
MEATH COUNTY COUNCIL - INTERNAL REPORT - VACANT HOMES

From: Yvonne Hyland, Vacant Homes Officer, MCC

To: Pat Shore, Town Regeneration Officer, Rural Regeneration, MCC

Date: 13th June 2025

Reference: Vacant Property at 49 Castlevue, Dunboyne, Co Meath A86 XY93 - MH8607F

AN COIMISIUN PLEANÁLA

18 JUL 2025

LTR DATED FROM

LD323107-25

ACP.

This report is carried out by Yvonne Hyland, Vacant Homes Officer for Meath County Council to provide a detailed timeline on efforts made to bring this vacant property back into use in line with the Government's Housing for All Plan and to determine if it is necessary to commence CPO proceedings on this property.

Background and Inspections

- Sept '24 Property noted as vacant by MCC Surveyor while conducting survey in the area. Google maps shows property as vacant and in poor condition back in 2009.
- Dec '24 First letter of available supports sent to the vacant property address.
- Jan '25 Sent a 2nd letter re supports to the vacant property as well as a letter to the Dublin address listed on the downloaded folio. Also carried out a further inspection and spoke to neighbour on LHS who confirmed the property has been empty for more than 20 years. Neighbour advised that the owner has been approached numerous times by other residents over the years to purchase the property, but she had always refused. Owner visits every few weeks and brings rubbish down and leaves it inside. VHO was given a phone number to contact owner.
- MCC Derelict Sites section (while under Environment) had issued Section 8(2) Notices on the property in 2020 to clean it up as it was in a poor condition. The owner did act at the time and cleaned up the external but not the inside.
- Feb '25 Called Mary and spoke to her at length about the property and all options available to bring it back into use. She is an elderly woman and lives in Monaghan but wouldn't give me her postal address and instead provided me with an email address. VHO scheduled to call Mary in 3 weeks to talk again allowing her time to go through the VPRG application form emailed to her. I also sent copies of the 3 x letters previously posted to her email address.

Mar '25

Tried calling Mary for an update but didn't get an answer so left a voicemail. VHO sent an email advising the council would need to hear of a plan soon or we will have to commence the CPO process. No response received.

Apr '25

VHO spoke to Mary again and she was still talking loosely about all options. VHO gave her a further 4 weeks to have a physical plan in place or the CPO process will commence with notice on the door. VHO sent an email to owner confirming the content of the phone conversation.

Jun '25

After over 9 weeks, VHO tried calling owner but no answer so left a voicemail. Also sent an email reiterating detail of voicemail and confirming that as no physical action has been taken, the CPO of the property will commence in June 2025. VHO also advised that MCC would engage in discussion re voluntary purchase of the property and asked her to contact the VHO asap. Also advised that CPO process could be withdrawn if permanent physical action is taken by the owner to bring the property back into use. No response to date.

Ownership

Mary Myles is the registered property owner since 06 FEB 1980.

As per the Folio MH8607F downloaded on 17th January 2025, there is a charge registered to Meath County Council since 24 SEP 1977 indicating this was a property possibly purchased under a tenant purchase or shared ownership scheme at the time. The charge was for 25 years so has expired but no Deed of Discharge ever done to cancel the charge. No other current burdens registered on the folio. Mary Myles is the full owner.

Recommendation

VHO has spoken to the owner on a number of occasions as well as the neighbour. Based on the fact that this owner has not taken action in over 20 years to bring it back into use on her own terms despite many believed enquires from 3rd parties to purchase as well as the lack of effort made by the owner to act since engaging directly with the council, VHO believes the only options available for this property would be CPO or voluntary purchase once CPO process commences.

I have spoken to the Housing Section of Meath County Council and they have confirmed that they would have a need for the property for social housing if the property is compulsorily acquired.

In accordance with Section 76 and the Third Schedule to the Housing Act, 1966, as extended by Section 11 of the Local Government (No. 2) Act, 1960, as amended by the Planning and Development Acts, 2000 – 2023, The Housing Acts 1966-2019 and The Local Government Acts 1925-2009, I recommend that Meath County Council (MCC) commence proceedings to compulsorily acquire No.49 Castlevew, Dunboyne, Co Meath, A86 XY93 in June 2025.



Yvonne Hyland
Vacant Homes Officer
Meath County Council

AN COIMISIÚN PLEANÁLA

18 .III. 2025

LTR DATED _____ FROM _____

LDG-323107-25

ACP. _____