectionable condition of the site, evidenced by the partially demolished nature of the property, the condition of the front facade which is in situ, the extensive hoarding to the front of the property and the presence of weeds and overgrowth, and also:

- (a) the Constitutional and Convention protection afforded to property rights,
- (b) the public interest, and
- (c) the provisions of the Cork 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 acquisition of the site by the Local Authority is necessary in order to render the site non-derelict and to prevent it 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.



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

Dated this 22nd day of *Jun* 2024