



An
Bord
Pleanála

Oral Hearing Agenda ABP-321301-24

Case	Compulsory Acquisition Case (Derelict Sites Act 1990 as amended) for a site at Harbour Street, Tullamore, Co. Offaly.
Date	Thursday 28 th August 2025
Start Time	10.00 am
Location	Online – MS Teams

The purpose of the oral hearing is to provide an opportunity for all parties, who wish to do so, to make further submissions and to allow the Inspector to seek clarification on any relevant issues arising and objections made. Parties will also have the opportunity to ask questions or seek clarification on submissions made at the hearing.

There is no obligation on any party to make a submission to the oral hearing or to ask questions of the other parties. All written submissions already received will be considered by the Inspector and the Board. For this reason, submissions previously made in writing need not be reiterated at the oral hearing.

All parties are requested to be mindful of the nature of this application and to ensure that presentations or questions are relevant to the nature of this case. You are reminded that the Board has no role or jurisdiction in the determination, or the assessment, of compensation and that any submission made to this hearing should bear this in mind, as no discussion regarding compensation will be facilitated.

On completion of the oral hearing, the Inspector will prepare a report and recommendation on the case for the Board. The decision to grant consent or refuse consent to the Compulsory Acquisition will be made by the Board.

The Board may direct the payment of a contribution towards the costs to any person appearing at an oral hearing, which have been incurred by that person, as a consequence of appearing at the hearing. Any payment will be at the Board's discretion. Any application for costs should be made in writing to the Board within three weeks of the date of this hearing.

If you intend to provide a written copy of your submission or use visual aids when speaking (presentations, maps, photos, etc.), these should be submitted in a digital format to the Board **at least 3 working days in advance** of participation in the hearing (and will be retained on the case file after the oral hearing).

Submissions presented to this oral hearing will be recorded by a service provider organised by An Bord Pleanála. You are not permitted to record the proceedings of the oral hearing.

The agenda and order of appearance for the oral hearing is set out below, along with a timetable. Parties should please note that this timetable is indicative only and may vary during the course of the oral hearing. A 'join meeting request' to this virtual event on Microsoft Teams will be issued by An Bord Pleanála prior to the oral hearing date.

AGENDA

Time	Topic
10.00	Opening of Hearing by Inspector
10.10	Submission by Offaly County Council: <ul style="list-style-type: none"> i. Brief overview of Compulsory Acquisition application. ii. Justification for house / site acquisition with reference to alternatives considered. iii. Response to written submissions made by the Objector. [30 minutes maximum]
10.40	Submission by Objector (Dermot Horan and Teresa Horan) [30 minutes maximum]
11.10	Break (20 mins)
11.30	Response from Offaly County Council [30 minutes maximum]
12.00	Questioning between parties (if required) as follows: <ul style="list-style-type: none"> i. Offaly County Council to Objector ii. Objector to Offaly County Council iii. Inspector to Offaly County Council and/or Objector [40 minutes maximum]
12.40	Closing Comments (if required): <ul style="list-style-type: none"> i. Objector ii. Offaly County Council [5 minutes maximum per party and no new issues or material permitted]
12.50	Closing of Oral Hearing by Inspector

Notes:

A copy of the rules for participation in the oral hearing are available on our website at www.pleanala.ie