



# Comhairle Contae Mhuineacháin Monaghan County Council

Acmhainní Daonna  
Human Resources  
047 30586

Airgeadas  
Finance  
047 30589

Na Bóithre  
Roads  
047 30597

Clár na dToghthóirí  
Register of Electors  
047 30551

Comhshaol  
Environment  
042 9661240

Na hEalaíona  
Arts  
047 38162

Iasachtaí /Deontais Tithíochta  
Housing Loans/Grants  
047 30527

Leabharlann an Chontae  
County Library  
047 74700

Mótarcháin  
Motor Tax  
047 81175

Músaem an Chontae  
County Museum  
047 82928

Pleanáil  
Planning  
047 30532

Pobal  
Community  
047 73719

Rialú Dóiteáin/Foirgnimh  
Fire/Building Control  
047 30521

Oifig Fiontair Áitiúil  
Local Enterprise Office  
047 71818

Seirbhísí Uisce  
Water Services  
047 73769

KMcN/AG

An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
DV01 V902

## DERELICT SITES ACT 1990 (as amended)

### Request for consent of An Bord Pleanála on the proposed compulsory acquisition of DSN 36/24 property at 35 O'Neill Pk, Clones, Co. Monaghan H23 RY67

A Chara,

This is a request for the consent of An Bord Pleanála to the compulsory acquisition of a  
Derelict site, **DSN 36/24 property at 35 O'Neill Pk, Clones, Co. Monaghan H23 RY67.**

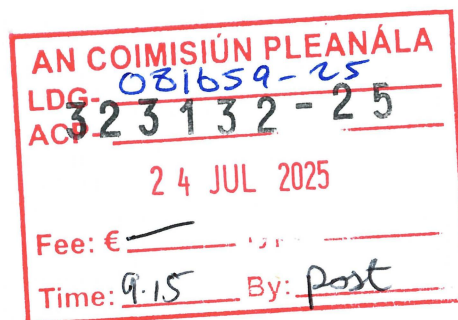
Attached with this request is the following documentation;

- Map of site area for compulsory acquisition.
- Copy of the notice and Chief Executive Order of intention to acquire the derelict site served on owner/occupier.
- Chief Executive's Order relating to the proposed compulsory acquisition.
- Report dated 22<sup>nd</sup> July 2025 from Brian Annon.
- Copies of Chief Executive Orders & notices issued under Section 22, Section 8 (7) & Section 8 (2).
- Copy of newspaper in which the notice of intention of the local authority to acquire the derelict site compulsorily was published.

Signed:

Kevin McNally  
Town Regeneration Officer

Date: 23/07/25



Fáilteonn an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifigí an Chontae, An Gleann, Muineachán, Éire.  
Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland, H18 YT50.

00353 47 30500 [www.monaghan.ie](http://www.monaghan.ie)

[eolas@monaghancoco.ie](mailto:eolas@monaghancoco.ie) [info@monaghancoco.ie](mailto:info@monaghancoco.ie)

Comhairle Contae Mhuineacháin

Monaghan County Council

Executive Order No. TRO 219/25

**Subject:** Derelict Sites Act 1990 (as amended), Section 16 – 35 O’Neill Pk, Clones, Co. Monaghan H23 RY67.

**Order:** That consent from An Bord Pleanála to the compulsory acquisition of Derelict Site, 35 O’Neill Pk, Clones, Co. Monaghan H23 RY67 be requested.

**Drafted by:** AG

**Copies to:** File DSN 36/24  
Register



Kevin McNally  
Town Regeneration Officer

Dated: 23/07/25

AN COIMISIÚN PLEANÁLA

24 JUL 2025

LTR DATED \_\_\_\_\_ FROM \_\_\_\_\_

LDG- \_\_\_\_\_

ACP- 323132-25

Comhairle Contae Mhuineacháin

Monaghan County Council

Executive Order No. TRO 220/25

**Subject:** Derelict Sites Act 1990 (as amended), Section 16 – DSN 36/24 – 35 O’Neill Pk, clones, Co. Monaghan H23 RY67.

**Order:** That Notice under Section 16 of the Derelict Sites Act 1990 (as amended), be served on

- Owners/Occupiers
- Jim Kierans, Cros Mhoaoil, McCurtain Street, Clones, Co. Monaghan informing him as owner/occupier, that the Local Authority has requested consent from An Bord Pleanála on the proposed compulsory acquisition of the derelict site.

**Drafted by:** AG

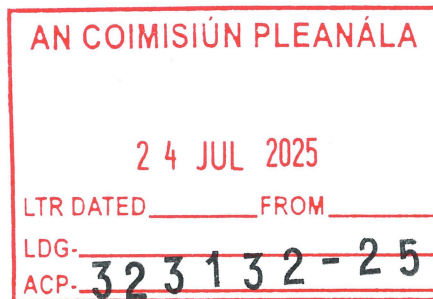
**Copies to:** File DSN 36/24  
Register



Kevin McNally  
Town Regeneration Officer

Dated: 23/07/25

AN COIMISIÚN PLEANÁLA	
24 JUL 2025	
LTR DATED _____	FROM _____
LDG- _____	
ACP- <u>323132-25</u>	



## Derelict Sites Act, 1990

### Report to An Coimisiun Pleanala on proposed compulsory acquisition of 35 O'Neill Park, Clones County Monaghan H23 RY67

#### Description of derelict site:

Semi-detached 2 storey house on 280m2 land within a housing estate in O'Neill Park within Clones town, County Monaghan

#### Planning & Ownership History

The property is registered with Land Direct to Jim Kierans of 35 O'Neill Park, Clones from 23<sup>rd</sup> December 2003.

A judgement mortgage in respect of a judgement obtained by Ester McMahon and Peter McGuinness of Ester McGahon McGuinness and Co Solicitors against James Kierans on the 20<sup>th</sup> day of June 2013 in the district court record number 1158/2012 in a cause/matter/action of Ester McGahon and Peter McGuinness of Esther McGahon McGuinness and Co Solicitors v James Kierans against the interest of James Kierans in the property  
(See Appendix 1)

There have been no recorded planning applications on this property.

#### Derelict Site History (Appendix 2)

11/04/24	An initial inspection by MCC Town regeneration team identified the property as derelict.
26/04/24	Notice pursuant to Section 8(2) issued.
09/05/24	A Letter was received by Derek Williams & Co Solicitors was received by MCC stating their clients Ester McMahon and Peter McGuinness have no interest in this property.
04/06/24	An Email was sent to MCC from Jim Kearns stating that it is their intention to seek Vacant Property Grant in the next month.
04/06/24	MCC Issued a response letter giving the owner until September to apply for the Vacant Property Grant or the derelict sites process would proceed.
01/10/24	Notice pursuant to Section 8(7) issued.
26/11/24	Notice pursuant to Section 22 issued.
09/04/25	A Derelict Sites Levy demand letter was sent to owner.
19/05/25	Notice of pursuant to section 15(1) issued.
27/06/25	An objection email to the Section 15 notice was submitted by the owner.
02/07/25	An email was sent in response to the Section 15 objection requesting a meeting with owner to discuss plans of how to make property non derelict.
02/07/25	A Derelict Sites Levy demand reminder letter was sent to owner.

### **Development Plan**

The application site falls within the administrative area of the Monaghan County Development Plan 2025 – 2031. The Clones Town Development Plan is provided in Chapter 13 of the County Development Plan. The site is zoned “existing residential” use.

The Development Plan specifically refers in the following sections the need to address dereliction within the County and in Clones in particular (Section 1.4 Challenges for County Monaghan and Section 2.6.3 Tier 3 Services Towns). In addition, Policies UDO 5 and UDO 8 outline the aims of reducing vacancy and dereliction in the main towns and to use the statutory mechanisms afforded through the Derelict Sites Act 1990 in a proactive manner to achieve this aim

### **Inspections**

An initial inspection was carried out by the town regeneration team on 11/04/24. The inspection found the property to be in a poor condition with the exterior walls dirty, gutters with vegetation growing from them, a broken window in windows to the rear and an unkempt garden front and rear.

Of relevance in taking action under the Derelict Sites legislation is the surrounding area and properties that are well maintained and visually appealing

A second inspection took place 04/09/24, the inspection showed no change to the property from the initial inspection.

A third inspection took place on 31/01/25, still with no change to the property.

### **Objection to compulsory acquisition:**

1 objection letter was received in respect of the areas of land subject of the Section 15 Notices of Intention to Compulsorily Acquire (attached in Appendix 3)

The e mail was received from Shauna Tierney (on behalf of Jim Kearns) dated the 27th of June 2025 objecting to the notice of intention to compulsorily acquire the property (Section 15 Notices of Intention to Compulsorily Acquire served 19<sup>th</sup> May 2025).

The objection to the notice included the following points

- The property is in the process of being transferred to current owner’s daughter.
- The owner acknowledged that they are fully aware of its current derelict condition and are actively taking steps to address this.
- They are presently in the process of applying for a grant to assist with the necessary renovation and improvement works.

### **Local Authority response to Objections Raised:**

MCC responded on 02/07/25 with this email (also attached appendix 4)

This outlined the following

- Elected members of Monaghan County Council have approved the Council's new policies and procedures for Vacancy and Dereliction. It is the policy of the Council to implement the Derelict Sites Act 1990 (as amended) to deal with properties that are derelict or long term vacant.
- The correspondence was noted that this property will be transferred to another who will bring property back into use through the Vacant Property Refurbishment Grant.

It was noted however that a similar response was received in an email sent on 04/06/24. The council responded on 04/06/24 stating it would revisit the property again in September 2024 to recommence the process if the property remains derelict or the grant application has not been submitted. To date there has still not been a grant application submitted, and no further correspondence received regarding this property until the email below.

The Council placed this property on the derelict site register on 1<sup>st</sup> October 2024 and the Section 22 (valuation) notice was issued on 26<sup>th</sup> November 2024. This notice states The Council has determined the market value of the property at **€45,000** thus incurring a levy of €3,150 per annum, such amount being payable on demand. The levy demand was sent 9<sup>th</sup> April 2025 and to date has still not been paid.

A Section 15 (Notice of Intention to acquire derelict site compulsorily) was issued on 19<sup>th</sup> May 2025. The notice stated: -

“Any owner, lessee or occupier (except a tenant for a month) may, on or before **27<sup>th</sup> June 2025**, submit to the Local Authority an objection to the proposed compulsory acquisition of the derelict site. Any such objection must be in writing stating the grounds of the objection and addressed to the Local Authority at Town Regeneration Office, Monaghan County Council, No. 1 Dublin St, Monaghan H18 X982

The Derelict Sites Act, 1990 (as amended) provides that if an objection is made to the proposed compulsory acquisition of a derelict site and the objection is not withdrawn, the derelict site shall not be acquired compulsorily by the Local Authority without the consent of An Bord Pleanála”

We would like to invite you to meet with us in our offices in 1 Dublin Street, Monaghan H18 X982, to set out your detailed plan of how and when these works will be undertaken to make the property non derelict.

The council will then make a decision on whether to refer this property to An Bord Pleanála if we deem the plan of works to regenerate the property inadequate.

Please either email return a date/time that would suit to meet or give me a ring on 0873466678.

**Current situation:**

The site visit was carried out on 21<sup>st</sup> July 2025 and an assessment made having regard to Section 3 of the Derelict Sites Act and the provisions of the current development plan.

Section 3 of the Derelict Sites Act, 1990, as amended sets out a number of specific criteria under which a site can be judged as being derelict or non-derelict and it defines a derelict site as follows: -

*“A derelict site means any land (in this section referred to as ‘the land’ in question) which detracts, or is likely to detract, to a material degree from the amenity, character or appearance of land in the neighbourhood of the land in question because of -*

- (a) The existence on the lands in question of structures which are in a ruinous, derelict or dangerous condition, or*
- (b) The neglected, unsightly or objectionable condition of the land or any structures on the lands in question, or*
- (c) The presence, deposit or collection on the land in question of any litter, rubbish, debris or waste, except where the presence, deposit or collection of such litter, rubbish, debris or waste results from the exercise of a right conferred by statute or by common law.”*

Having inspected the site on 09/07/25, it is noted that structures include a semi-detached dwelling located at the head of a Cul de sac in an established residential area. From a visual inspection the property is roofed and has a solid walls and most of its doors and windows intact. It is considered that structure remaining is not from a visual inspection in a ruinous, derelict or dangerous condition particularly in its current inactive state.

Having regard to the above observations from my site inspection, it is considered that subsection (a) as quoted above does not apply in this case.

In relation to subsection (b) which refers to the neglected, unsightly or objectionable condition of **the land or any structure on the land** in question, it is very clear from my site inspection that the structure has been left unoccupied and neglected for a considerable time period. The site is visibly neglected, and the surrounding public realm is unfinished and unkempt and subject to significant weed growth. In addition, there appear elements of dereliction associated with the structure in the form of unpainted doors and windows, exterior walls weathered and discoloured, vegetation growing from the guttering. I therefore consider that subsection (b) applies in this case as the condition of the building and surrounding garden is **neglected** as appreciated from the public domain along the streetscape and the private domain of neighbouring properties fronting onto Cul de sac.

Subsection (c) refers to the presence of deposition or collection on the land of any litter, rubbish, debris or waste on the land in question. As observed on my site visit, whilst there is some element of rubbish on the site in the front garden it is not substantial in either size or amount. I therefore consider that the property does not falls within category (c) of Section 3 of the Derelict Sites Act.

With regard to the property and lands falling into category (b) of the Act there is a requirement to assess that arising from same the property and land detracts or is likely to detract, to a material degree from the amenity, character or appearance of land in the neighbourhood of the land in

question. On balance I consider that this is so in this case having regard to the conjoined nature of the building to another property, its location at the head of a Cul de sac, and the close proximity to adjacent occupied properties. Consideration is also given to its location within an established residential estate. The visual context created by the unkempt nature of the building and garden detracts significantly from the visual amenity of the streetscape and from the adjoining residential amenities. Accordingly, I consider that the site detracts to a material degree from the amenity, character and appearance of land in the neighbourhood.

Whilst not a determining factor at time of inspection no improvement measures have been undertaken and there was no evidence of any attempt to improve the condition of the property or to make it non-derelect..

Of relevance in this regard is the fact that Monaghan County Council issued an email to objection dated 02/07/25 requesting a meeting with owners to discuss plans to make property non derelict, which to date has not been acknowledged or accepted

Photographs of the property attached in Appendix 5.



**Conclusion**

The Local Authority is proactively pursuing dereliction within the County having developed a policy and procedure relating to ameliorating the issue of dereliction/vacancy within the County. This accords with the objectives outlined in the Development Plan.

The acquisition of the proposed site would present an opportunity to the Local Authority to address this derelict property and offer a property to the open market for resale for an individual to undertake required remedial works to make the property non derelict and brought back into use

**Recommendation:**

I, therefore, recommend that the matter be referred to An Bord Pleanála to seek their consent for the compulsory acquisition of this property.



**Brian Annon**  
Executive Engineer  
23<sup>rd</sup> July 2025

From: Brian Annon  
Sent: Wednesday 2 July 2025 12:51  
To: Shauna Tierney <stierneyshauna@gmail.com>  
Cc: Kevin McNally <kmcnally@monaghancoco.ie>; Aisling Greenan <aisgreenan@monaghancoco.ie>; Viktorija Langovska <Viktorija.Langovska@monaghancoco.ie>; Darragh Drury <darragh.drury@monaghancoco.ie>  
Subject: RE: 35 O'Neill Park Clones H23 BY67

Dear Sir,

I refer to your email below dated 27/06/24.

The elected members of Monaghan County Council have recently approved the Council's new policies and procedures for Vacancy and Dereliction. It is the policy of the Council to implement the Derelict Sites Act 1990 (as amended) to deal with properties that are derelict or long term vacant.

The Council are grateful for the correspondence we have received indicating that this property will be transferred to another who will bring property back into use through the Vacant Property Refurbishment Grant.

However, we did receive the same type of response in an email you sent on 04/06/24. The council responded on 04/06/24 stating we would revisit the property again in September 2024 to recommence the process if the property remains derelict or the grant application has not been submitted. To date there has still not been a grant application submitted and no further correspondence received regarding this property until the email below.

The Council placed this property on the derelict site register on 1<sup>st</sup> October 2024 and the Section 22 (valuation) notice was issued on 26<sup>th</sup> November 2024. This notice states The Council has determined the market value of the property at €45,000 thus incurring a levy of €3,150 per annum, such amount being payable on demand. The levy demand was sent 9<sup>th</sup> April 2025 and to date has still not been paid.

A Section 15 (Notice of Intention to acquire derelict site compulsorily) was issued on 19<sup>th</sup> May 2025. The notice stated:-  
"Any owner, lessee or occupier (except a tenant for a month) may, on or before 27<sup>th</sup> June 2025, submit to the Local Authority an objection to the proposed compulsory acquisition of the derelict site. Any such objection must be in writing stating the grounds of the objection and addressed to the Local Authority at Town Regeneration Office, Monaghan County Council, No. 1 Dublin St, Monaghan H18 X9B2  
The Derelict Sites Act, 1990 (as amended) provides that if an objection is made to the proposed compulsory acquisition of a derelict site and the objection is not withdrawn, the derelict site shall not be acquired compulsorily by the Local Authority without the consent of An Bord Pleanála"

We would like to invite you to meet with us in our offices in 1 Dublin Street, Monaghan H18 X9B2, to set out your detailed plan of how and when these works will be undertaken to make the property non derelict.

The council will then make a decision on whether to refer this property to An Bord Pleanála if we deem the plan of works to regenerate the property inadequate.

Please either email return a date/time that would suit to meet or give me a ring on 0873466678.

Kind Regards  
Brian Annon

AN COMMISSION PLEANÁLA  
24 JUL 2025  
LTR DATED \_\_\_\_\_ FROM \_\_\_\_\_  
LDG: 323132-25  
ACP: \_\_\_\_\_

Appendix 3: Objection to CPO

From: Shauna Tierney <[tierneyshauna@gmail.com](mailto:tierneyshauna@gmail.com)>  
Sent: Friday 27 June 2025 16:00  
To: Info <[info@monaghancoco.ie](mailto:info@monaghancoco.ie)>  
Subject: 35 O'Neill Park Clones H23 RY67

You don't often get email from [tierneyshauna@gmail.com](mailto:tierneyshauna@gmail.com). Learn why this is important

Dear Mr Flynn  
Subject: Response Regarding Property at 35 O'Neill Park Clones, Co. Monaghan

Dear Mr Flynn

I hope this message finds you well.  
I am writing in regard to the recent correspondence from the council concerning the property at 35 O'Neill Park, Clones, Co. Monaghan. First and foremost, I would like to sincerely apologise for the delay in responding. Unfortunately, our family has recently experienced the passing of a close loved one, which has understandably caused some delays in our administrative matters. To clarify the current situation, the property is in the process of being transferred to my daughter by myself. We are fully aware of its current derelict condition and are actively taking steps to address this. We are presently in the process of applying for a grant to assist with the necessary renovation and improvement works, with the intention of bringing the property back into a habitable and sustainable condition as soon as possible. We are committed to cooperating with the council throughout this process and will keep you updated on the progress of the grant application and subsequent works. Thank you for your understanding during this time, and please do not hesitate to get in touch if you require any further information or documentation.

Warm regards,  
Jim



Attn: Brian



bridin tierney <bridintierney@hotmail.com>  
To Derelict Sites

Follow up. Start by Tuesday 4 June 2024. Due by Tuesday 4 June 2024.

Reply Reply All Forward

Tue 04/06/2024 14:52

[Some people who received this message don't often get email from [bridintierney@hotmail.com](mailto:bridintierney@hotmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hi Brian,

In response to letter posted on no. 35 O'Neill park clones Co Monaghan, it is our intention to seek the vacant property grant in the next month.

Kind regards,  
Jim Kierans

AN COIMISIÚN PLEANÁLA  
LTR DATED 24 JUL 2025  
FROM \_\_\_\_\_  
LDG- 323132-25  
ACP- \_\_\_\_\_

4<sup>th</sup> June 2024

Jim Kierans,  
Cros Mhoaoil,  
McCurtain Street,  
Clones,  
Co. Monaghan

RE: Property at 35 O'Neill Park, Clones, Co Monaghan, H23 RY67

Dear Sir,

I refer to your email dated 04/06/24.

The elected members of Monaghan County Council have recently approved the Council's new policies and procedures for Vacancy and Dereliction. It is the policy of the Council to implement the Derelict Sites Act 1990 (as amended) to deal with properties that are derelict or long term vacant.

We are grateful for the correspondence we have received indicating that this property will be brought back into use through the Vacant Property Refurbishment Grant.

Monaghan County Council are willing to postpone entry onto the derelict sites register and will revisit the property again in September 2024 to recommence the process if the property remains derelict or the Grant application has not been submitted.

If you wish to discuss this matter further or if I can be of assistance, I can be contacted at [bannon@monaghancoco.ie](mailto:bannon@monaghancoco.ie) or 0873466678.

Yours sincerely,



Brian Annon  
Executive Engineer  
Town Regeneration





# Comhairle Contae Mhuineacháin Monaghan County Council

Owner / Occupier  
35 O'Neill Park,  
Clones,  
Co. Monaghan  
H23 RY67

Ref: CF/VL  
DSN 36/24

Acmhainní Daonna  
Human Resources  
047 30586

Airgeadas  
Finance  
047 30589

Na Bóithre  
Roads  
047 30597

Clár na dToghthóirí  
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Comhshaoil  
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Fire/Building Control  
047 30521

Oifig Fiontair Áitiúil  
Local Enterprise Office  
047 71818

Seirbhísí Uisce  
Water Services  
047 73769

## DERELICT SITES ACT 1990

Notice pursuant to Section 15 (1) (a) of the Derelict Sites Act 1990 (as amended)

### NOTICE OF INTENTION TO ACQUIRE DERELICT SITE COMPULSORILY, UNDER THE DERELICT SITES ACT 1990, AS AMENDED

To: Owner/occupier of Derelict Structure: 35 O'Neill Park, Clones, Co.  
Monaghan, H23 RY67.

Notice is hereby given that Monaghan County Council (hereinafter referred to as the "Local Authority"), in exercise of the powers conferred on them by Section 14 of the Derelict Sites Act 1990, as amended, intends to acquire compulsorily, under the said Act, the derelict site described hereunder.

A map of the said derelict site has been deposited at the Planning Offices of Monaghan County Council, No. 1 Dublin Street, Monaghan, H18 X982 and may be inspected there during its public opening hours Monday to Friday, excluding bank holidays.

Any owner, lessee or occupier (except a tenant for a month) may, on or before **27<sup>th</sup> June 2025**, submit to the Local Authority an objection to the proposed compulsory acquisition of the derelict site. Any such objection must be in writing stating the grounds of the objection and addressed to the Local Authority at Town Regeneration Office, Monaghan County Council, No. 1 Dublin St, Monaghan H18 X982.

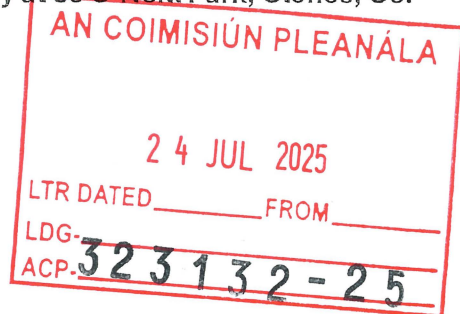
The Derelict Sites Act, 1990 (as amended) provides that if an objection is made to the proposed compulsory acquisition of a derelict site and the objection is not withdrawn, the derelict site shall not be acquired compulsorily by the Local Authority without the consent of An Bord Pleanála.

#### Description of Derelict Site proposed to be acquired:

Two storey Semi-detached terraced property at 35 O'Neill Park, Clones, Co. Monaghan, H23 RY67.

Dated this 19<sup>th</sup> May 2025

Signed:   
Cathal Flynn  
Director of Services  
Monaghan County Council



Fáilte an tUdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifig an Chontae, An Gleann, Muineachán, Éire.  
Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland, H18 YT50.

00353 47 30500 [www.monaghan.ie](http://www.monaghan.ie)

[eolas@monaghancoco.ie](mailto:eolas@monaghancoco.ie) [info@monaghancoco.ie](mailto:info@monaghancoco.ie)



# Comhairle Contae Mhuineacháin Monaghan County Council

Jim Kierans,  
Cros Mhoaoil,  
McCurtain Street,  
Clones,  
Co. Monaghan

Ref: CF/VL  
DSN 36/24

Acmhainní Daonna  
Human Resources  
047 30586

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Any owner, lessee or occupier (except a tenant for a month) may, on or before **27<sup>th</sup> June 2025**, submit to the Local Authority an objection to the proposed compulsory acquisition of the derelict site. Any such objection must be in writing stating the grounds of the objection and addressed to the Local Authority at Town Regeneration Office, Monaghan County Council, No. 1 Dublin St, Monaghan H18 X982.

The Derelict Sites Act, 1990 (as amended) provides that if an objection is made to the proposed compulsory acquisition of a derelict site and the objection is not withdrawn, the derelict site shall not be acquired compulsorily by the Local Authority without the consent of An Bord Pleanála.

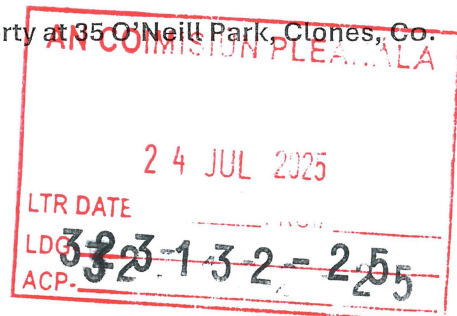
#### Description of Derelict Site proposed to be acquired:

Two storey Semi-detached terraced property at 35 O'Neill Park, Clones, Co. Monaghan, H23 RY67.

Dated this 19<sup>th</sup> May 2025

Signed: 

Cathal Flynn  
Director of Services  
Monaghan County Council



Fáilfonn an tUdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifig an Chontae, An Gleann, Muineachán, Éire.  
Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland, H18 YT50.

00353 47 30500 [www.monaghan.ie](http://www.monaghan.ie)

[eolas@monaghancoco.ie](mailto:eolas@monaghancoco.ie) [info@monaghancoco.ie](mailto:info@monaghancoco.ie)



Comhairle Chontae Mhuineacháin,  
 Oifigí Contae,  
 An Gleann,  
 Muineachán,  
 Guthá 047 30500



Monaghan County Council,  
 County Offices,  
 The Glen, Monaghan  
 Phone: 047 30500  
 Fax: 047 82739

**Project: 35 O'Neill Park H23 RY67**



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Drawn By:	
Survey By:	
Date:	05:09:24
Scale:	1:1000



Executive Order for a Section 15 (1) Notice

Monaghan County Council

Chief Executive Order

Executive Order No. TRO 143/25

**Subject:** Derelict Sites Act 1990 (as amended), Section 15(1) – 35 O’Neill Park, Clones, Co. Monaghan, H23 RY67.

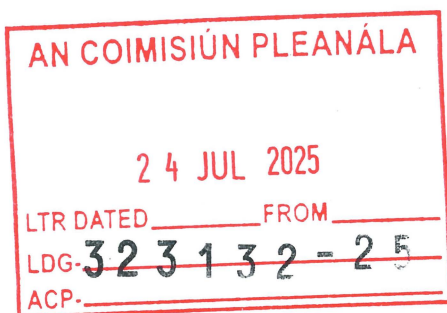
**Order:** That Notice under Section 15(1) of the Derelict Sites Act 1990 (as amended), be served on the following:

- Owner/occupier
- Jim Kierans, Cros Mhoaul, McCurtain Street, Clones, Co. Monaghan

of Derelict Site at 35 O’Neill Park, Clones, Co. Monaghan, H23 RY67 informing them of the intention of Monaghan County Council to acquire the structure compulsorily and that representations may be made to Monaghan County Council within a period of one month and Monaghan County Council shall have regard to such representations in considering whether or not to acquire the site compulsorily.

**Drafted by:** VL

**Copies to:** File 36/24  
Register



  
Cathal Flynn  
Director of Services  
Monaghan County Council

Dated: 19 Mar 2025



# Comhairle Contae Mhuineacháin Monaghan County Council

DS 36/24

Acmhainní Daonna  
Human Resources  
047 30586

Airgeadas  
Finance  
047 30589

Na Bóithre  
Roads  
047 30597

Clár na dTogthóirí  
Register of Electors  
047 30551

Comhshaol  
Environment  
042 9661240

Na hEalaíona  
Arts  
047 38162

asachtaí /Deontais Tithíochta  
Housing Loans/Grants  
047 30527

Leabharlann an Chontae  
County Library  
047 74700

Mótarcháin  
Motor Tax  
047 81175

Músaem an Chontae  
County Museum  
047 82928

Pleanáil  
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047 30532

Pobal  
Community  
047 73719

Rialú Dóiteáin/Foirgnimh  
Fire/Building Control  
047 30521

Oifig Fiontair Áitiúil  
Local Enterprise Office  
047 71818

Seirbhísí Uisce  
Water Services  
047 30504/30571

## DERELICT SITES ACT 1990, (As amended) SECTION 8 (7) NOTICE OF ENTRY IN THE DERELICT SITES REGISTER

Owner / Occupier  
35 O'Neill Park  
Clones  
Co. Monaghan



I refer to the Notice issued on 26<sup>th</sup> April 2024 under section 8 (2) of the Derelict Sites Act, 1990 (as amended) of the Intention of Monaghan County Council to make an entry on the Derelict Sites Register in respect of the property set out in the schedule hereto.

Notice under 8(7) of the Act is hereby given to you as the owner/occupier that the property is deemed to be a derelict site within the meaning of Section 3 of the above act and that the following entry has been made in the Derelict Sites Register in relation to the lands described in the Schedule hereunder.

### SCHEDULE:

All those lands situated at 35 O'Neill Park, Clones, Co. Monaghan H23 RY67 consisting of a Derelict Site as referred to in the Notice under Section 8(2) which was issued on 26<sup>th</sup> April 2024 and shown outlined in red on map attached herewith.

### Note to Owner

The Derelict Sites Register is kept at the County Offices and is available for inspection by members of the public during office hours.

Under the Derelict Sites Act (as amended) where a derelict site added to the Register is located in an "Urban Area" as defined in the Act, the owner of the derelict site shall be liable to pay Monaghan County Council an annual levy based on its market value.

Signed:   
Kevin McNally  
Town Regeneration Officer

Dated: 01 October 2024

Fáltfonn an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifig an Chontae, An Gleann, Muineachán, Éire.

Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

☎ 00353 47 30500 📠 00353 47 82739 🌐 www.monaghan.ie

💻 eolas@monaghancoco.ie info@monaghancoco.ie



# Comhairle Contae Mhuineacháin Monaghan County Council

DS 36/24

Acmhainní Daonna  
Human Resources  
047 30586

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Finance  
047 30589

Na Bóithre  
Roads  
047 30597

Clár na dTogthóirí  
Register of Electors  
047 30551

Comhshaol  
Environment  
042 9661240

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Asachtaí /Deontais Tithíochta  
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Planning  
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Pobal  
Community  
047 73719

Rialú Dóiteáin/Foirgnimh  
Fire/Building Control  
047 30521

Oifig Fiontair Áitiúil  
Local Enterprise Office  
047 71818

Seirbhísí Uisce  
Water Services  
047 30504/30571

## DERELICT SITES ACT 1990, (As amended) SECTION 8 (7) NOTICE OF ENTRY IN THE DERELICT SITES REGISTER

Jim Kierans  
Cros Mhoaoil  
McCurtain Street  
Clones  
Co. Monaghan

AN COIMISIÚN PLEANÁLA

24 JUL 2025

LTR DATED \_\_\_\_\_ FROM \_\_\_\_\_

LDG- \_\_\_\_\_

ACP- 323132-25

I refer to the Notice issued on 26<sup>th</sup> April 2024 under section 8 (2) of the Derelict Sites Act, 1990 (as amended) of the Intention of Monaghan County Council to make an entry on the Derelict Sites Register in respect of the property set out in the schedule hereto.

Notice under 8(7) of the Act is hereby given to you as the owner/occupier that the property is deemed to be a derelict site within the meaning of Section 3 of the above act and that the following entry has been made in the Derelict Sites Register in relation to the lands described in the Schedule hereunder.

### SCHEDULE:

All those lands situated at 35 O'Neill Park, Clones, Co. Monaghan H23 RY67 consisting of a Derelict Site as referred to in the Notice under Section 8(2) which was issued on 26<sup>th</sup> April 2024 and shown outlined in red on map attached herewith.

### Note to Owner

The Derelict Sites Register is kept at the County Offices and is available for inspection by members of the public during office hours.

Under the Derelict Sites Act (as amended) where a derelict site added to the Register is located in an "Urban Area" as defined in the Act, the owner of the derelict site shall be liable to pay Monaghan County Council an annual levy based on its market value.

Signed: 

Kevin McNally  
Town Regeneration Officer

Dated: 11/10/24

Fáilteann an tUdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifigí an Chontae, An Gleann, Muineachán, Éire.

Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

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✉ eolas@monaghancoco.ie info@monaghancoco.ie

Executive Order for a Section 8 (7) Notice

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Monaghan County Council

Chief Executive Order

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Executive Order No. TRO 200/24

**Subject:** Derelict Sites Act 1990 (as amended), Section 8(7) – 35 O’Neill Park, Clones, Co. Monaghan H23 RY67.

**Order:** That Notice under Section 8(7) of the Derelict Sites Act 1990 (as amended), be served on **Jim Kierans, Cros Mhoaoil, McCurtain Street, Clones, Co. Monaghan**, informing them as owner/occupier of a structure at **35 O’Neill Park, Clones, Co. Monaghan H23 RY67**, that it is the opinion of the Local Authority that the land is a Derelict Site within the meaning of Section 3 of the Act. Having complied with the requirements of Section 8 (2) of the Act in relation to service of Notice and having considered any representations made, the particulars of the said land shall be entered onto the Derelict Sites Register.

**Drafted by:** AG

**Copies to:** File DSN 36/24

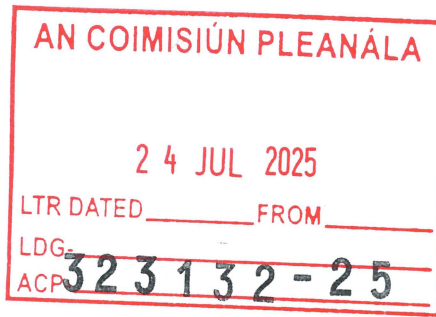
Register Derelict Sites



Kevin McNally  
Town Regeneration Officer

Dated: 1<sup>st</sup> October 2024

Appendix 2: Correspondence



Our Ref

PMcG/SG

Your Ref

**Derek Williams & Co.  
SOLICITORS**

9 Francis Street

Dundalk

Co. Louth

A91 WFIH

Tel: (042) 9339727

(042) 9339729

Email: [info@derekwilliamsandco.ie](mailto:info@derekwilliamsandco.ie)

DX No. 24013 Dundalk

9<sup>th</sup> May, 2024

Cathal Flynn,  
Director of Services,  
Monaghan County Council,  
Council Offices,  
The Glen,  
Monaghan.

**Re: Property at 35 O'Neill Street, Clones, Co. Monaghan, H23 RY67**  
**Our Clients: Esther McGahon and Peter McGuinness**  
**formerly trading as Esther McGahon McGuinness & Co.**

Dear Sir,

Your letter of the 26<sup>th</sup> April last addressed to our above named clients has been handed to us with a request that we respond to same.

We would point out that neither Esther McGahon nor Peter McGuinness are the owners of property at 35 O'Neill Park, Clones, Co. Monaghan.

We believe that some years ago Messrs. Esther McGahon McGuinness & Co. may have registered a Judgment Mortgage against the property in respect of a debt due and owing by the then registered owner. Please note that our clients have no interest in the above mentioned property.

Yours faithfully,

**Derek Williams & Co**  
**Solicitors**



Derek Williams (Principal)

Vat no. IE 3789768U

Peter McGuinness (Consultant)



# Comhairle Contae Mhuineacháin Monaghan County Council

DS 36/24

Acmhainní Daonna  
Human Resources  
047 30586

Airgeadas  
Finance  
047 30589

Na Bóithre  
Roads  
047 30597

Clár na dToghthóirí  
Register of Electors  
047 30551

Comhshaol  
Environment  
042 9661240

Na hEalaíona  
Arts  
047 38162

Isachtaí /Deontais Tithíochta  
Housing Loans/Grants  
047 30527

Leabharlann an Chontae  
County Library  
047 74700

Mótarcháin  
Motor Tax  
047 81175

Músaem an Chontae  
County Museum  
047 82928

Pleanáil  
Planning  
047 30532

Pobal  
Community  
047 73719

Rialú Dóiteáin/Foirgnimh  
Fire/Building Control  
047 30521

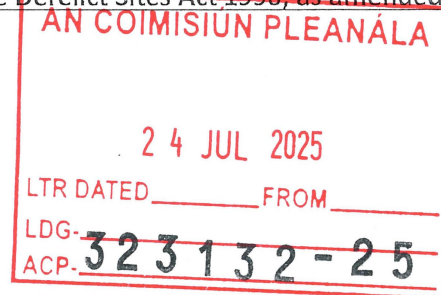
Oifig Fiontair Áitiúil  
Local Enterprise Office  
047 71818

Seirbhísí Uisce  
Water Services  
047 30504/30571

## Section 22(3) Notice

Notice under Section 22(3) of the ~~Derelict Sites Act 1990, as amended.~~

Owner / Occupier  
35 O'Neill Park  
Clones  
Co. Monaghan



I refer to property at 35 O'Neill Park, Clones, Co. Monaghan details of which were entered in the Derelict Sites Register on 1<sup>st</sup> October 2024.

I wish to also advise that the property will continue to remain on the register until such a time as Monaghan County Council are satisfied that the property is no longer derelict as defined by the act.

The Council has had the property valued for the purposes of charging the Derelict Sites Levy, as prescribed by Section 23 of the Act. This levy will be seven per cent of the market value of the property per annum.

The Council has determined the market value of the property at €45,000 thus incurring a levy of €3,150 per annum, such amount being payable on demand.

You may appeal the market value of this property as determined by the Local Authority to the Valuation Tribunal. In accordance with Section 22 (7) of the Derelict Sites Act, 1990, you must set out the **specific** grounds of appeal. You should, outline the precise reason(s) for appealing against the determination of the Market Value. An appeal is valid **only** if accompanied by the appropriate fee. You can contact the Valuation Tribunal by emailing [info@valuationtribunal.ie](mailto:info@valuationtribunal.ie), or by correspondence to The Registrar, Valuation Tribunal, Third Floor, Holbrook House, Holles Street, Dublin 2, D02 EY84.

This appeal must be made within 28 days of the date of this notice.

Fáilteonn an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifigí an Chontae, An Gleann, Muineachán, Éire.  
Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

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✉ [eolas@monaghancoco.ie](mailto:eolas@monaghancoco.ie) [info@monaghancoco.ie](mailto:info@monaghancoco.ie)

Where an amount of derelict sites levy is due and unpaid for a period beginning two months after the date on which it is demanded, interest at the rate of 1.25% for each month or part of a month of the period is chargeable. The amount of the levy and the interest due and payable there on shall, on the date on which it becomes so due and payable, become and shall remain until payment thereof, a charge on the relevant land/property.

The Council intends to demand payment of the levy on the expiry of the period of 28 days for making an appeal in relation to the Council's determination or, if an appeal is made, as soon as may be on being notified by the Valuation Tribunal of its decision.

There are a number of funding schemes available to property owners. Please contact the Vacant Homes Officer for details of above schemes.



Kevin McNally  
Town Regeneration Officer

Date: 26/4/24



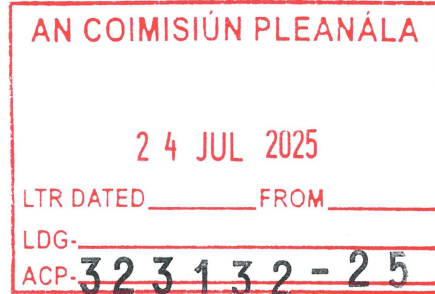
# Comhairle Contae Mhuineacháin Monaghan County Council

DS 36/24

## Section 22(3) Notice

Notice under Section 22(3) of the Derelict Sites Act 1990, as amended.

Jim Kierans  
Cros Mhaol  
McCurtain Street  
Clones,  
Co. Monaghan



I refer to property at **35 O'Neill Park, Clones, Co. Monaghan H23 RY67** details of which were entered in the Derelict Sites Register on 1<sup>st</sup> October 2024.

I wish to also advise that the property will continue to remain on the register until such a time as Monaghan County Council are satisfied that the property is no longer derelict as defined by the act.

The Council has had the property valued for the purposes of charging the Derelict Sites Levy, as prescribed by Section 23 of the Act. This levy will be seven per cent of the market value of the property per annum.

The Council has determined the market value of the property at **€45,000** thus incurring a levy of €3,150 per annum, such amount being payable on demand.

You may appeal the market value of this property as determined by the Local Authority to the Valuation Tribunal. In accordance with Section 22 (7) of the Derelict Sites Act, 1990, you must set out the **specific** grounds of appeal. You should, outline the precise reason(s) for appealing against the determination of the Market Value. An appeal is valid **only** if accompanied by the appropriate fee. You can contact the Valuation Tribunal by emailing [info@valuationtribunal.ie](mailto:info@valuationtribunal.ie), or by correspondence to The Registrar, Valuation Tribunal, Third Floor, Holbrook House, Holles Street, Dublin 2, D02 EY84.

This appeal must be made within 28 days of the date of this notice.

Fáilteann an tÚdarás Áitiúil roimh chomhfhreagras I nGaeilge.

Comhairle Contae Mhuineacháin, Oifig an Chontae, An Gleann, Muineachán, Éire.

Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

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Acmhainní Daonna  
Human Resources  
047 30586

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047 30597

Clár na dToghthóirí  
Register of Electors  
047 30551

Comhshaol  
Environment  
042 9661240

Na hEalaíona  
Arts  
047 38162

Isachtaí /Deontais Tithíochta  
Housing Loans/Grants  
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Mótarcháin  
Motor Tax  
047 81175

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County Museum  
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Pleanáil  
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Pobal  
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Rialú Dóiteáin/Foirgnimh  
Fire/Building Control  
047 30521

Oifig Fiontair Áitiúil  
Local Enterprise Office  
047 71818

Seirbhísí Uisce  
Water Services  
047 30504/30571



Where an amount of derelict sites levy is due and unpaid for a period beginning two months after the date on which it is demanded, interest at the rate of 1.25% for each month or part of a month of the period is chargeable. The amount of the levy and the interest due and payable there on shall, on the date on which it becomes so due and payable, become and shall remain until payment thereof, a charge on the relevant land/property.

The Council intends to demand payment of the levy on the expiry of the period of 28 days for making an appeal in relation to the Council's determination or, if an appeal is made, as soon as may be on being notified by the Valuation Tribunal of its decision.

There are a number of funding schemes available to property owners. Please contact the Vacant Homes Officer for details of above schemes.



Kevin McNally  
Town Regeneration Officer

Date: 26/11/24

Executive Order for a Section 22 (3) Notice

Monaghan County Council

Chief Executive Order

Executive Order No. TRO 248/24


**Subject:** Derelict Sites Act 1990 (as amended), Section 22 (3) – 35 O'Neill Park, Clones, Co. Monaghan H23 RY67

**Order:** That Notice under Section 22 (3) of the Derelict Sites Act 1990 (as amended), be served on **Jim Kierans, Cros Mhoaoil, McCurtain Street, Clones, Co. Monaghan** informing them as the owner/occupier of property at **35 O'Neill Park, Clones, Co. Monaghan** that the local authority has determined a market value for the Derelict Site and has entered the valuation on the Derelict Sites Register and that an appeal against the determination of the market value may be made to the Valuation Tribunal within 28 days from the date on which he/she receives the Notice of Determination of Market Value from the local authority.

**Drafted by:** AG

**Copies to:** File DSN 36/24  
Register



  
Kevin McNally  
Town Regeneration Officer

Dated: 24/4/24



# Comhairle Contae Mhuineacháin Monaghan County Council



DS 36/24

Acmhainní Daonna  
Human Resources  
047 30586

Airgeadas  
Finance  
047 30589

Na Bóithre  
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047 30551

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Na hEalaíona  
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047 38162

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Oifig Fiontair Áitiúil  
Local Enterprise Office  
047 71818

Seirbhísí Uisce  
Water Services  
047 30504/30571

Owner / Occupier  
35 O'Neill Park,  
Clones,  
Co. Monaghan,  
H23 RY67

## DERELICT SITES ACT 1990, AS AMENDED SECTION 8 (2)

### NOTICE OF INTENTION TO MAKE ENTRY IN THE DERELICT SITES REGISTER

Property at 35 O'Neill Park, Clones, Co. Monaghan, H23 RY67.

Dear Sir,

It is understood that you own "land" (premises) at 35 O'Neill Park, Clones, Co. Monaghan, H23 RY67 (map attached). The Council is of the opinion that the land in question is a derelict site within the definition of Section 3 of the above Act which states that a Derelict Site is:-

"Any land which detracts or is likely to detract to a material degree from the amenity, character of appearance of land in the neighbourhood of the land in question".

It is now proposed to enter particulars regarding this property/land in the Register of Derelict Sites in the County, in accordance with Section 8 of the Act and the Derelict Sites Regulations 2000, as amended. Please note that lands entered on the Register of Derelict Sites will be liable to an annual levy until such time as they are made non-derelict. Levies not paid will become a charge on the land.

Please note that the Council will consider any representations made by you in writing on or before 4<sup>th</sup> June 2024 on what proposals, both short and long term, you propose to carry out, to make the site/building non-derelict. These proposals should clearly outline the nature and time frame for the improvements. After this date, having regard to such representations, if received, a decision will be made whether or not to make the entry in the register.

Please address representations to the Town Regeneration Officer, Monaghan County Council, No. 1 Dublin St, Monaghan, H18 X982.

There are a number of funding schemes available to property owners. Please contact the Vacant Homes Officer for details of above schemes.

SIGNED:   
Cathal Flynn  
DIRECTOR OF SERVICES  
MONAGHAN COUNTY COUNCIL

DATE: 26 day of April 2024

Fáilteonn an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifigí an Chontae, An Gleann, Muineachán, Éire.

Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

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✉ eolas@monaghancoco.ie info@monaghancoco.ie



# Comhairle Contae Mhuineacháin Monaghan County Council

DS 36/24

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047 82928

Pleanáil  
Planning  
047 30532

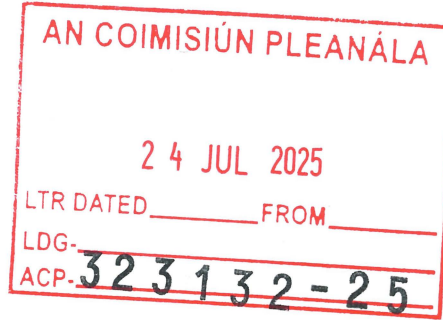
Pobal  
Community  
047 73719

Rialú Dóiteáin/Foirgnimh  
Fire/Building Control  
047 30521

Oifig Fiontair Áitiúil  
Local Enterprise Office  
047 71818

Seirbhísí Uisce  
Water Services  
047 30504/30571

Jim Kierans,  
Cros Mhoaoil,  
McCurtain Street,  
Clones,  
Co. Monaghan



## DERELICT SITES ACT 1990, AS AMENDED

### SECTION 8 (2)

#### NOTICE OF INTENTION TO MAKE ENTRY IN THE DERELICT SITES REGISTER

Property at 35 O'Neill Park, Clones, Co. Monaghan, H23 RY67.

Dear Sir,

It is understood that you own "land" (premises) at 35 O'Neill Park, Clones, Co. Monaghan, H23 RY67 (map attached). The Council is of the opinion that the land in question is a derelict site within the definition of Section 3 of the above Act which states that a Derelict Site is:-

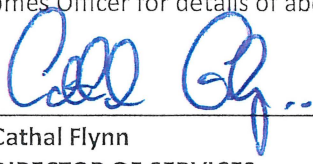
"Any land which detracts or is likely to detract to a material degree from the amenity, character of appearance of land in the neighbourhood of the land in question".

It is now proposed to enter particulars regarding this property/land in the Register of Derelict Sites in the County, in accordance with Section 8 of the Act and the Derelict Sites Regulations 2000, as amended. Please note that lands entered on the Register of Derelict Sites will be liable to an annual levy until such time as they are made non-derelict. Levies not paid will become a charge on the land.

Please note that the Council will consider any representations made by you in writing on or before 4<sup>th</sup> June 2024 on what proposals, both short and long term, you propose to carry out, to make the site/building non-derelict. These proposals should clearly outline the nature and time frame for the improvements. After this date, having regard to such representations, if received, a decision will be made whether or not to make the entry in the register.

Please address representations to the Town Regeneration Officer, Monaghan County Council, No. 1 Dublin St, Monaghan, H18 X982.

There are a number of funding schemes available to property owners. Please contact the Vacant Homes Officer for details of above schemes.

SIGNED:   
Cathal Flynn  
DIRECTOR OF SERVICES  
MONAGHAN COUNTY COUNCIL

DATE: 26 day of APRIL 2024

Fáilteonn an tUdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifigí an Chontae, An Gleann, Muineachán, Éire.

Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

☎ 00353 47 30500 📠 00353 47 82739 🌐 www.monaghan.ie

💻 eolas@monaghancoco.ie 📧 info@monaghancoco.ie



# Comhairle Contae Mhuineacháin Monaghan County Council

DS 36/24

Acmhainní Daonna  
Human Resources  
047 30586

Airgeadas  
Finance  
047 30589

Na Bóithre  
Roads  
047 30597

Clár na dToghthóirí  
Register of Electors  
047 30551

Comhshaol  
Environment  
042 9661240

Na hEalaíona  
Arts  
047 38162

sachtaí /Deontais Tithíochta  
Housing Loans/Grants  
047 30527

Leabharlann an Chontae  
County Library  
047 74700

Mótarcháin  
Motor Tax  
047 81175

Músaem an Chontae  
County Museum  
047 82928

Pleanáil  
Planning  
047 30532

Pobal  
Community  
047 73719

Rialú Dóiteáin/Foirgnimh  
Fire/Building Control  
047 30521

Oifig Fiontair Áitiúil  
Local Enterprise Office  
047 71818

Seirbhísí Uisce  
Water Services  
047 30504/30571

Peter McGuiness,  
Ester McGahon McGuiness & Company,  
Kilgar House,  
Jocelyn St,  
Townparks,  
Dundalk,  
Co. Louth.



DERELICT SITES ACT 1990, AS AMENDED

SECTION 8 (2)

NOTICE OF INTENTION TO MAKE ENTRY IN THE DERELICT SITES REGISTER

Property at 35 O'Neill Park, Clones, Co. Monaghan, H23 RY67.

Dear Sir,

It is understood that you own "land" (premises) at 35 O'Neill Park, Clones, Co. Monaghan, H23 RY67 (map attached). The Council is of the opinion that the land in question is a derelict site within the definition of Section 3 of the above Act which states that a Derelict Site is:-

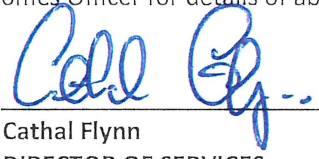
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DIRECTOR OF SERVICES  
MONAGHAN COUNTY COUNCIL

DATE: 26 day of April 2024

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Comhairle Contae Mhuineacháin, Oifigí an Chontae, An Gleann, Muineachán, Éire.  
Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

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# Comhairle Contae Mhuineacháin Monaghan County Council

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Fire/Building Control  
047 30521

Oifig Fiontair Áitiúil  
Local Enterprise Office  
047 71818

Seirbhísí Uisce  
Water Services  
047 30504/30571

Ester McGahon,  
Ester McGahon McGuinness & Company,  
Kilgar House,  
Jocelyn St,  
Townparks,  
Dundalk,  
Co. Louth.



## DERELICT SITES ACT 1990, AS AMENDED SECTION 8 (2)

### NOTICE OF INTENTION TO MAKE ENTRY IN THE DERELICT SITES REGISTER

Property at 35 O'Neill Park, Clones, Co. Monaghan, H23 RY67.

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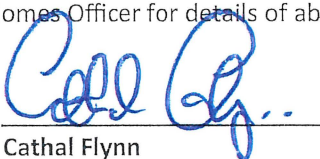
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Cathal Flynn  
DIRECTOR OF SERVICES  
MONAGHAN COUNTY COUNCIL

DATE: 26 day of APRIL 2024

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Executive Order for a Section 8 (2) Notice

Monaghan County Council

Chief Executive Order

Executive Order No. TRO 43/24

**Subject:** Derelict Sites Act 1990 (as amended), Section 8(2) – 35 O'Neill Pk, Clones, Co. Monaghan, H23 RY67.

**Order:** That Notice under Section 8(2) of the Derelict Sites Act 1990 (as amended), be served on:-

- Jim Kierans, Cros MhoaoI, McCurtain Street, Clones, Co. Monaghan
- Ester McGahon, Ester McGahon McGuinness & Company, Kilgar House, Jocelyn St, Townparks, Dundalk, Co Louth
- Peter McGuinness, Ester McGahon McGuinness & Company, Kilgar House, Jocelyn St, Townparks, Dundalk, Co Louth the owners/occupiers of a structure at 35 O'Neill Pk, Clones, Co. Monaghan, H23 RY67.

This notice will state the intention of the Local Authority to enter the Structure on the Derelict Sites Register.

Representations may be made to the Local Authority within a period of one month and the Local Authority shall have regard to such representations in considering whether or not to make the entry on the Derelict Sites Register.

**Drafted by:** AG

**Copies to:** File DS 36/24

Register Town Regeneration



Cathal Flynn  
Director of Services

Dated: 26 April 24

Appendix 1: Land direct ownership details



**Land Registry**

**County Monaghan**

**Folio 78L**

**Register of Ownership of Leasehold Interest**

**Part 1(A) - The Property**

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>The leasehold interest in the property known as 35 O'Neill Park situate in the Parish and Urban District of Clones being part of the Townland of LISEGGERTON and Barony of DARTREE shown as Plan(s) 67 edged GREEN on the Registry Map (OS MAP Ref(s) 11/16B) created by Transfer Order dated 01-OCT-1971 from to Sean Kierans for the term of 99 years from the 01-OCT-1971 at the yearly rent of £1.00 (if demanded).</p> <p>The Registration does not extend to the mines and minerals</p>	Instrument H893/72



Land Registry

County Monaghan

Folio 78L

Part 1(B) - Property  
Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:

Land Registry

County Monaghan

Folio 78L

Part 2 - Ownership

Title ABSOLUTE

No.			
1	01-OCT-1971 H893/72	<del>SEAN KIERANS (BUILDING WORKER) of 35 O'NEILL PARK, CLONES, COUNTY MONAGHAN is full owner.</del>  Cancelled	D2004CS000077H      23-DEC-2003
2	23-DEC-2003 D2004CS000077H	Jim Kierans of 35 O'Neill Pk, Clones, County Monaghan is full owner.	

Land Registry

County Monaghan

Folio 78L

Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	The property is subject to the provisions specified in Section 90(6) of the Housing Act 1966, against alienation, mortgaging and charging without the consent of Clones Urban District Council.
2	11-SEP-2013 D2013LR076557C A judgment mortgage in respect of a judgment obtained by ESTHER MC GAHON AND PETER MC GUNINESS OF ESTHER MC GAHON MC GUNINESS AND CO SOLICITORS against JAMES KIERANS on the 20th day of June 2012 in the District Court Record Number 1158/2012 in a cause/matter/action of ESTHER MC GAHON AND PETER MC GUNINESS OF ESTHER MC GAHON MC GUNINESS AND CO SOLICITORS v JAMES KIERANS against the interest of JAMES KIERANS in the property.

Appendix 5: Photographs



Photo 1 Property from roadside

AN COIMISIÚN PLEANÁLA

24 JUL 2025

LTR DATED \_\_\_\_\_ FROM \_\_\_\_\_

LDG- 323132-25

ACP- 323132-25



Photo 2 – From rear garden adjoining No. 34 O Neill park



Photo 3 From Roadside



Photo 4 Front garden with rubbish in place



Photo 5 Rear extension and broken window panels



# • Public Notices • Announcements • Situations Vacant •



Monaghan County Council

## Comhairle Contae Mhuineacháin

### MONAGHAN COUNTY COUNCIL

[www.monaghan.ie](http://www.monaghan.ie)

#### DERELICT SITES ACT

1990

Notice pursuant to Section 15 (1) (a) of the Derelict Sites Act 1990 (as amended)  
**NOTICE OF INTENTION TO ACQUIRE DERELICT SITE COMPULSORILY, UNDER THE DERELICT SITES ACT 1990, AS AMENDED**

To: Owner/occupier of Derelict Structure:  
 35 O'Neill Park, Clones, Co. Monaghan, H23 RY67

Notice is hereby given that Monaghan County Council (hereinafter referred to as the "Local Authority"), in exercise of the powers conferred on them by Section 14 of the Derelict Sites Act 1990, as amended, intends to acquire compulsorily, under the said Act, the derelict site described hereunder.

A map of the said derelict site has been deposited at the Planning Offices of Monaghan County Council, No. 1 Dublin Street, Monaghan, H18 X982 and may be inspected there during its public opening hours Monday to Friday, excluding bank holidays.

Any owner, lessee or occupier (except a tenant for a month) may, on or before **27th June 2025** submit to the Local Authority an objection to the proposed compulsory acquisition of the derelict site. Any such objection must be in writing stating the grounds of the objection and addressed to the Local Authority at Town Regeneration Office, Monaghan County Council, No. 1 Dublin St, Monaghan H18 X982.

The Derelict Sites Act, 1990 (as amended) provides that if an objection is made to the proposed compulsory acquisition of a derelict site and the objection is not withdrawn, the derelict site shall not be acquired compulsorily by the Local Authority without the consent of An Bord Pleanála.

**Description of Derelict Site proposed to be acquired:**  
 Two storey Semi-detached terraced property at 35 O'Neill Park, Clones, Co. Monaghan, H23 RY67.

Dated this 22nd May 2025  
 Signed: Cathal Flynn, Director of Services,  
 Planning, Economic Development,  
 Monaghan County Council

#### DERELICT SITES ACT

1990

Notice pursuant to Section 15 (1) (a) of the Derelict Sites Act 1990 (as amended)  
**NOTICE OF INTENTION TO ACQUIRE DERELICT SITE COMPULSORILY, UNDER THE DERELICT SITES ACT 1990, AS AMENDED**

To: Owner/occupier of Derelict Structure:  
 13 Legar Crescent, Clones, Co. Monaghan H23 VY74

Notice is hereby given that Monaghan County Council (hereinafter referred to as the "Local Authority"), in exercise of the powers conferred on them by Section 14 of the Derelict Sites Act 1990, as amended, intends to acquire compulsorily, under the said Act, the derelict site described hereunder.

A map of the said derelict site has been deposited at the Planning Offices of Monaghan County Council, No. 1 Dublin Street, Monaghan, H18 X982 and may be inspected there during its public opening hours Monday to Friday, excluding bank holidays.

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The Derelict Sites Act, 1990 (as amended) provides that if an objection is made to the proposed compulsory acquisition of a derelict site and the objection is not withdrawn, the derelict site shall not be acquired compulsorily by the Local Authority without the consent of An Bord Pleanála.

**Description of Derelict Site proposed to be acquired:**  
 Mid terrace two storey property at 13 Legar Crescent, Clones, Co. Monaghan, H23 VY74.

Dated this 22nd May 2025  
 Signed: Cathal Flynn, Director of Services,  
 Planning, Economic Development,  
 Monaghan County Council

#### Temporary Closing of Roads

Monaghan County Council gives notice to close the following road in the Municipal District of Carrickmacross-Castleblayney in County Monaghan:

**Date of Closure:** 31st May 2025  
**Times:** 6pm to 9pm  
**To Facilitate:** Carrickmacross Street Festival Parade

**Road Closed:**  
 • Castleblayney Rd from the Ross Rd junction to Monaghan St.  
 • Monaghan St  
 • Main St to the Kingscourt Rd junction.

#### Temporary Closing of Roads

Monaghan County Council gives notice to close the following road in the Municipal District of Carrickmacross/Castleblayney in County Monaghan:

**Date:** Between Monday 9th June 2025 and Friday 25th July 2025  
 The Road may be closed for a maximum of 2 weeks within the Closure Period

**To Facilitate:** Road Improvement Works

**Road Closed:**

# Nestbox



IS HIRING

JOIN OUR CRACKING TEAM!



**Location:** Lurganmore & Lough Egish, Co. Monaghan

At The Nestbox Egg Company, we process over 5 million eggs each week, supplying leading supermarkets and businesses across Ireland and beyond. With two generations of family-run heritage, Nestbox takes pride in quality, teamwork, and integrity.

We're passionate about what we do — and we're growing!

As an Equal Opportunities Employer, we're committed to building a supportive, diverse, and forward-thinking workplace.

WE'RE CURRENTLY RECRUITING FOR THE FOLLOWING EXCITING ROLES:

## MAINTENANCE TECHNICIAN

Keep our production running smoothly by maintaining and repairing vital equipment. You'll be hands-on, proactive, and essential to keeping operations efficient and safe.

## PRODUCTION FLOOR MANAGER

Lead our production team to success! This role involves managing daily production floor activities, driving quality, safety, and performance, while mentoring a dedicated team of General Operatives.

Know someone who could be a great fit? Or ready to take the next step in your own career?

Join our team at Nestbox.

Apply now: Email: [HR@goldenirish.com](mailto:HR@goldenirish.com)

LTR DATED 24 JUL 2025 FROM  
 LDG 323132-25  
 ACP

AN OBLIGATORY CLEARANCE