



An  
Coimisiún  
Pleanála

## Commission Order ABP-322276-25

---

**Derelict Sites Act, 1990**

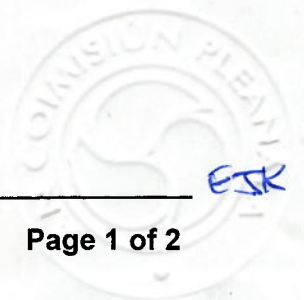
**Planning and Development Acts, 2000, as amended**

**Planning Authority: Monaghan County Council**

**Application** received by An Coimisiún Pleanála on the 10<sup>th</sup> day of April 2025 from Monaghan 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 24-26 Market Street, Monaghan, County Monaghan 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.

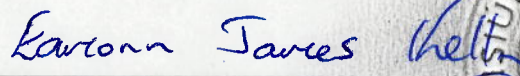


## Reasons and Considerations

Having regard to the condition of the structure and to the neglected, unsightly and objectionable state of the land and structure, having considered the objection made to the compulsory acquisition, and also:

- (a) the Constitutional and Convention protection afforded to property rights,
- (b) the public interest, and,
- (c) the provisions of Monaghan County Development Plan 2025-2031,

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, and 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 justified by the exigencies of the common good.

  
\_\_\_\_\_  
**Eamonn James Kelly**  
**Member of An Coimisiún Pleanála**  
**duly authorised to authenticate**  
**the seal of the Commission.**



Dated this <sup>5<sup>th</sup></sup> day of September, 2025