

An  
Coimisiún  
Pleanála

**Commission Order  
ACP-323886-25**

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**Derelict Sites Act, 1990**

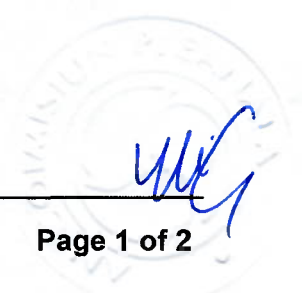
**Planning and Development Act, 2000, as amended**

**Planning Authority: Tipperary and County Council**

**Application** received by An Coimisiún Pleanála on the 31<sup>st</sup> day of October 2025 from Tipperary 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 at Number 16 and Number 17 Main Street, Cashel, County Tipperary 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 derelict, unsightly and objectionable condition of the subject property, which detracts to a material degree from the amenity, character or appearance of lands in the neighbourhood, having considered the submissions/objections made to the compulsory acquisition, and having regard to the documentation submitted by the local authority, including the further information received by the Commission on the 24<sup>th</sup> day of March 2026 in support of the proposed compulsory acquisition, and also:

- (a) the Constitutional and Convention protection afforded to property rights,
- (b) the public interest,
- (c) the provisions of Tipperary County Development Plan 2022-2028, and
- (d) the provision of Cashel and Environs Development Plan 2009,

it is considered that the site detracts to a material degree from the amenity, character or 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 continuing to be a derelict site. It is also considered that the objections 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.



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**Liam McGree**  
**Member of An Coimisiún Pleanála**  
**duly authorised to authenticate**  
**the seal of the Commission.**

Dated this 25<sup>th</sup> day of *MAR* 2026