



An
Bord
Pleanála

Oral Hearing Agenda ABP-320981-24

Case	Compulsory Purchase Order (No. 3) 2024 (Vacant Homes) for a dwelling at 3 The Glebe, Kells, Co. Meath, A82 P5P5.
Date	Friday 2 nd May 2025
Start Time	10.00 am
Location	Virtually via Microsoft 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 CPO. 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 confirm or annul the CPO 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 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 overleaf, 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 Meath County Council, comprising: <ul style="list-style-type: none"> i. Brief overview of CPO. ii. Justification for house/site acquisition with reference to alternatives considered. iii. Council response to written submissions made by the Objector. [30 minutes maximum]
10:40	Submission by Objector (Mars Capital Finance Ireland DAC) [30 minutes maximum]
11:10	Break (20 mins)
11:30	Response from Meath County Council [30 minutes maximum]
12:00	Questioning between the parties (if required) as follows: <ul style="list-style-type: none"> i. Objector to Meath County Council. ii. Meath County Council to Objector. iii. Inspector to Meath County Council and/or Objector. [40 minutes maximum]
12:40	Closing statements (if required): <ul style="list-style-type: none"> i. Objector ii. Meath County Council [5 minutes maximum per party and no new issues should be introduced]
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