

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291

**Fón: 046 – 9097000/Fax: 046 – 9097001**

R-phost: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Uimhir Chláraithe: 00172770



## **Meath County Council**

Buvinda House, Dublin Road, Navan,  
Co. Meath, C15 Y291

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Registration No.: 00172770

An Coimisiún Pleanála  
Strategic Infrastructure Development  
64 Marlborough Street  
Rotunda  
Dublin 1  
D01 V902

**Ref: DS-1182**

**By Registered Post & By Email**

Email: [laps@pleanala.ie](mailto:laps@pleanala.ie)

**14<sup>th</sup> August 2025**

**RE: Application for Consent to Compulsory Acquire pursuant to the Derelict Sites Act 1990  
a Derelict Site known as former Petrol Station, Kentstown Road, Navan, Co. Meath  
and associated curtilage being Derelict Sites Register DS-1182**

Dear Sirs,

Meath County Council (MCC) refer to the Derelict Site known as the former Petrol Station, Kentstown Road, Navan, Co. Meath which was added onto the Derelict Sites Register referenced DS-1182 for County Meath on the 25<sup>th</sup> March 2025. The lands to be compulsory acquired are registered on Lands Direct as MH4083, MH25448 & MH60874F.

On the 28<sup>th</sup> May 2025, Meath County Council served a notice under Section 15 of the Derelict Sites Act 1990, as amended by way of affixing it to the site, by email, by registered post and by advertising in the Meath Chronicle Newspaper published on the 7<sup>th</sup> June 2025. The closing date for submissions was the 21<sup>st</sup> July 2025. A copy of the Section 15 notice is included in Section 1.0 of this report and a copy of all cover letters/emails are included in Section 4.0.

On the 8<sup>th</sup> July 2025, Meath County Council received a written submission via email from Edward Cunningham, objecting to the Compulsory Acquisition of the lands. The objection has been included in Section 7 of this application with Meath County Councils comments on the objection in Section 8. The objection has not been withdrawn at the time of writing this letter and no other objections have been received.

On the 17<sup>th</sup> July 2025, Meath County Council received a letter via email from Roy Duffy of Link Financial, in support of the Compulsory Acquisition of the lands. On the 5<sup>th</sup> August 2025, Roy Duffy of Link Financial re-confirmed their position that no meaningful engagement has been made and do not expect the issue to be resolved without intervention by MCC, as included in Section 7.1 of this report.

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Meath County Council in accordance with Section 16(4) of the Derelict Sites Act 1990, as amended, hereby apply to An Coimisiún Pleanála for consent to compulsory acquire the said Derelict Site DS-1182 and identified in Map Ref DS-1082 in Section 6 of this application.

This report aims to provide the Board with an understanding of the issues surrounding the property and why it was considered as derelict. The report will discuss the objection received and highlight the fact that given the ownership challenges and outstanding debt owed on this site, that the owner is not in a position to sell the site or carry out any substantial works.

### **Objection**

Edward Cunningham – Athlumney, Navan, County Meath – 085 2321384 – [cunninghamé105@gmail.com](mailto:cunninghamé105@gmail.com)

### **Letter of Support**

Roy Duffy – Link Financial - 091 700045 - [Roy.Duffy@linkfinancial.ie](mailto:Roy.Duffy@linkfinancial.ie)

Please find enclosed the following documents:

1. Notice of Intention to Acquire Derelict Site Compulsorily Under the Derelict Sites Act, 1990 as served on the registered owner and published in the Meath Chronicle;
2. Senior Executive Officer Recommendation to Chief Executive;
3. Chief Executive Order;
4. Copy of Notices served on registered owners;
5. Copy of Newspaper Advert;
6. Site Maps;
7. Submission with objection to compulsory acquire;
- 7.1 Letter of Support
8. Meath County Councils comments regarding the objection with documents referred to therein.

I await hearing from you.

Yours sincerely,

Mark Nilan  
Derelict Sites  
Rural Regeneration  
Meath County Council

Pat Shore  
Town Regeneration Officer  
Rural Regeneration  
Meath County Council

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## **1. Notice of Intention to Acquire Derelict Site Compulsorily**

**Under the Derelict Sites Act, 1990 as served on the registered  
owner and published in the Meath Chronicle**



**Meath County Council**

**NOTICE OF INTENTION TO ACQUIRE DERELICT SITE COMPULSORILY UNDER THE DERELICT SITES ACT, 1990, (AS AMENDED BY THE PLANNING & DEVELOPMENT ACT, 2000)**

Notice is hereby given that Meath 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, intend to acquire compulsorily under the said Act the derelict site described hereunder.

A map of the said derelict site has been deposited at **Meath County Councils Offices, Buvinda House, Dublin Road, Navan, Co. Meath C15 Y291** and may be inspected there during office hours.

Any owner, lessee or occupier (except a tenant for a month or a period less than a month) may, on or before **Monday 21<sup>st</sup> day of July 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 Senior Executive Officer**

**Derelict Sites Section**

**Meath County Council**

**Buvinda House, Navan,**

**Co. Meath C15 Y291**

The Derelict Sites Act, 1990 (as amended by the Planning and Development Act, 2000) 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 the Derelict Site proposed to be acquired:**

Map Reference	Address	Description of Property
DS-1182	Petrol Station, Metges Road Junction, Navan, Co Meath	Derelict Petrol Station

Dated this 28<sup>th</sup> day of May 2025

Signed: 

**Kieran Kehoe**

**Chief Executive**

**Meath County Council.**



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## **2. Senior Executive Officer Recommendation to Chief Executive**



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**MEATH COUNTY COUNCIL - DERELICT SITE**

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**From:** Pat Shore, Town Regeneration Officer, Rural Regeneration, MCC.

**To:** Kieran Kehoe, Chief Executive, Meath County Council.

**Cc:** Mark Nilan, Assistant Engineer, Derelict Sites, Rural Regeneration, MCC.

**Date:** 27<sup>th</sup> May 2025

**Reference:** **DS-1182**, Derelict Site at the Petrol Station, Metges Road Junction, Navan, Co Meath

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I refer to the inspection report of Mark Nilan, Assistant Engineer dated 22<sup>nd</sup> of May 2025 where he recommends that Meath County Council Acquire Compulsorily the following property:

- **Petrol Station, Metges Road Junction, Navan, Co. Meath.**

I endorse his recommendation. In this regard Meath County Council shall arrange to give Notice under Section 15(1), Notice of intention to acquire a Derelict Site compulsorily under Derelict Sites Act 1990. Please see attached the following documents:

1. Recommendation report from Martha Fitzpatrick to Pat Shore dated 23<sup>rd</sup> of May 2025.
2. Inspection Report by Mark Nilan dated 22<sup>nd</sup> May 2025
3. Details of Entry of Site onto Derelict Sites Register.
4. Public Notice.

**Signed:** 

Pat Shore  
Town Regeneration Officer  
Rural Regeneration, MCC

**Date:** 27/05/25



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## **3. Chief Executive Order**





## Meath County Council - Chief Executive Order

**Ref Number** CEO 6442/2025 (**Rural Regeneration**)

**Order Subject** DS-1182 - Petrol Station, Metges Road Junction, Navan, Co Meath.  
Notice under Section 15(1), Notice of intention to acquire a Derelict Site compulsorily under Derelict Sites Act 1990.

**Submitted Details** Recommendation report by Martha Fitzpatrick, Assistant Staff Officer, dated 23rd of May 2025 and approved by Pat Shore, Town Regeneration Officer, dated 26th of May 2025. Delegation of Functions to Pat Shore, Town Regeneration Officer, Corporate Services, Meath County Council.

**Order Details** By virtue of the powers conferred on me and having considered the above subject, I hereby order that Meath County Council intends to acquire compulsorily under the said Act the Derelict Site described hereunder.

- DS-1182 - Petrol Station, Metges Road Junction, Navan, Co Meath

**Signed By**

Chief Executive - CEO 6442/2025 (**Rural Regeneration**)

**Date Signed**

28/5/25

CEO 6442/2025 (**Rural Regeneration**)

**Created By:** Team Rural Regeneration  
Vacant Homes  
(Martha Fitzpatrick)

**Checked By:**

CEO 6442/2025 (**Rural Regeneration**)

**Checked By**

**Position:**

CEO 6442/2025 (**Rural Regeneration**)



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## **4. Copy of Notices served on registered owners**



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Registration No.: 00172770

Everyday Finance DAC,  
16 Briarhill Business Park,  
Ballybrit,  
Co. Galway.

**Our Ref:** DS-1182

**Date:** 26<sup>th</sup> November 2024

**RE: Section 8(2) Notice of Intention to add a Property onto the Derelict Sites Register:**

**Former Petrol Station, Kenstown Road, Navan, Co Meath.**

Dear Sirs,

Meath County Council have issued a Section 8(2) notice of intention to add the property *Former Petrol Station, Kenstown Road, Navan, Co Meath* onto the Derelict Sites Register. Please find enclosed a copy of the Section 8(2) notice and a location map identifying the site.

Everyday Finance Designated Activity Company are listed as the owner of the charge regarding folio MH25448 and MH60874F. If you have any information regarding this property, please contact Derelict Sites in Meath County Council on (046) 9097000 or at [derelictsites@meathcoco.ie](mailto:derelictsites@meathcoco.ie).

Yours sincerely,

**Mark Nilan**

Derelict Sites

Corporate Services

Meath County Council

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Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

Pepper Advantage,  
4310 Atlantic Avenue,  
Westpark Business Campus,  
Shannon.  
Co Clare.

**Our Ref:** DS-1182

**Date:** 26<sup>th</sup> November 2024

**RE: Section 8(2) Notice of Intention to add a Property onto the Derelict Sites Register:**  
**Former Petrol Station, Kenstown Road, Navan, Co Meath.**

Dear Sirs,

Meath County Council have issued a Section 8(2) notice of intention to add the property *Former Petrol Station, Kenstown Road, Navan, Co Meath* onto the Derelict Sites Register. Please find enclosed a copy of the Section 8(2) notice and a location map identifying the site.

Bank of Scotland PLC are listed as the owner of the charge regarding folio MH4083. It's our understanding that this burden was transferred to Pepper. If you have any information regarding this property, please contact Derelict Sites in Meath County Council on (046) 9097000 or at [derelictsites@meathcoco.ie](mailto:derelictsites@meathcoco.ie).

Yours sincerely,

**Mark Nilan**

Derelict Sites

Corporate Services

Meath County Council

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### **MEATH COUNTY COUNCIL**

#### **NOTICE UNDER SECTION 8(2) OF THE DERELICT SITES ACT 1990 OF AN ENTRY ON THE DERELICT SITES REGISTER IN RESPECT OF THE LAND SET OUT IN THE SCHEDULE HERETO**

DERELICT SITES REF. NO. **DS-1182**

To: Edward Cunningham,  
Athlumney,  
Navan,  
Co. Meath.

**By Standard & Registered Post**

**TAKE NOTICE that Meath County Council** (hereinafter called “the Council”) as The Local Authority for the functional area in respect of which lands set out in the Schedule hereto (hereinafter called “the Land in question” is located is of the opinion that the said land is a Derelict Site within the meaning of The Derelict Sites Act 1990 and that it detracts 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 land in question of structures which are in a ruinous, derelict or dangerous condition, and / or~~
- (b) the neglected, unsightly or objectionable condition of the land or any structures on the land in question, and / 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.**

**MEATH COUNTY COUNCIL HEREBY GIVES NOTICE** of its intention to make an entry on the Derelict Sites Register in respect of the said lands pursuant to Section 8 of the Derelict Sites Act 1990

If you as Owner / Reputed Owner / Occupier wish to make any representations to the Council in respect of its intention to make the aforementioned entry, please submit such representations in writing to the undersigned at: **Derelict Sites Section, Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath. C15 Y291** within **one month** from the date hereof.

In the absence of any such representations, an appropriate entry shall be made by the Council.

In the event of representations being received by the Council within one month from the date hereof, the Council shall either make the entry or not as it thinks proper, having regard to such representations.

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### **SCHEDULE (Land in question)**

#### **Description of land / property:**

Derelict site located at Petrol Station, Kenstown Road, Navan, Co Meath, as shown on the drawing attached hereto DS-1182.

**Owners:** Tronmarron Limited, Athlumney, Navan, Co. Meath.  
Automobile Europe Ltd, Athlumney, Navan, Co. Meath.

**Folio No.:** MH25448, MH4083 & MH60874F

**OS Map Reference:** 2507-A

**Townland:** Bailis

**Barony:** Skreen

**Electoral Division:** Navan Rural

**Date of this Notice:** 26<sup>th</sup> day of November 2024

**Derelict Sites  
Meath County Council**

#### **NOTES:**

1. "Land" includes any structure and any land covered with water.
2. Lands entered in the Derelict Sites Register may be subject to a Derelict Sites Levy based on the market value of the property on urban lands or lands in an area prescribed by the Minister and as provided for in Part 111 of the Derelict Sites Act 1990.

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### **MEATH COUNTY COUNCIL**

#### **NOTICE UNDER SECTION 8(2) OF THE DERELICT SITES ACT 1990 OF AN ENTRY ON THE DERELICT SITES REGISTER IN RESPECT OF THE LAND SET OUT IN THE SCHEDULE HERETO**

DERELICT SITES REF. NO. **DS-1182**

To: John Cunningham,  
Termon,  
Virginia,  
Co. Cavan.

**By Standard & Registered Post**

**TAKE NOTICE that Meath County Council** (hereinafter called “the Council”) as The Local Authority for the functional area in respect of which lands set out in the Schedule hereto (hereinafter called “the Land in question”) is located is of the opinion that the said land is a Derelict Site within the meaning of The Derelict Sites Act 1990 and that it detracts 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 land in question of structures which are in a ruinous, derelict or dangerous condition, and / or~~
- (b) the neglected, unsightly or objectionable condition of the land or any structures on the land in question, and / 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.**

**MEATH COUNTY COUNCIL HEREBY GIVES NOTICE** of its intention to make an entry on the Derelict Sites Register in respect of the said lands pursuant to Section 8 of the Derelict Sites Act 1990

If you as Owner / Reputed Owner / Occupier wish to make any representations to the Council in respect of its intention to make the aforementioned entry, please submit such representations in writing to the undersigned at:  
**Derelict Sites Section, Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath. C15 Y291**  
within **one month** from the date hereof.

In the absence of any such representations, an appropriate entry shall be made by the Council.

In the event of representations being received by the Council within one month from the date hereof, the Council shall either make the entry or not as it thinks proper, having regard to such representations.

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### **SCHEDULE (Land in question)**

#### **Description of land / property:**

Derelict site located at Petrol Station, Kenstown Road, Navan, Co Meath, as shown on the drawing attached hereto DS-1182.

**Owners:** Tronmarron Limited, Athlumney, Navan, Co. Meath.  
Automobile Europe Ltd, Athlumney, Navan, Co. Meath.

**Folio No.:** MH25448, MH4083 & MH60874F

**OS Map Reference:** 2507-A

**Townland:** Bailis

**Barony:** Skreen

**Electoral Division:** Navan Rural

**Date of this Notice:** 26<sup>th</sup> day of November 2024

**Derelict Sites  
Meath County Council**

#### **NOTES:**

1. "Land" includes any structure and any land covered with water.
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### **MEATH COUNTY COUNCIL**

#### **NOTICE UNDER SECTION 8(2) OF THE DERELICT SITES ACT 1990 OF AN ENTRY ON THE DERELICT SITES REGISTER IN RESPECT OF THE LAND SET OUT IN THE SCHEDULE HERETO**

DERELICT SITES REF. NO. **DS-1182**

To: Owner / Occupier,  
Petrol Station,  
Kentstown Road,  
Navan,  
Co. Meath,

**Affixed to Site**

**TAKE NOTICE that Meath County Council** (hereinafter called “the Council”) as The Local Authority for the functional area in respect of which lands set out in the Schedule hereto (hereinafter called “the Land in question” is located is of the opinion that the said land is a Derelict Site within the meaning of The Derelict Sites Act 1990 and that it detracts 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 land in question of structures which are in a ruinous, derelict or dangerous condition, and / or~~
- (b) the neglected, unsightly or objectionable condition of the land or any structures on the land in question, and / 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.**

**MEATH COUNTY COUNCIL HEREBY GIVES NOTICE** of its intention to make and entry on the Derelict Sites Register in respect of the said lands pursuant to Section 8 of the Derelict Sites Act 1990

If you as Owner / Reputed Owner / Occupier wish to make any representations to the Council in respect of its intention to make the aforementioned entry, please submit such representations in writing to the undersigned at: **Derelict Sites Section, Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath. C15 Y291** within **one month** from the date hereof.

In the absence of any such representations, an appropriate entry shall be made by the Council.

In the event of representations being received by the Council within one month from the date hereof, the Council shall either make the entry or not as it thinks proper, having regard to such representations.

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291

**Fón: 046 – 9097000/Fax: 046 – 9097001**

R-phost: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Uimhir Chláraithe: 00172770



## **Meath County Council**

Buvinda House, Dublin Road, Navan,  
Co. Meath, C15 Y291

**Tel: 046 – 9097000/Fax: 046 – 9097001**

E-mail: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

### **SCHEDULE (Land in question)**

#### **Description of land / property:**

Derelict site located at Petrol Station, Kentstown Road, Navan, Co Meath, as shown on the drawing attached hereto DS-1182.

**Owners:** Owner / Occupier,  
Petrol Station,  
Kentstown Road,  
Navan,  
Co. Meath,

**Folio No.:** MH25448, MH4083 & MH60874F

**OS Map Reference:** 2507-A

**Townland:** Bailis

**Barony:** Skreen

**Electoral Division:** Navan Rural

**Date of this Notice:** 26<sup>th</sup> day of November 2024

**Derelict Sites  
Meath County Council**

#### **NOTES:**

1. "Land" includes any structure and any land covered with water.
2. Lands entered in the Derelict Sites Register may be subject to a Derelict Sites Levy based on the market value of the property on urban lands or lands in an area prescribed by the Minister and as provided for in Part 111 of the Derelict Sites Act 1990.

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291

**Fón: 046 – 9097000/Fax: 046 – 9097001**

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Uimhir Chláraithe: 00172770



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E-mail: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

### **MEATH COUNTY COUNCIL**

#### **NOTICE UNDER SECTION 8(2) OF THE DERELICT SITES ACT 1990 OF AN ENTRY ON THE DERELICT SITES REGISTER IN RESPECT OF THE LAND SET OUT IN THE SCHEDULE HERETO**

DERELICT SITES REF. NO. **DS-1182**

To: Tronmarron Limited,  
Athlumney,  
Navan,  
Co. Meath.

**By Standard & Registered Post**

**TAKE NOTICE that Meath County Council** (hereinafter called “the Council”) as The Local Authority for the functional area in respect of which lands set out in the Schedule hereto (hereinafter called “the Land in question” is located is of the opinion that the said land is a Derelict Site within the meaning of The Derelict Sites Act 1990 and that it detracts 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 land in question of structures which are in a ruinous, derelict or dangerous condition, and / or~~
- (b) the neglected, unsightly or objectionable condition of the land or any structures on the land in question, and / 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.**

**MEATH COUNTY COUNCIL HEREBY GIVES NOTICE** of its intention to make an entry on the Derelict Sites Register in respect of the said lands pursuant to Section 8 of the Derelict Sites Act 1990

If you as Owner / Reputed Owner / Occupier wish to make any representations to the Council in respect of its intention to make the aforementioned entry, please submit such representations in writing to the undersigned at:  
**Derelict Sites Section, Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath. C15 Y291** within **one month** from the date hereof.

In the absence of any such representations, an appropriate entry shall be made by the Council.

In the event of representations being received by the Council within one month from the date hereof, the Council shall either make the entry or not as it thinks proper, having regard to such representations.

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291

**Fón: 046 – 9097000/Fax: 046 – 9097001**

R-phost: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

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Uimhir Chláraithe: 00172770



## **Meath County Council**

Buvinda House, Dublin Road, Navan,  
Co. Meath, C15 Y291

**Tel: 046 – 9097000/Fax: 046 – 9097001**

E-mail: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

### **SCHEDULE (Land in question)**

#### **Description of land / property:**

Derelict site located at Petrol Station, Kenstown Road, Navan, Co Meath, as shown on the drawing attached hereto DS-1182.

**Owners:** Tronmarron Limited, Athlumney, Navan, Co. Meath.  
Automobile Europe Ltd, Athlumney, Navan, Co. Meath.

**Folio No.:** MH25448, MH4083 & MH60874F

**OS Map Reference:** 2507-A

**Townland:** Bailis

**Barony:** Skreen

**Electoral Division:** Navan Rural

**Date of this Notice:** 26<sup>th</sup> day of November 2024

**Derelict Sites  
Meath County Council**

#### **NOTES:**

1. "Land" includes any structure and any land covered with water.
2. Lands entered in the Derelict Sites Register may be subject to a Derelict Sites Levy based on the market value of the property on urban lands or lands in an area prescribed by the Minister and as provided for in Part 111 of the Derelict Sites Act 1990.

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291

**Fón: 046 – 9097000/Fax: 046 – 9097001**

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Uimhir Chláraithe: 00172770



## **Meath County Council**

Buvinda House, Dublin Road, Navan,  
Co. Meath, C15 Y291

**Tel: 046 – 9097000/Fax: 046 – 9097001**

E-mail: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

Everyday Finance DAC,  
16 Briarhill Business Park,  
Ballybrit,  
Co. Galway.

**Our Ref:** DS-1182

**Date:** 25<sup>th</sup> March 2025

**RE: Section 8(7) Notice of Entry onto the Derelict Sites Register:**

**Former Petrol Station, Kenstown Road, Navan, Co Meath.**

Dear Sirs,

Meath County Council have issued a Section 8(2) notice of entry for the site referred to as 'Former Petrol Station, Kenstown Road, Navan, Co Meath' onto the Derelict Sites Register. Please find enclosed a copy of the Section 8(7) notice and a location map identifying the site.

Everyday Finance Designated Activity Company are listed as the owner of the charge regarding folio MH25448 and MH60874F. If you have any information regarding this property, please contact Derelict Sites in Meath County Council on (046) 9097000 or at [derelictsites@meathcoco.ie](mailto:derelictsites@meathcoco.ie).

Yours sincerely,

**Mark Nilan**

Derelict Sites

Corporate Services

Meath County Council

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291

**Fón: 046 – 9097000/Fax: 046 – 9097001**

R-phost: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Uimhir Chláraithe: 00172770



## **Meath County Council**

Buvinda House, Dublin Road, Navan,  
Co. Meath, C15 Y291

**Tel: 046 – 9097000/Fax: 046 – 9097001**

E-mail: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

Pepper Advantage,  
4310 Atlantic Avenue,  
Westpark Business Campus,  
Shannon.  
Co Clare.

**Our Ref:** DS-1182

**Date:** 25<sup>th</sup> March 2025

**RE: Section 8(7) Notice of Entry onto the Derelict Sites Register:**

**Former Petrol Station, Kenstown Road, Navan, Co Meath.**

Dear Sirs,

Meath County Council have issued a Section 8(2) notice of entry for the site referred to as 'Former Petrol Station, Kenstown Road, Navan, Co Meath' onto the Derelict Sites Register. Please find enclosed a copy of the Section 8(7) notice and a location map identifying the site.

Bank of Scotland PLC are listed as the owner of the charge regarding folio MH4083. It's our understanding that this burden was transferred to Pepper. If you have any information regarding this property, please contact Derelict Sites in Meath County Council on (046) 9097000 or at [derelictsites@meathcoco.ie](mailto:derelictsites@meathcoco.ie).

Yours sincerely,

**Mark Nilan**

Derelict Sites

Corporate Services

Meath County Council

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291

**Fón: 046 – 9097000/Fax: 046 – 9097001**

R-phost: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

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## **Meath County Council**

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Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

### **MEATH COUNTY COUNCIL**

#### **NOTICE UNDER SECTION 8(7) OF THE DERELICT SITES ACT 1990 OF AN ENTRY ON THE DERELICT SITES REGISTER IN RESPECT OF THE LAND SET OUT IN THE SCHEDULE HERETO**

DERELICT SITES REF. NO. **DS-1182**

To: Edward Cunningham,  
Athlumney,  
Navan,  
Co. Meath.

**By Standard & Registered Post**

**MEATH COUNTY COUNCIL** (hereinafter called “the Council”) as The Local Authority for the functional area in respect of which lands set out in the Schedule hereto (hereinafter called “the Land in question”) **HEREBY GIVES NOTICE** of entry onto the Derelict Sites Register in respect of the said lands pursuant to Section 8(7) of the Derelict Sites Act 1990

<b>SCHEDULE (Land in question)</b>
--

#### **Description of land / property:**

Derelict site located at Petrol Station, Kenstown Road, Navan, Co Meath, as shown on the drawing attached hereto DS-1182.

**Folio No.:** MH25448, MH4083 & MH60874F

**OS Map Reference:** 2507-A

**Townland:** Bailis

**Barony:** Skreen

**Electoral Division:** Navan Rural

**Date of this Notice:** 25<sup>th</sup> day of March 2025

**Derelict Sites  
Meath County Council**

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291

**Fón: 046 – 9097000/Fax: 046 – 9097001**

R-phost: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Uimhir Chláraithe: 00172770



## **Meath County Council**

Buvinda House, Dublin Road, Navan,  
Co. Meath, C15 Y291

**Tel: 046 – 9097000/Fax: 046 – 9097001**

E-mail: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

### **MEATH COUNTY COUNCIL**

#### **NOTICE UNDER SECTION 8(7) OF THE DERELICT SITES ACT 1990 OF AN ENTRY ON THE DERELICT SITES REGISTER IN RESPECT OF THE LAND SET OUT IN THE SCHEDULE HERETO**

DERELICT SITES REF. NO. **DS-1182**

To: John Cunningham,  
Termon,  
Virginia,  
Co. Cavan.

**By Standard & Registered Post**

**MEATH COUNTY COUNCIL** (hereinafter called “the Council”) as The Local Authority for the functional area in respect of which lands set out in the Schedule hereto (hereinafter called “the Land in question”) **HEREBY GIVES NOTICE** of entry onto the Derelict Sites Register in respect of the said lands pursuant to Section 8(7) of the Derelict Sites Act 1990

<b>SCHEDULE (Land in question)</b>
--

#### **Description of land / property:**

Derelict site located at Petrol Station, Kenstown Road, Navan, Co Meath, as shown on the drawing attached hereto DS-1182.

**Folio No.:** MH25448, MH4083 & MH60874F

**OS Map Reference:** 2507-A

**Townland:** Bailis

**Barony:** Skreen

**Electoral Division:** Navan Rural

**Date of this Notice:** 25<sup>th</sup> day of March 2025

**Derelict Sites  
Meath County Council**

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291

**Fón: 046 – 9097000/Fax: 046 – 9097001**

R-phost: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Uimhir Chláraithe: 00172770



## **Meath County Council**

Buvinda House, Dublin Road, Navan,  
Co. Meath, C15 Y291

**Tel: 046 – 9097000/Fax: 046 – 9097001**

E-mail: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

### **MEATH COUNTY COUNCIL**

#### **NOTICE UNDER SECTION 8(7) OF THE DERELICT SITES ACT 1990 OF AN ENTRY ON THE DERELICT SITES REGISTER IN RESPECT OF THE LAND SET OUT IN THE SCHEDULE HERETO**

DERELICT SITES REF. NO. **DS-1182**

To: Owner / Occupier,  
Petrol Station,  
Kentstown Road,  
Navan,  
Co. Meath,

**Affixed to Site**

**MEATH COUNTY COUNCIL** (hereinafter called “the Council”) as The Local Authority for the functional area in respect of which lands set out in the Schedule hereto (hereinafter called “the Land in question”) **HEREBY GIVES NOTICE** of entry onto the Derelict Sites Register in respect of the said lands pursuant to Section 8(7) of the Derelict Sites Act 1990

<b>SCHEDULE (Land in question)</b>
--

#### **Description of land / property:**

Derelict site located at Petrol Station, Kenstown Road, Navan, Co Meath, as shown on the drawing attached hereto DS-1182.

**Folio No.:** MH25448, MH4083 & MH60874F

**OS Map Reference:** 2507-A

**Townland:** Bailis

**Barony:** Skreen

**Electoral Division:** Navan Rural

**Date of this Notice:** 25<sup>th</sup> day of March 2025

**Derelict Sites  
Meath County Council**

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291

**Fón: 046 – 9097000/Fax: 046 – 9097001**

R-phost: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

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## **Meath County Council**

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Co. Meath, C15 Y291

**Tel: 046 – 9097000/Fax: 046 – 9097001**

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Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

### **MEATH COUNTY COUNCIL**

#### **NOTICE UNDER SECTION 8(7) OF THE DERELICT SITES ACT 1990 OF AN ENTRY ON THE DERELICT SITES REGISTER IN RESPECT OF THE LAND SET OUT IN THE SCHEDULE HERETO**

DERELICT SITES REF. NO. **DS-1182**

To: Tronmarron Limited,  
Athlumney,  
Navan,  
Co. Meath.

**By Standard & Registered Post**

**MEATH COUNTY COUNCIL** (hereinafter called “the Council”) as The Local Authority for the functional area in respect of which lands set out in the Schedule hereto (hereinafter called “the Land in question”) **HEREBY GIVES NOTICE** of entry onto the Derelict Sites Register in respect of the said lands pursuant to Section 8(7) of the Derelict Sites Act 1990

<b>SCHEDULE (Land in question)</b>
--

#### **Description of land / property:**

Derelict site located at Petrol Station, Kenstown Road, Navan, Co Meath, as shown on the drawing attached hereto DS-1182.

**Folio No.:** MH25448, MH4083 & MH60874F

**OS Map Reference:** 2507-A

**Townland:** Bailis

**Barony:** Skreen

**Electoral Division:** Navan Rural

**Date of this Notice:** 25<sup>th</sup> day of March 2025

**Derelict Sites  
Meath County Council**

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291

**Fón: 046 – 9097000/Fax: 046 – 9097001**

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## **Meath County Council**

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**Tel: 046 – 9097000/Fax: 046 – 9097001**

E-mail: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

Edward Cunningham  
Athlumney  
Navan  
Co Meath

**Our Ref:** DS-1182

**Date:** 12<sup>th</sup> June 2025

**RE: Notice of Intention to Compulsory Acquire – Petrol Station, Metges Road Junction, Navan, Co Meath.**

Dear Edward,

Please find enclosed notice regarding the intention of Meath County Council to Compulsory Acquire a property at the Petrol Station, Metges Road Junction, Navan, Co Meath.

It is our understanding that you may be the owner of this property. However, should you not consider yourself in ownership of the property, can you please forward this letter to the receiver or whoever you believe to be the owner. If you have any queries on this matter, please feel free to contact me on (046) 9097000 or at [derelictsites@meathcoco.ie](mailto:derelictsites@meathcoco.ie).

Yours sincerely,

**Mark Nilan**

Derelict Sites

Rural Regeneration

Meath County Council

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291

**Fón: 046 – 9097000/Fax: 046 – 9097001**

R-phost: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Uimhir Chláraithe: 00172770



## **Meath County Council**

Buvinda House, Dublin Road, Navan,  
Co. Meath, C15 Y291

**Tel: 046 – 9097000/Fax: 046 – 9097001**

E-mail: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

Everyday Finance DAC  
16 Briarhill Business Park  
Ballybrit  
Co Galway

**Our Ref:** DS-1182

**Date:** 12<sup>th</sup> June 2025

**RE: Notice of Intention to Compulsory Acquire – Petrol Station, Metges Road Junction, Navan, Co Meath.**

Dear Sirs,

Please find enclosed notice regarding the intention of Meath County Council to Compulsory Acquire a property at the Petrol Station, Metges Road Junction, Navan, Co Meath.

It is our understanding that you may be the owner of this property. However, should you not consider yourself in ownership of the property, can you please forward this letter to the receiver or whoever you believe to be the owner. If you have any queries on this matter, please feel free to contact me on (046) 9097000 or at [derelictsites@meathcoco.ie](mailto:derelictsites@meathcoco.ie).

Yours sincerely,

**Mark Nilan**

Derelict Sites

Rural Regeneration

Meath County Council

## **Comhairle Chontae na Mí**

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Uimhir Chláraithe: 00172770



## **Meath County Council**

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E-mail: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

John Cunningham  
Termon  
Virginia  
Co Cavan

**Our Ref:** DS-1182

**Date:** 12<sup>th</sup> of June 2025

**RE: Notice of Intention to Compulsory Acquire – Petrol Station, Metges Road Junction, Navan, Co Meath.**

Dear John,

Please find enclosed notice regarding the intention of Meath County Council to Compulsory Acquire a property at the Petrol Station, Metges Road Junction, Navan, Co Meath.

It is our understanding that you may be the owner of this property. However, should you not consider yourself in ownership of the property, can you please forward this letter to the receiver or whoever you believe to be the owner. If you have any queries on this matter, please feel free to contact me on (046) 9097000 or at [derelictsites@meathcoco.ie](mailto:derelictsites@meathcoco.ie).

Yours sincerely,

**Mark Nilan**

Derelict Sites

Rural Regeneration

Meath County Council

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
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## **Meath County Council**

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Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

Mairtín Kearney  
Anthony Joyce & Co Solicitors  
Augustine House  
Oliver Bond Street  
Dublin 8

**Our Ref:** DS-1182

**Date:** 12<sup>th</sup> June 2025

**RE: Notice of Intention to Compulsory Acquire – Petrol Station, Metges Road Junction, Navan, Co Meath.**

Dear Mairtín,

Please find enclosed notice regarding the intention of Meath County Council to Compulsory Acquire a property at the Petrol Station, Metges Road Junction, Navan, Co Meath.

It is our understanding that you may be the owner of this property. However, should you not consider yourself in ownership of the property, can you please forward this letter to the receiver or whoever you believe to be the owner. If you have any queries on this matter, please feel free to contact me on (046) 9097000 or at [derelictsites@meathcoco.ie](mailto:derelictsites@meathcoco.ie).

Yours sincerely,

**Mark Nilan**

Derelict Sites

Rural Regeneration

Meath County Council

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
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## **Meath County Council**

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Registration No.: 00172770

Pepper Advantage  
4310 Atlantic Avenue  
Westpark Business Campus  
Shannon  
Co Clare

**Our Ref:** DS-1182

**Date:** 12<sup>th</sup> June 2025

**RE: Notice of Intention to Compulsory Acquire – Petrol Station, Metges Road Junction, Navan, Co Meath.**

Dear Sirs,

Please find enclosed notice regarding the intention of Meath County Council to Compulsory Acquire a property at the Petrol Station, Metges Road Junction, Navan, Co Meath.

It is our understanding that you may be the owner of this property. However, should you not consider yourself in ownership of the property, can you please forward this letter to the receiver or whoever you believe to be the owner. If you have any queries on this matter, please feel free to contact me on (046) 9097000 or at [derelictsites@meathcoco.ie](mailto:derelictsites@meathcoco.ie).

Yours sincerely,

**Mark Nilan**

Derelict Sites

Rural Regeneration

Meath County Council

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291

**Fón: 046 – 9097000/Fax: 046 – 9097001**

R-phost: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Uimhir Chláraithe: 00172770



## **Meath County Council**

Buvinda House, Dublin Road, Navan,  
Co. Meath, C15 Y291

**Tel: 046 – 9097000/Fax: 046 – 9097001**

E-mail: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

Tronmarron Limited  
Athlumney  
Navan  
Co Meath

**Our Ref:** DS-1182

**Date:** 12<sup>th</sup> June 2025

**RE: Notice of Intention to Compulsory Acquire – Petrol Station, Metges Road Junction, Navan, Co Meath.**

Dear Sirs,

Please find enclosed notice regarding the intention of Meath County Council to Compulsory Acquire a property at the Petrol Station, Kentstown Road, Navan, Co Meath.

It is our understanding that you may be the owner of this property. However, should you not consider yourself in ownership of the property, can you please forward this letter to the receiver or whoever you believe to be the owner. If you have any queries on this matter, please feel free to contact me on (046) 9097000 or at [derelictsites@meathcoco.ie](mailto:derelictsites@meathcoco.ie).

Yours sincerely,

**Mark Nilan**

Derelict Sites

Rural Regeneration

Meath County Council

## Mark Nilan

---

**From:** derelictsites  
**Sent:** Thursday 12 June 2025 14:46  
**To:** 'Paula.Nagle@linkfinancial.ie'; 'Nicole.Costello@linkfinancial.ie'  
**Cc:** derelictsites  
**Subject:** DS-1182 - Notice of Intention to Compulsory Acquire - Petrol Station, Metges Road Junction, Navan, Co Meath  
**Attachments:** DS-1182 Site Notice Map.pdf; Signed Notice of Intention to Acquire.pdf

Dear Paula, Nicole

Please find attached notice regarding the intention of Meath County Council to Compulsory Acquire a property at the Petrol Station, Metges Road Junction, Navan, Co Meath.

If you have any queries on this matter, please feel free to contact us on (046) 9097000 or at [derelictsites@meathcoco.ie](mailto:derelictsites@meathcoco.ie).

Kind regards

Team Derelict Sites  
Rural Regeneration  
Meath County Council

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Registration No.: 00172770

### **MEATH COUNTY COUNCIL**

#### **NOTICE UNDER SECTION 22(3) OF THE DERELICT SITES ACT 1990 RE DETERMINATION OF THE MARKET VALUE OF URBAN LAND**

DERELICT SITES REF. NO. **DS-1182**

To: Edward Cunningham  
Athlumney  
Navan  
Co. Meath

**By Standard & Registered Post**

**TAKE NOTICE that MEATH COUNTY COUNCIL**, in exercise of the powers conferred on it by Section 22 of the Derelict Sites Act 1990, has for the purposes of implementing the levy on derelict sites, determined the market value of urban land as set out hereunder, the particulars of which have been entered in the Derelict Sites Register as maintained by the Council as being: **€600,000 (Six Hundred Thousand Euro)**.

<b>SCHEDULE (Land in question)</b>
--

<b>Description of land / property:</b>	Petrol Station, Metges Road Junction, Navan, Co. Meath, as shown on the drawing attached hereto DS-1182
<b>Folio No.:</b>	MH25448, MH4083 & MH60874F
<b>Townland:</b>	Baillis
<b>Electoral Division:</b>	Navan Rural
<b>OS Map Reference:</b>	2507-A

Section 22 of the Derelict Sites Act 1990 provides that **an owner may, within twenty-eight days from the day on which the notice is received by him, appeal against the determination made to the Valuation Tribunal**. Any such appeal must be in writing (form enclosed for Appeal purposes) and contain a statement of the specific grounds for appeal and together with the appropriate Appeal Fee, be addressed to:

*The Registrar, Valuation Tribunal, Third Floor, Holbrook House, Holles Street, Dublin 2, D02 EY84.*

The decision of the Valuation Tribunal is final on the amount of the valuation. However, there is a further right of appeal to the High Court on a point of law and ultimately to the Supreme Court.

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291

**Fón: 046 – 9097000/Fax: 046 – 9097001**

R-phost: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Uimhir Chláraithe: 00172770



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E-mail: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

**Date of this Notice: 10<sup>th</sup> July 2025**

**Mark Nilan**

**Derelict Sites**

**Meath County Council**

### **NOTES:**

1. "Land" includes any structure, and any land covered with water.
2. Lands entered in the Derelict Sites Register may be subject to a Derelict Sites Levy based on the market value of the property on urban lands or lands in an area prescribed by the Minister and as provided for in Part 111 of the Derelict Sites Act 1990.
3. Where land entered on the register or an interest in such land, is transferred (other than by will or on an intestacy) from a person to another person, it shall be the duty of both persons to notify in writing the local authority in whose functional area the land is situated of the transfer not later than four weeks after the date of the transfer.
4. Where land entered on the register or an interest in such land, is transferred to a person by will or on an intestacy, it shall be the duty of that person to notify in writing the local authority in whose functional area the land is situated of the transfer not later than six months after the date of the transfer and it shall be the duty of the personal representative of the person under whose will or upon whose intestacy the land, or the interest in land, is transferred as aforesaid to notify in writing the said local authority of the transfer not later than two months after the date of the grant to him of probate of the said will or letters of administration of the estate of the second-mentioned person.

## **Comhairle Chontae na Mí**

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### **MEATH COUNTY COUNCIL**

#### **NOTICE UNDER SECTION 22(3) OF THE DERELICT SITES ACT 1990 RE DETERMINATION OF THE MARKET VALUE OF URBAN LAND**

DERELICT SITES REF. NO. **DS-1182**

To: John Cunningham  
Termon  
Virginia  
Co. Cavan

**By Standard & Registered Post**

**TAKE NOTICE that MEATH COUNTY COUNCIL**, in exercise of the powers conferred on it by Section 22 of the Derelict Sites Act 1990, has for the purposes of implementing the levy on derelict sites, determined the market value of urban land as set out hereunder, the particulars of which have been entered in the Derelict Sites Register as maintained by the Council as being: **€600,000 (Six Hundred Thousand Euro)**.

<b>SCHEDULE (Land in question)</b>
--

<b>Description of land / property:</b>	Petrol Station, Metges Road Junction, Navan, Co. Meath, as shown on the drawing attached hereto DS-1182
<b>Folio No.:</b>	MH25448, MH4083 & MH60874F
<b>Townland:</b>	Baillis
<b>Electoral Division:</b>	Navan Rural
<b>OS Map Reference:</b>	2507-A

Section 22 of the Derelict Sites Act 1990 provides that **an owner may, within twenty-eight days from the day on which the notice is received by him, appeal against the determination made to the Valuation Tribunal**. Any such appeal must be in writing (form enclosed for Appeal purposes) and contain a statement of the specific grounds for appeal and together with the appropriate Appeal Fee, be addressed to:

*The Registrar, Valuation Tribunal, Third Floor, Holbrook House, Holles Street, Dublin 2, D02 EY84.*

The decision of the Valuation Tribunal is final on the amount of the valuation. However, there is a further right of appeal to the High Court on a point of law and ultimately to the Supreme Court.

## **Comhairle Chontae na Mí**

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**Fón: 046 – 9097000/Fax: 046 – 9097001**

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Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

**Date of this Notice: 10<sup>th</sup> July 2025**

**Mark Nilan**

**Derelict Sites**

**Meath County Council**

### **NOTES:**

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## Mark Nilan

---

**From:** derelictsites  
**Sent:** Thursday 10 July 2025 16:17  
**To:** 'Roy.Duffy@linkfinancial.ie'  
**Cc:** derelictsites  
**Subject:** Section 22(3) - DS1182 - Petrol Station, Metges Road Junction, Navan, Co Meath  
**Attachments:** DS-1182 - Section 22(3) - Petrol Station, Metges Road Junction, Navan - Roy Duffy (Link Financial).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mr Duffy

Please see attached notice in relation to DS-1182 Petrol Station, Metges Road Junction, Navan, Co Meath.

Kind regards

Team Derelict Sites  
Meath County Council

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291

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Registration No.: 00172770

### **MEATH COUNTY COUNCIL**

#### **NOTICE UNDER SECTION 22(3) OF THE DERELICT SITES ACT 1990 RE DETERMINATION OF THE MARKET VALUE OF URBAN LAND**

DERELICT SITES REF. NO. **DS-1182**

To: Mairtín Kearney  
Anthony Joyce & Co  
Solicitors  
Augustine House  
Oliver Bond Street  
Dublin 8

**By Standard Post**

**TAKE NOTICE that MEATH COUNTY COUNCIL**, in exercise of the powers conferred on it by Section 22 of the Derelict Sites Act 1990, has for the purposes of implementing the levy on derelict sites, determined the market value of urban land as set out hereunder, the particulars of which have been entered in the Derelict Sites Register as maintained by the Council as being: **€600,000 (Six Hundred Thousand Euro)**.

<b>SCHEDULE (Land in question)</b>
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<b>Description of land / property:</b>	Petrol Station, Metges Road Junction, Navan, Co. Meath, as shown on the drawing attached hereto DS-1182
<b>Folio No.:</b>	MH25448, MH4083 & MH60874F
<b>Townland:</b>	Baillis
<b>Electoral Division:</b>	Navan Rural
<b>OS Map Reference:</b>	2507-A

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## **Comhairle Chontae na Mí**

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Registration No.: 00172770

**Date of this Notice: 10<sup>th</sup> July 2025**

**Mark Nilan**

**Derelict Sites**

**Meath County Council**

### **NOTES:**

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2. Lands entered in the Derelict Sites Register may be subject to a Derelict Sites Levy based on the market value of the property on urban lands or lands in an area prescribed by the Minister and as provided for in Part 111 of the Derelict Sites Act 1990.
3. Where land entered on the register or an interest in such land, is transferred (other than by will or on an intestacy) from a person to another person, it shall be the duty of both persons to notify in writing the local authority in whose functional area the land is situated of the transfer not later than four weeks after the date of the transfer.
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## **Comhairle Chontae na Mí**

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Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

John Cunningham,  
Termon,  
Virginia,  
Co Cavan.

**Our Ref:** DS-1182

**Date:** 13<sup>th</sup> January 2025

### **RE: Former Petrol Station, Kentstown Road, Navan, Co Meath.**

Dear Mr Cunningham,

I wish to acknowledge receipt of your letter dated 16<sup>th</sup> December 2024, in which you outline your intention to sell the site referenced as *DS-1182 - Former Petrol Station, Kentstown Road, Navan*. Your letter also outlines the ongoing investigation into legal matters between a bank and solicitor as a reason for the delay in selling the site.

Meath County Council have considered the submission and decided to proceed with adding the site referenced as *DS-1182 - Former Petrol Station, Kentstown Road, Navan, Co Meath* onto the Derelict Sites Register. Once added onto the Derelict Sites Register, Meath County Council can consider the option of compulsory acquisition in an effort to remove the dereliction.

Levies will begin accumulating once the property is added onto the Derelict Sites Register. However, levies for 2025 are only issued in Q1 2026. As such, if the property is sold in 2025 in advance of levies being issued in Q1 2026, Meath County Council are willing to discuss the levies at this time.

If you have any queries, please contact Derelict Sites in Meath County Council on (046) 9097000 or at [derelictsites@meathcoco.ie](mailto:derelictsites@meathcoco.ie).

Yours sincerely,

**Mark Nilan**

Derelict Sites

Rural Regeneration

Meath County Council



### **Comhairle Chontae na Mí**

*Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
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## **5. Copy of Newspaper Advert**



# Tech funding for schools down €700k on last year

BY EOIN RYAN

THE government announced €2.7m of funding for schools in Meath which is €700,000 less than the funding for last year.

Information and Communications Technology (ICT) funds dropped from just

under €2.2 million last year to €1.5 million this year while investment into minor works is the same as last year at €1.2 million.

ICT funds help schools use and implement digital technologies for education purposes while minor works funding is to be used for maintenance and small-scale

improvements to school buildings and grounds.

Senator Linda Nelson Murray said schools decide what minor works funding is used for because "every school in Meath is different, with different needs, which is why it's important that schools can decide how to best use their minor works funding to

address their own needs on the ground."

The national school investment for 2025 totals €65 million, a drop from €79 million last year. This includes €35 million ICT infrastructure, a drop from €50 million last year, and €30 million for minor works which is a slight increase from €29 million last year.

Sinn Féin TD Darren O'Rourke said the drop in funding "for schools in Meath is a big blow to school principals, staff and students, especially at a time when schools are drowning under soaring energy bills, insurance costs and basic operational expenses. Slashing essential infrastructure funding is indefensible."

"This cut in funding will delay essential school repairs and investment and it will increase pressure on parents and school management to fundraise for finances to make ends meet."

"This will serve to deepen inequality as schools in disadvantaged areas will bear the brunt."



comhairle chontae na mí  
meath county council

## NOTICE OF INTENTION TO ACQUIRE DERELICT SITE COMPULSORILY UNDER THE DERELICT SITES ACT, 1990, (AS AMENDED BY THE PLANNING & DEVELOPMENT ACT, 2000)

Notice is hereby given that Meath 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, intend to acquire compulsorily under the said Act the derelict site described hereunder.

A map of the said derelict site has been deposited at **Meath County Councils Offices, Buvinda House, Dublin Road, Navan, Co Meath C15 Y291** and may be inspected there during office hours.

Any owner, lessee or occupier (except a tenant for a month or a period less than a month) may, on or before **21 July 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 Senior Executive Officer  
Derelict Sites Section  
Meath County Council  
Buvinda House, Navan,  
Co. Meath C15 Y291**

The Derelict Sites Act, 1990 (as amended by the Planning and Development Act, 2000) 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 the Derelict Site proposed to be acquired:

Map Reference	Address	Description of Property
DS-1182	Site known as Petrol Station, Metges Road Junction, Navan, Co Meath	Derelict Petrol Station

## Roads Act 1993 Road Regulations 1994

### Proposed Temporary Closure of R153 from Kentstown to N2 Balrath Cross, Co Meath

Meath County Council intends to temporarily close R153 in Co Meath from R153/R150 Junction in Kentstown to R153/N2 Balrath Cross junction.

**The proposed closure will be for two weeks within the period from 7am Monday, 30 June 2025 to 7pm Thursday, 31 July 2025 for 24 hrs per day.**

The section of R153 from R153/L1001 (Trim Road) Junction to R153/N2 Balrath Cross Junction will not be closed at the same time as the section of R153 from R153/R150 Junction in Kentstown to R153/L1001 (Trim Road) Junction.

This closure will not run concurrently with a closure of L1610 Abbey Road.

This road closure is required to facilitate the permanent road reinstatement works following the installation of new infrastructure (Duleek to Navan Trunk Main Pipeline Project) on behalf of Uisce Éireann.

### Alternative Routes

**Eastbound:** At R153/R150 junction in Kentstown take R150 to its junction with N2 at Flemingstown, turn right onto N2 and continue southbound to its junction with R153 at Balrath Cross.

**Westbound:** At R153/N2 Balrath Cross junction take N2 northbound to its junction with R150 at Flemingstown, turn left onto R150 and continue to its junction with R153 in Kentstown.

Diversion and information signage will be in place. Access for residents and property holders will be facilitated throughout the closure period.

Submissions and observations to the proposed temporary road closure may be made in writing to the Transportation Department, Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath C15 Y291 or by email to [transport@meathcoco.ie](mailto:transport@meathcoco.ie) on or before **Tuesday, 10 June 2025**.

## Roads Act 1993 Road Regulations 1994

### Proposed Temporary Closure of R153 from Navan to Kentstown, Co Meath

Meath County Council intends to temporarily close R153 Navan to Kentstown Road, Co Meath from its junction with R147 in Navan to its junction with R150 in Kentstown.

**The proposed closure will be for four weeks within the period from 7am Monday, 30 June 2025 to 7pm Sunday, 31 August 2025 for 24 hrs per day**

This closure will not run concurrently with a closure of L1610 Abbey Road or the closure of the section of R153 from Kentstown to N2 Balrath.

This road closure is required to facilitate the permanent road reinstatement works following the installation of new infrastructure (Duleek to Navan Trunk Main Pipeline Project) on behalf of Uisce Éireann.

### Alternative Routes

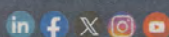
**Eastbound:** At R153/R147 junction in Navan, take R147 to its junction with R162 Flower Hill, turn right onto R162 and continue northbound to its junction/roundabout on N51, at the roundabout take the 3rd exit onto N51 towards Slane, continue on N51 eastbound to its junction with N2 in Slane, turn right onto N2, continue southbound on N2 to its junction with R150 at Flemingstown, turn right onto R150 and continue to its junction with R153 in Kentstown.

**Westbound:** At R153/R150 junction in Kentstown, take R150 to its junction with N2 at Flemingstown, turn left onto N2 towards Slane, continue northbound on N2 to its junction with N51 in Slane, turn left onto N51 towards Navan, continue on N51 to its junction with R147 in Navan, turn left onto R147 and continue southbound to its junction with R153 in Navan.

Diversion and information signage will be in place. Access for residents and property holders will be facilitated throughout the closure period.

Submissions and observations to the proposed temporary road closure may be made in writing to the Transportation Department, Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath C15 Y291 or by email to [transport@meathcoco.ie](mailto:transport@meathcoco.ie) on or before **Tuesday, 10 June 2025**.

www.meath.ie





### **Comhairle Chontae na Mí**

*Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291*

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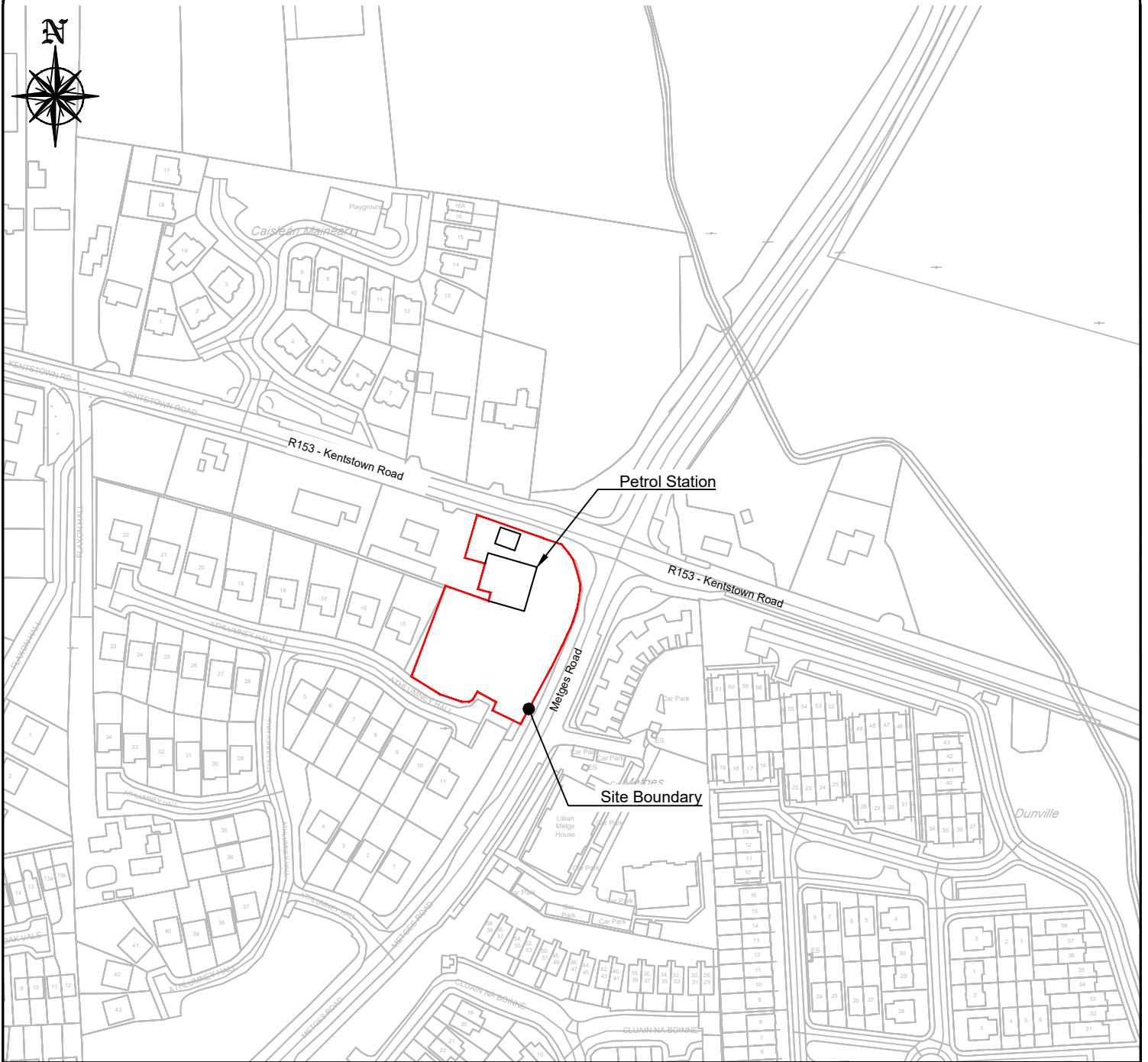
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## **6. Site Maps**





## Map for Notice under Derelict Sites Act 1990

Folio Number: MH4083, MH25448 & MH60874F

Townland: Bailis

Area (Ha): 0.39 Ha

Barony: Skreen



comhairle chontae na mí  
meath county council

Electoral  
Division: Navan Rural

Address: Petrol Station, Kentstown Road,  
Navan, Co. Meath

**Meath County Council**  
Corporate Services  
Derelict Sites

SCALE: 1:2500

DATE: November 2024

REF: DS-1182

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Buvinda House  
Dublin Rd.  
Navan, Co.Meath  
C15 Y291

Tel: (046) 9097000  
E-Mail: [derelictsites@meathcoco.ie](mailto:derelictsites@meathcoco.ie)



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## **7. Submission with objection to compulsory acquire**



**Edward Cunningham**

Athlumney,  
Navan,  
Co. Meath

**To:**

The Senior Executive Officer  
Derelict Sites Section  
Meath County Council  
Buvinda House  
Dublin Road  
Navan, Co. Meath  
C15 Y291

**Date:** 08/07/2025

**RE: Objection to Proposed Compulsory Acquisition — Ref. DS-1182**  
**Petrol Station, Metges Road Junction / Kentstown Road, Navan, Co. Meath**

Dear Sir/Madam,

I write to formally object to Meath County Council's intention to compulsorily acquire my property at Metges Road Junction, Navan (Ref. DS-1182), under the Derelict Sites Act, 1990.

---

**Ownership and Background**

I am the owner of the above property and have been since obtaining planning permission in **1968**. I have operated from or maintained this property for **over 55 years**, including running a busy filling station and classic car business that at one point employed more than **30 people**.

The business suffered a major setback around **2007–2008**, when Meath County Council closed the road outside the property. We were advised the works would last three months; in reality, they continued for **close to twelve**, which severely impacted trade and contributed to the site's commercial decline.

---

**Property Condition and Maintenance**

I **reject the Council's assertion that this property is derelict**. The property remains **structurally sound**, has been **regularly painted**, and is **maintained to prevent overgrowth or hazard**.

In a phone call with **Mr. Mark Nilan on 19th June 2025**, I asked directly what specific concerns the Council had. He cited:

- A few **classic vehicles parked at the rear**, and
- **Temporary fencing** to the front.

Both are minor and easily addressed. The fencing, in fact, was **erected following Garda advice** after we suffered break-ins — a responsible and proactive measure, not a sign of abandonment.

This property has **never been left to decay**, and no element of it meets the standard of dereliction as defined under the Act.

---

## Efforts to Resolve and Council Engagement

I and my son, John Cunningham, have made every effort to work constructively with the Council.

On **16th December 2024**, while I was in hospital, John submitted a detailed letter objecting to the proposed entry of the property on the Derelict Sites Register. That letter:

- **Offered to remedy any issue** the Council had with the property;
- Specifically **asked for clarification** of what, if anything, the Council considered objectionable.

No meaningful response to that letter was provided. The Council chose instead to proceed with listing the property — an action that shows a **lack of genuine interest in remediation**, and instead suggests a preference to advance toward acquisition.

The property is now **actively for sale** and has been formally listed with **Lydon Farrell Auctioneers**, Navan. **For Sale signs have been erected on-site** and are clearly visible. There are **no legal barriers** to the sale of the property, and the process is ongoing.

---

## Prior Contact from Councillor Emer Tobin

In **January 2025**, shortly after I returned home from hospital, **Councillor Emer Tobin** visited my home and asked whether I would consider selling the property to Meath County Council.

Due to my health at the time, I was unable to respond immediately. But by the time I followed up several weeks later, I discovered the Council had **already moved to place the property**

**on the Derelict Sites Register** — a move that directly undermined any goodwill arising from her visit.

This sequence of events — suggesting interest in purchase while simultaneously preparing to list the property as derelict — raises serious concerns about fairness and intent.

---

## Impact on Value and Market Process

A compulsory acquisition at this stage would significantly **undervalue the property**, stripping away open market bidding and replacing it with an enforced valuation model.

Our auctioneer has confirmed that the **price achievable through open sale is likely far higher** than any figure realised through forced acquisition. If the goal is the improvement or reuse of the site, then the **current sales process already achieves that outcome** — without undermining the owner's rights or property value.

---

## Conclusion

For the reasons set out above, I respectfully request that Meath County Council **withdraw its intention to compulsorily acquire** this property and instead allow the sale to proceed without interference.

I remain fully willing to:

- Remove the vehicles and fencing as previously discussed;
- Provide updates on the sales process; and
- Undertake any other reasonable steps required to satisfy the Council's concerns.

If this objection is not accepted, I request the matter be referred to **An Bord Pleanála**, as provided for under the Derelict Sites Act, 1990.

Yours sincerely,  
**Edward Cunningham**

(ph) - 0852321384 (email) - Cunningham105@gmail.com



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## **7.1 Letter of Support**



FAO of Mark Nilan,  
Derelict Section, Rural Regeneration,  
Meath County Council,  
Buvinda House, Dublin Road,  
Navan,  
Co. Meath,  
C15 Y291

17<sup>th</sup> July 2025

To whom it concerns,

I can confirm Everyday Finance trading as Link Financial have no objection to Meath County Council's Compulsory Purchase Order on the property located at folio's MH25448 and MH60874F.

Kind Regards,

A handwritten signature in black ink, appearing to read "Roy Duffy".

---

Case Manager  
Roy Duffy

## Mark Nilan

---

**From:** Roy Duffy <Roy.Duffy@linkfinancial.ie>  
**Sent:** Tuesday 5 August 2025 14:06  
**To:** Mark Nilan  
**Cc:** Patrick Shore; Denise Cheema  
**Subject:** RE: DS-1182 - Petrol Station, Kentstown Road, Navan Co. Meath

**CAUTION:** This email originated from outside Meath County Council. Do not click links or open attachments unless you recognise the sender and know the content is safe

Hi Mark,

Please see responses in red below,

Kind Regards,

Roy Duffy – Case Manager



Link Financial | 16 Briarhill Business Park, Ballybrit, Galway, Ireland

Email: [Roy.Duffy@Linkfinancial.ie](mailto:Roy.Duffy@Linkfinancial.ie)

Tel: 091 700045

W: [www.linkfinancial.ie](http://www.linkfinancial.ie)

Without prejudice, subject to contract / contract denied.

This communication is confidential and intended solely for the addressee(s). Any unauthorised review, use, disclosure or distribution is prohibited. If you believe this message has been sent to you in error, please notify the sender by replying to this transmission and delete the message without disclosing it. Thank you.

E-mail including attachments is susceptible to data corruption, interception, unauthorized amendment, tampering and viruses, and we only send and receive e-mails on the basis that we are not liable for any such corruption, interception, amendment, tampering or viruses or any consequences thereof.

Everyday Finance DAC trading as Link Financial is regulated by the Central Bank of Ireland. Company registration number 55585.  
Everyday Debt Recovery Limited trading as Link Financial. Company registration number 370799.

Please consider the environment before printing this email

---

**From:** Mark Nilan <Mark.Nilan@meathcoco.ie>  
**Sent:** 05 August 2025 09:49  
**To:** Roy Duffy <Roy.Duffy@linkfinancial.ie>  
**Cc:** Patrick Shore <PShore@meathcoco.ie>  
**Subject:** DS-1182 - Petrol Station, Kentstown Road, Navan Co. Meath

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Hi Roy,

Thanks again for taking my call and providing an update on the site.

As discussed, Meath County Council are currently preparing an application to An Coimisiún Pleanála for consent to compulsorily acquire the discussed site.



Would you mind providing a response to the below queries which will be included in our application to the Board:

- Can you please confirm Link Financial currently have outstanding burdens on Folios MH25448 & MH60874F. **I can confirm LF currently have outstanding burdens on those folios**
- Is Link Financial aware there is also an outstanding burden on Folio MH4083 which is registered Bank of Scotland Plc. **We are aware, however LF holds no interest or charge over this folio.**
- Can you please provide an update on the discussions, if any, regarding settlement of outstanding burdens between Link Financial and the owner to date. **No meaningful engagement**
- Is it possible for the owner to complete a sale of this site without approval from Link Financial or other outstanding burden owners. **No, it is not possible given LF have first legal charge over 2 of the properties**
- How confident are you, based on your discussions to date, that a settlement will be reached and a sale completed. **There has been no meaningful engagement, therefore we currently have no expectations of reaching a settlement**

Thanks again,  
Mark  
Rural Regeneration, Meath County Council  
Tel: +353 (046) 9097010

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[#MakeltMeath](https://www.instagram.com/MakeltMeath)

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## **MEATH COUNTY COUNCIL**

### **8.0 Meath County Councils comments regarding the objection from Edward Cunningham, to the proposed Compulsory Acquisition pursuant to the Derelict Sites Act 1990 at a site known as Petrol Station, Metges Road Junction, Navan, Co Meath and associated curtilage being Derelict Sites Register DS-1182.**

#### **Objection**

Edward Cunningham – Athlumney, Navan, County Meath – 085 2321384 – [cunninghame105@gmail.com](mailto:cunninghame105@gmail.com)

#### **Letter of Support**

Roy Duffy – Link Financial - 091 700045 - [Roy.Duffy@linkfinancial.ie](mailto:Roy.Duffy@linkfinancial.ie)

#### **Background**

As outlined by Edward Cunningham, the former petrol station declined in 2007-2008 and in the years after closed completely. It is thought the filling station seized operations around 2009 and the premises were left unoccupied by 2011.

Meath County Council received numerous complaints from members of the public and local representatives highlighting the unsightliness of the former petrol station and the ongoing anti-social behaviour being facilitated by the site. Many of the complaints also discussed the need for housing and social infrastructure in the area, a topic which MCC are committed to improving.

Meath County Council first inspected the site in November 2024. The site was considered unsightly and neglected in appearance and detracted from the character of neighbourhood. Specifically the inspection noted graffiti on site with evidence of anti-social behaviour, abandoned vehicles, overgrown vegetation, weeds, harris fencing, waste, and the garage itself to be unmaintained and unsightly. For these reasons, the site was determined derelict in accordance with Section 3 of the Derelict Sites Act, 1990 given:

- i. the neglected, unsightly or objectionable condition of the land or any structures on the land in question,  
or

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- ii. 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

On the 26th of November 2024, Meath County Council issued a statutory notice under Section 8(2) of the Derelict Sites Act.

On the 16<sup>th</sup> December 2024, John Cunningham wrote to Meath County Council noting an interest in carrying out remedial works to the property while eventually selling the site. However, John also discussed complexities with financial dealings which were ongoing and would prevent any sale from proceeding.

No improvement works were carried out following this letter and no proposals were received outlining the owner's intention to remove the dereliction.

On the 13<sup>th</sup> January 2025, Meath County Council wrote to John to advise they had considered the submission and had decided to add the site onto the Derelict Sites Register. The letter acknowledged the ongoing legal proceedings as an obstacle which would delay the site from being sold. The letter also discussed compulsory acquisition as an option to resolving the dereliction.

On the 25<sup>th</sup> of March 2025, Meath County Council added the site known as Petrol Station, Metges Road Junction, Navan, Co Meath, as referenced under DS-1182 onto the Derelict Sites Register.

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### **Previous Compulsory Acquisitions**

Meath County Council have been engaging with John and Edward Cunningham over the years regarding derelict sites owned by them. John and Edward Cunningham have proved with other sites that there is no desire or any intention to remove dereliction from their sites. Please refer to Appendix G of this report for a copy of notices served.

In 2022, Meath County Council compulsory acquired 3 cottages, referred to as ‘4, 5 & 6 New Lane Cottages, Abbeylands, Navan, Co Meath’. The three bungalows were in a ruinous condition with no roof and collapsing walls. Edward and John Cunningham were owners of these properties. Edward Cunningham had objected to the compulsory acquisition but was approved for Vesting by An Bord Pleanála (ABP-310607-21) and ultimately Vested in February 2022.



DS-1034 / ABP-310607-21 – Compulsory Acquired in February 2022

In 2023, Meath County Council compulsory acquired a 2-story semi-detached dwelling, referred to as ‘2 Ivy Cottage, Navan, Co Meath’. The dwelling in poor condition and unsightly in the area. No engagement was ever received until after the property was compulsory acquired where a request was made for compensation. MCC agreed a compensation following the compulsory acquisition with John Cunningham.

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DS-1014 – Compulsory Acquired in December 2023

### **Site Details and Ownership**

The lands included within this compulsory acquisition are separated into three folios. Folio MH4083, MH25448 and MH60874F, situated on a site of approximately 0.39 hectares.

Folios MH25448 and MH4083 make up the former petrol station and pumps. While folio MH60874F contains the land to the side and rear of the former petrol station.

Folio MH4083 – Tronmarron Limited – Outstanding burden with Bank of Scotland.

Folio MH25448 – Automobile Europe Ltd. – Outstanding burden with Everyday Finance Designated Activity Company

Folio MH60874F – Tronmarron Limited – Outstanding burden with Everyday Finance Designated Activity Company

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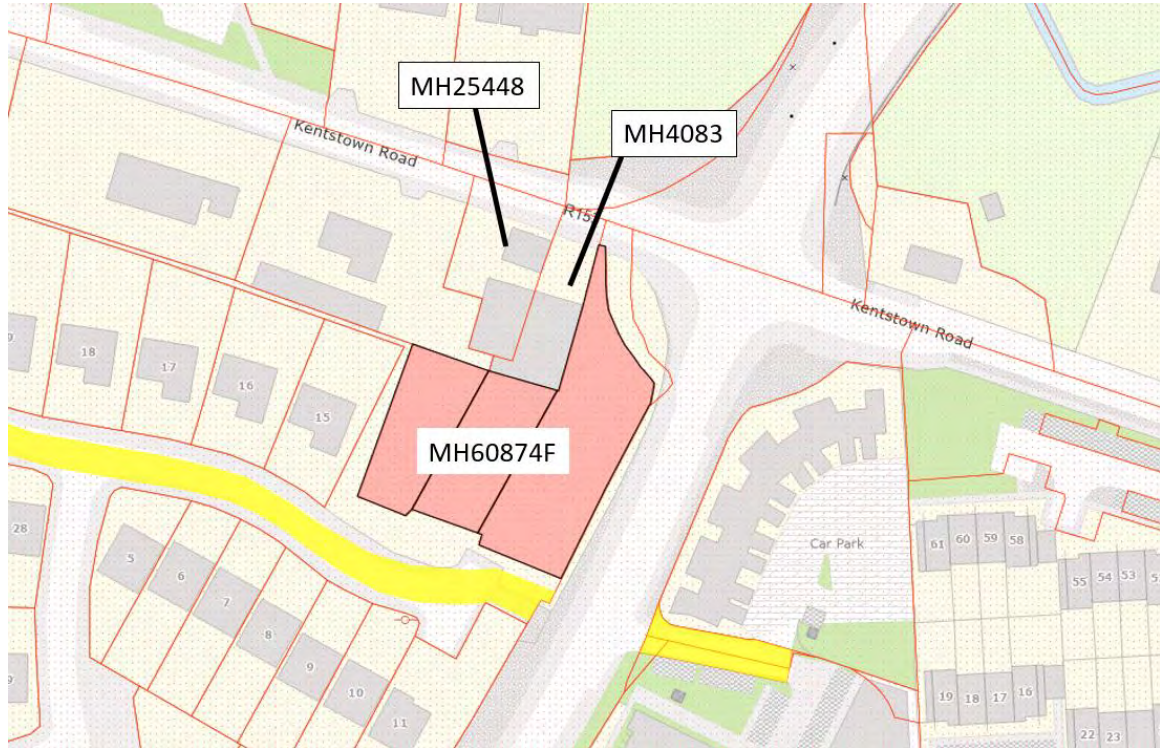
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### **Comments on Objection**

Meath County Council received a written objection from Edward Cunningham via email on the 8<sup>th</sup> of July 2025.

The objection made reference to the following points:

#### **Property Condition and Maintenance**

The objection from Edward Cunningham rejects the assertion that the property is derelict. It refers to the property being structurally sound, has been regularly painted and is maintained to prevent overgrowth or hazard.

Meath County Council strongly disagree with the Mr Cunningham's assertion that the site is not derelict. MCC have determined the site derelict in accordance with Section 3(b) and 3(c) of the Act. MCC did not determine the site to be derelict in accordance with Section 3(a) which relates to ruinous or dangerous structures.

MCC are clear that the site has not been maintained as suggested and noted during each inspection graffiti on site with evidence of anti-social behaviour, abandoned vehicles, overgrown vegetation, weeds, harris fencing, waste, and the garage itself to be unmaintained and unsightly.

Regarding the phone call on the 19<sup>th</sup> of June 2025, MCC outlined the reasons as to why the site was considered derelict in accordance with Section 3 of the Act. Edward made clear that it was his intention to ultimately sell the site, without bringing the building back into use. During this discussion it was clear that Edward only intending on carrying out minor repairs in the interim, in advance of selling. Furthermore, there was no commitment from Mr Cunningham as to when any works of minor or significant nature would be carried out.

#### **Efforts to Resolve and Council Engagement**

Regarding the letter received on the 16<sup>th</sup> of December 2024, this letter was in relation to the Section 8(2) notice of intention to add the site to the Derelict Sites Register. A copy of this letter has been included in Appendix E of this report.

The submission received by John Cunningham, son of Edward Cunningham, once again referred to the intention of the owner to sell the site. The letter also referred to an ongoing Garda investigation regarding financial dealings, which directly impacts the timeline for any property transactions. The submission made no reference to the development of the site and ultimately the removal of the dereliction. Furthermore, the letter highlighted the legal issues which currently prevent the owner from selling the site. This has been confirmed through communications with Link Financial, who currently have outstanding burdens on two of the three folios which make up the site.

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Meath County Council have been engaged with Link Financial who have confirmed the burdens which exist on folios MH25448 and MH60874F. MCC have been in direct discussion with Roy Duffy of Link Financial who outlined the issues they faced for years in trying to engage with the owners to try and settle outstanding burdens. Link Financial have offered a letter of support to the Compulsory Acquisition of this property which has been in Section 7.1 of this report.

### **Prior Contact from Councillor Emer Tobin**

Edward Cunningham refers to a private communication between Cllr Emer Tobin and himself in January 2025.

This communication between Edward and Cllr Tobin was private and confidential and had no involvement from Meath County Council, who were unaware of this conversation. Efforts to tackle the dereliction remained a priority. Furthermore, a Section 8(2) Notice of Intention to place the site on the Derelict Sites Register was issued in November 2024 prior to their communication. MCC have received numerous complaints regarding the unsightly and neglected appearance of the site and it is most likely Cllr Tobin was acting on behalf of her constituents by engaging with Mr Cunningham.

### **Impact on Value and Market Process**

Edward refers to the valuation of the property as being impacted by the Compulsory Acquisition.

In accordance with Section 19 of the Derelict Sites Act 1990, any person who has any estate or interest in or right in respect of the derelict site is entitled to compensation. Meath County Council will determine a valuation immediately before a vesting order is made, should it be approved by An Coimisiún Pleanála. A Section 22(3) notice was issued to all interested parties on the 10<sup>th</sup> of July 2025. As of yet, Meath County Council are unaware of any objection to this valuation.

### **Conclusion**

In the objection received, Edward notes he is willing to carry out minor works such as removing abandoned vehicles and fencing, providing updates on the sale process and undertaking reasonable measures to satisfy Meath County Council's concerns.

Since Meath County Councils' first engagement made with the registered owners, they have failed to carry out sufficient works to remove the dereliction from the site. It is clear from Edward's objection and the letter received from John Cunningham on the 16<sup>th</sup> December 2024, the owners do not intend on carrying out sufficient

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works to remove the dereliction. Furthermore, MCC has engaged with Edward and John regarding two separate sites where no efforts were ever made to resolve the dereliction. Ultimately, MCC were required to compulsorily acquire those sites to remove the dereliction. Without intervention, MCC are confident they would have remained in a derelict condition indefinitely.

Meath County Council ask An Coimisiún Pleanála to consider the likelihood of a sale given the ongoing legal proceedings and the failure of owners to agree a settlement with outstanding burdens.

### **Summary of main comments:**

- MCC strongly disagree with Mr Cunningham's assertion that the site is not derelict. MCC have determined the site derelict in accordance with Section 3(b) and 3(c) of the Derelict Sites Act, 1990.
- Although the owners have suggested they are committed to removing the dereliction, this site has remained in its current condition for almost 15 years.
- The letter from John Cunningham, dated 16<sup>th</sup> December 2024, discusses ongoing legal proceedings which currently prevent a sale.
- John and Edward Cunningham have shown, as owners of two previous derelict sites, that they have no desire or intention to remove the dereliction and restore the site to use.
- Two major hurdles currently prevent a sale of this site. Ongoing legal proceedings involving financial burdens. The second is the outstanding burden with Link Financial, who have been seeking to settle with the owners but have been unable to engage.
- MCC are adamant that without intervention through compulsory acquisition, this site will continue to remain derelict for years to come.

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
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**Fón: 046 – 9097000/Fax: 046 – 9097001**

R-phost: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Uimhir Chláraithe: 00172770



## **Meath County Council**

Buvinda House, Dublin Road, Navan,  
Co. Meath, C15 Y291

**Tel: 046 – 9097000/Fax: 046 – 9097001**

E-mail: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

## **Need to Compulsory Acquire Derelict Site**

### **Providing Housing**

It is widely publicised that Ireland is presently in the grip of a housing crisis as a result of a lack of supply of residential dwellings. Coupled with that, there are now record levels of homelessness throughout the State. The Department of Housing, Local Government and Heritage (the “DHLGH”) publishes monthly homelessness figures. The figures for May 2025 show that 15,747 people were accessing emergency accommodation, a 12% increase from the same period in 2024, and of which there were 4,844 children.

In 2021 the Government published “Housing for All – a New Housing Plan for Ireland” (“Housing for All”). Housing for All is the Government’s national action plan to address housing and homelessness. It is a multi-billion Euro plan to improve Ireland’s housing system and deliver more homes to address all types of housing needs by 2030. The Government estimates that an average of 33,000 new homes will require to be provided each year from 2021 to 2030. The overall aim of the Housing for All plan is that: “Everyone in the State should have access to a home to purchase or rent at an affordable price, built to a high standard and in the right place, offering a high quality of life.”

As part of the Housing for All strategy the Government has devised a number of “pathways,” including actions to be taken by local authorities aimed at developing and maintaining a sustainable housing system in Ireland. The Housing for All plan identifies four “pathways” to achieving four overarching objectives, namely:

- Supporting Homeownership and Increasing affordability
- Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion
- Increasing New Housing Supply; and
- Addressing Vacancy and Efficient Use of Existing Stock

Chapter 5 of the Housing for All plan identifies a number of supports to be provided by the State (at both Government and local level) to facilitate these pathways. In terms of supporting local authorities, the Housing for All plan seeks to aid local authorities in acquiring suitable land to deliver social and affordable housing projects, with the aim of delivering an average of 10,000 new homes each year from 2022 – 2030.

Providing effective responses to homelessness is a key responsibility of Meath County Council and the local authorities in the Mid East region, of which Meath is a member (Counties Meath, Kildare, and Wicklow). The provision of short-term homeless accommodation, such as B&Bs, family hubs and privately sourced emergency accommodation plays a crucial role in addressing immediate needs while longer-term solutions are

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Registration No.: 00172770

pursued. Section 2 of the Housing Act, 1988 sets out who is considered homeless. It outlines that a person is homeless if there is no available accommodation they can reasonably occupy, or if they are living in institutions (like hospitals, night shelters), and cannot provide their own accommodation.

Section 10 of the Housing Act, 1988 gives local authorities the power to:

- Arrange or fund emergency and short-term accommodation for people assessed as homeless.
- Work directly or through voluntary or approved housing bodies.
- Provide funding for voluntary bodies to deliver both emergency and long-term homeless accommodation.

Local authorities in Meath, Kildare, and Wicklow (the Mid-East region) are mandated to prepare and implement regional action plans, identifying priorities such as:

- Preventing and reducing homelessness.
- Providing short-term accommodation to address urgent needs.
- Assisting formerly homeless persons.
- Ensuring effective inter-agency coordination.

The current Mid-East Region Homeless Action Plan covers the period 2024 – 2026.

Meath County Council currently has 80 families experiencing homelessness in Co. Meath. The composition of the families is 114 adults and 138 children. Of the 80 families in emergency accommodation, 9 families are in Family Hub accommodation and 71 families are in private emergency accommodation. A New Service Proposal has recently been submitted to the Department of Housing for the addition of a new Family Hub that will provide an additional 5 units. Short Term Accommodation such as Family Hubs provides not just a safe environment for vulnerable families, it also provides a support structure for these families and assist them in seeking more sustainable housing solutions. The provision of STA facilities, like Family Hubs, is also cost effective as it provides not only the accommodation but also the support structure for families.

In addition to families in Emergency Accommodation, on the 31<sup>st</sup> of May 2025 Meath County Council had a total of 182 adults (Singles) in Emergency Accommodation with only a reserve of 9 emergency accommodation beds available. This accommodation is generally B&B or hostels which is not sustainable in the longer term.

The provision of Short-Term Accommodation (STA) safeguards individuals from the dangers of sleeping rough, such as adverse weather, violence, and health risks. It provides shelter and security whilst longer term

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R-phost: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Uimhir Chláraithe: 00172770



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Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

options are explored. Some homeless people have vulnerabilities such as mental health or addiction issues, and the provision of Short-Term Accommodation provides them with a safe environment prior to engagement with the appropriate agencies such as the HSE. The provision of supported STA not only meets the accommodation needs of single homeless people it also supports them in the transition to finding more sustainable long-term housing solutions and is in general more cost effective than providing accommodation only.

Legislation in Ireland - primarily the Housing Act 1988, the Housing (Miscellaneous Provisions) Act 2009, and regional action planning frameworks - mandates local authorities in the Mid-East region to meet the urgent and short-term accommodation needs of people experiencing homelessness. This meets legal, policy, and humanitarian obligations to prevent rough sleeping, mitigate harm, and coordinate paths toward stable long-term housing. Unfortunately, the backdrop to the development of the current Mid-East Region Homeless Action Plan 2024-2026 remains the persistent high level of homelessness in the region, despite the significant interventions undertaken to prevent homelessness in the first instance. The causes of homelessness are complex and diverse and the significant numbers presenting to Homeless Services, and the increase in placements in emergency accommodation, have continued throughout the duration of the last Action Plan and illustrate the need for additional Short-Term Accommodation.

### **Removing Dereliction**

Due to the ongoing legal issues and the outstanding burdens, with no likely or timely resolution, it is highly unlikely that any improvement works will be carried out in the near future. The Council are firmly of the belief that in the absence of the compulsory acquisition by the Council the site will remain in a Derelict condition for the years to come.

For these reasons Meath County Council seek the approval of An Coimisiún Pleanála to proceed by way of Vesting Order in accordance with Section 17 of the Act.

### **Comhairle Chontae na Mí**

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## **Proposals**

The intention would be to construct a purpose-built STA, refer to Appendix H, which would consist of up to 32 bedrooms and associated cooking, laundry, and support facilities to provide supported short and/or longer-term accommodation to single persons in advance of transitioning to a more permanent housing solution. The Local Authority would manage the planning, procurement, and construction of the project up to the point of occupation of the units. The Local Authority would procure a specialist serviced provider experienced in this area for the day-to-day operation and management of the accommodation and services.

## **Comhairle Chontae na Mí**

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## **Appendices**

Appendix A - Photos

Appendix B – Recommendation Reports

Appendix C – Folios

Appendix D – Valuation

Appendix E – Submission from John Cunningham

Appendix F – Letter of support for CPO from Link Financial

Appendix G – Previous Compulsory Acquisitions

Appendix H – Proposals

### **Comhairle Chontae na Mí**

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*Registration No.: 00172770*

## **Appendix A – Photos**



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MEATH COUNTY COUNCIL - PHOTOS

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### **Comhairle Chontae na Mí**

*Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
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*Registration No.: 00172770*

## **Appendix B – Recommendation Reports.**



## Derelict Sites - Initial Inspection

### DS Initial Details

DS Site Address	DS-1182 Petrol Station, Kentstown road, Navan
Inspection Type	Initial Inspection
Inspector	Mark Nilan
Inspection Date	08/11/2024

### Site Location

Municipal District	Navan
Townland	BAILIS
Barony	Skreen
Electoral Division	Navan Rural
Latitude	53.6479964
Longitude	-6.6541014

### Site Description

Building Type	Commercial
Additional Building Type Information	Disused petrol station located on the junction of Metges road and Kentstown Road. The building is well secured with hoarding and steel shutters. There is graffiti on the rear and side of the building. The site does not appear to be maintained. The site can be considered derelict given its unsightly and neglected appearance. In addition, it can also be considered derelict due to the waste which remains on site.
Site Status	Unoccupied
Additional Site Information	Site is well secured with fencing. Site is relatively clear, however, there is two disused vehicles located at the back of the building. There is also some waste material on the site. Some weeds and vegetation add to unsightly appearance of the site.

### Observations

Land Secured?	Yes
Building Secured?	Yes
Viewable from Public Road?	Yes
Evidence of Anti-Social Behaviour?	Yes
Any Anti-Social Behaviour Comments	Some graffiti on the building. No other signs.
Rating Guide	Rating 0- 5 (0 - N/A, 1 - Excellent, 2 - Very Good, 3 - Good, 4 - Poor, 5 - Very Poor)
Vegetation Control Rating	4 - Poor
Vegetation Control Issue(s)	Weeds, Overgrowth
Rubbish / Waste On Property Rating	4 - Poor
Rubbish / Waste On Property Issue(s)	Commercial

## Derelict Sites - Initial Inspection

Building Appearance Rating	5 - Very Poor
Building Appearance Issue(s)	Neglected in Appearance
Windows / Doors Rating	5 - Very Poor
Windows / Doors Issue(s)	Boarded Up
End of Life Vehicles on site?	Yes
Approx number of Vehicles?	2
Site Signage	No
Planning Notice?	No

## Folio Details

Folio Number(s)	MH4083, MH25448, MH60874F
-----------------	---------------------------

## Ownership Details

Owner Name	Automobile Europe Ltd. & Tronmarron Limited.
------------	--

## Findings

Is site derelict as defined in S.3 Derelict Sites Act 1990?	Yes
Reasons	(b) The neglected, unsightly or objectionable condition of the land or any structures on the land in question, (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

## Recommended Actions

Recommendations	Please see below
Issue Non Statutory Notices / Statutory Notices	Issue a Section 8(2) Notice

## Sign Off

Inspector Signature MNilan	
Signature Date	11/11/2024

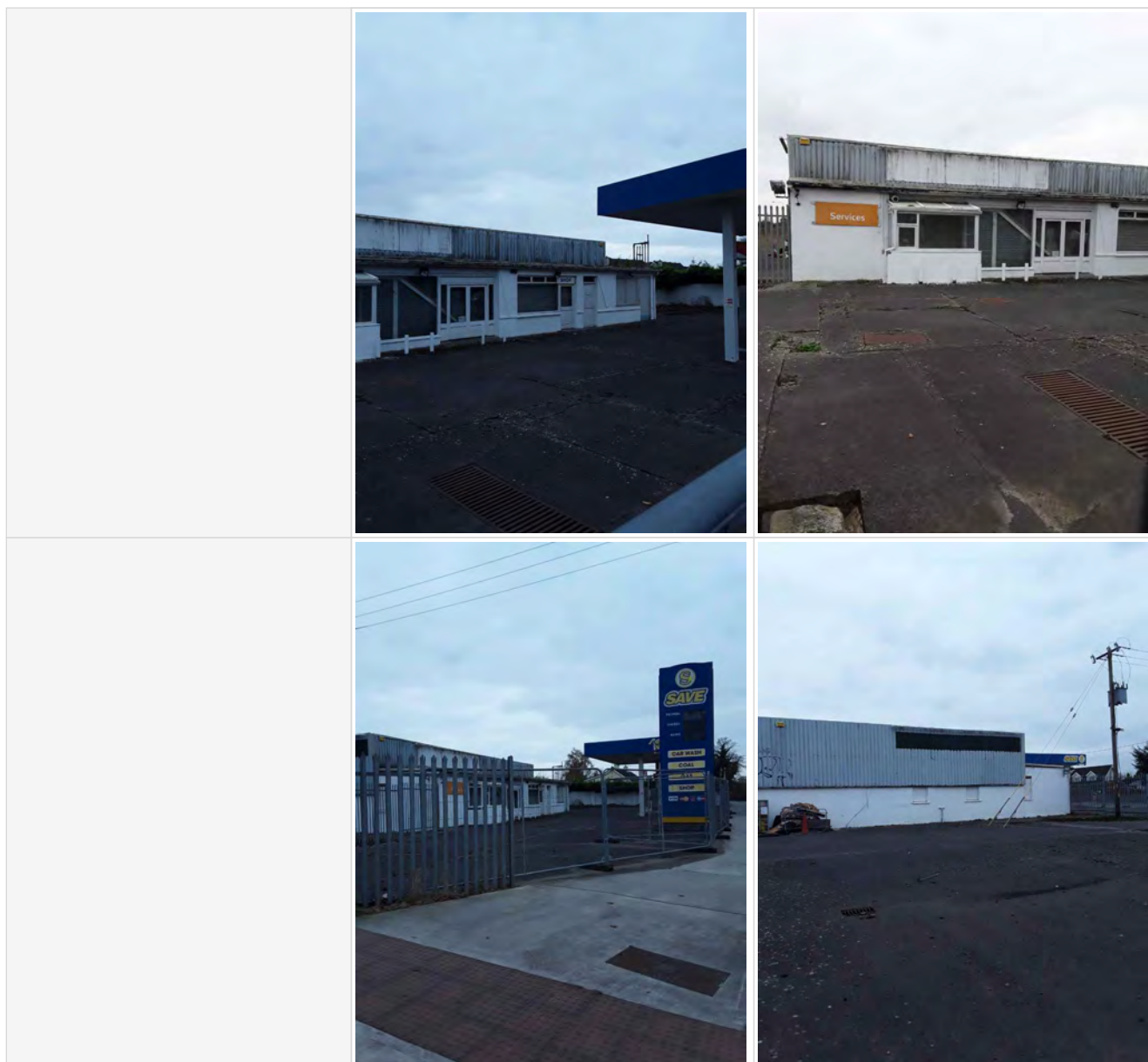
## Photos

## Derelict Sites - Initial Inspection

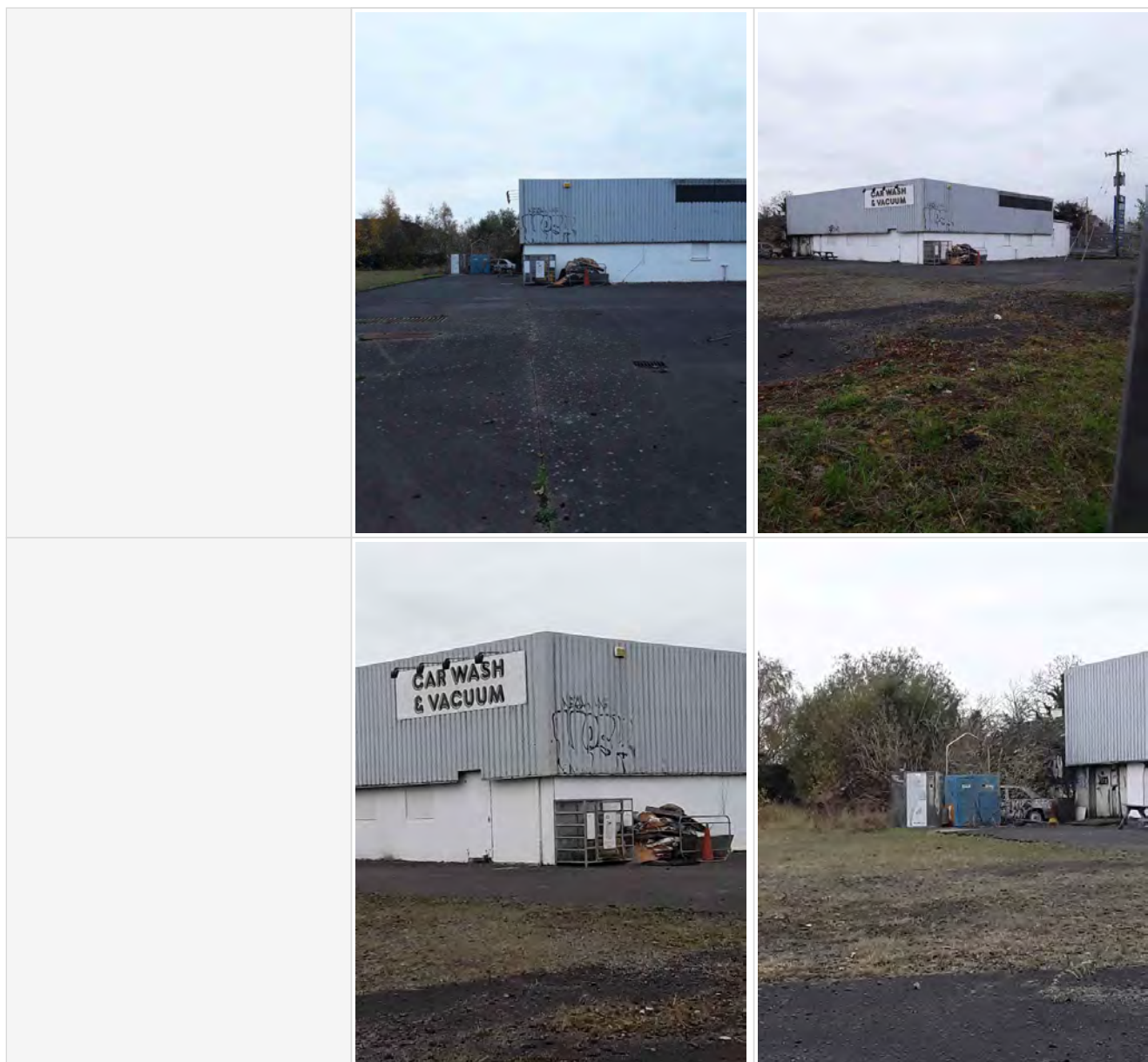
General Site Photos



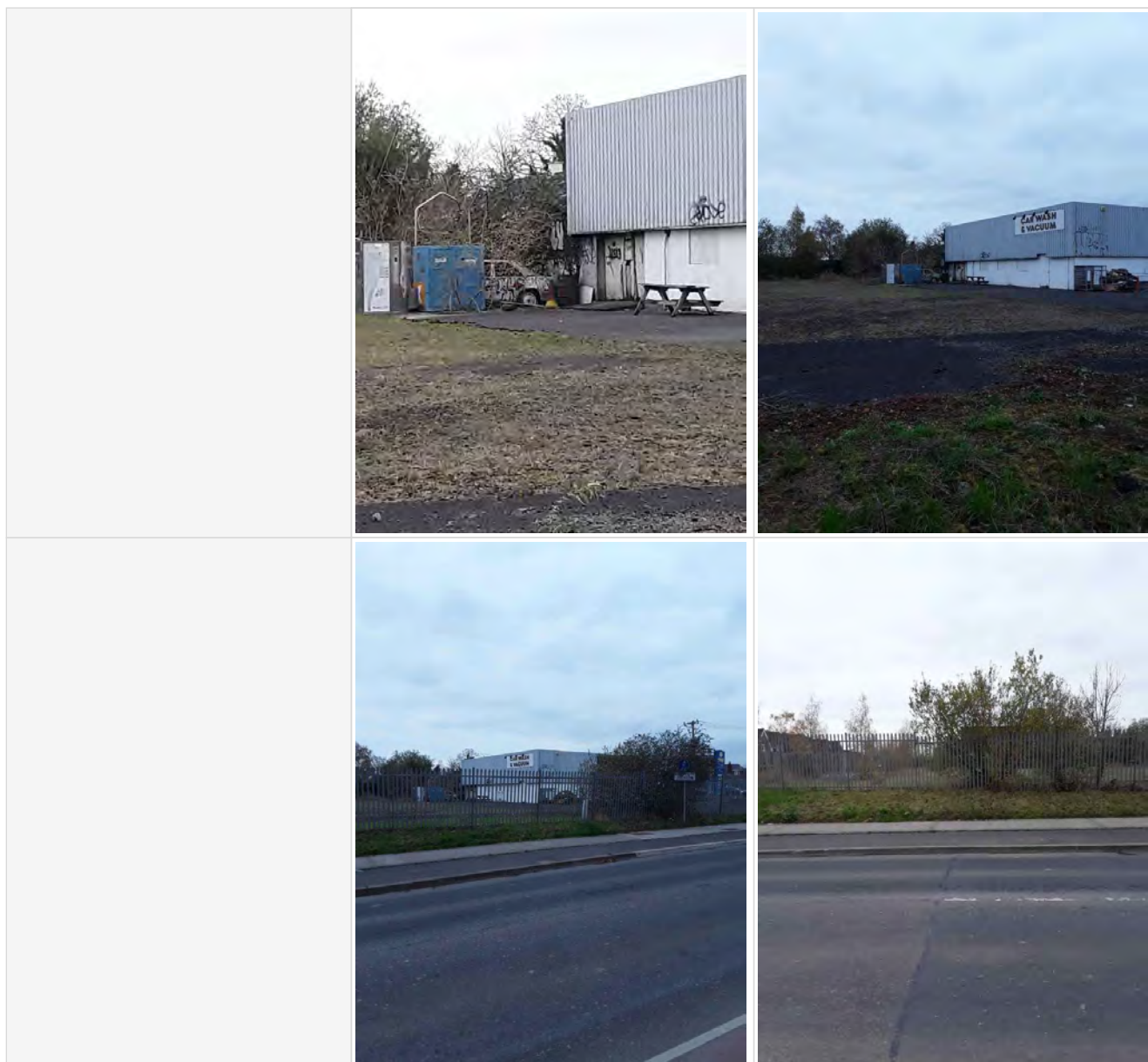
## Derelict Sites - Initial Inspection



## Derelict Sites - Initial Inspection



## Derelict Sites - Initial Inspection

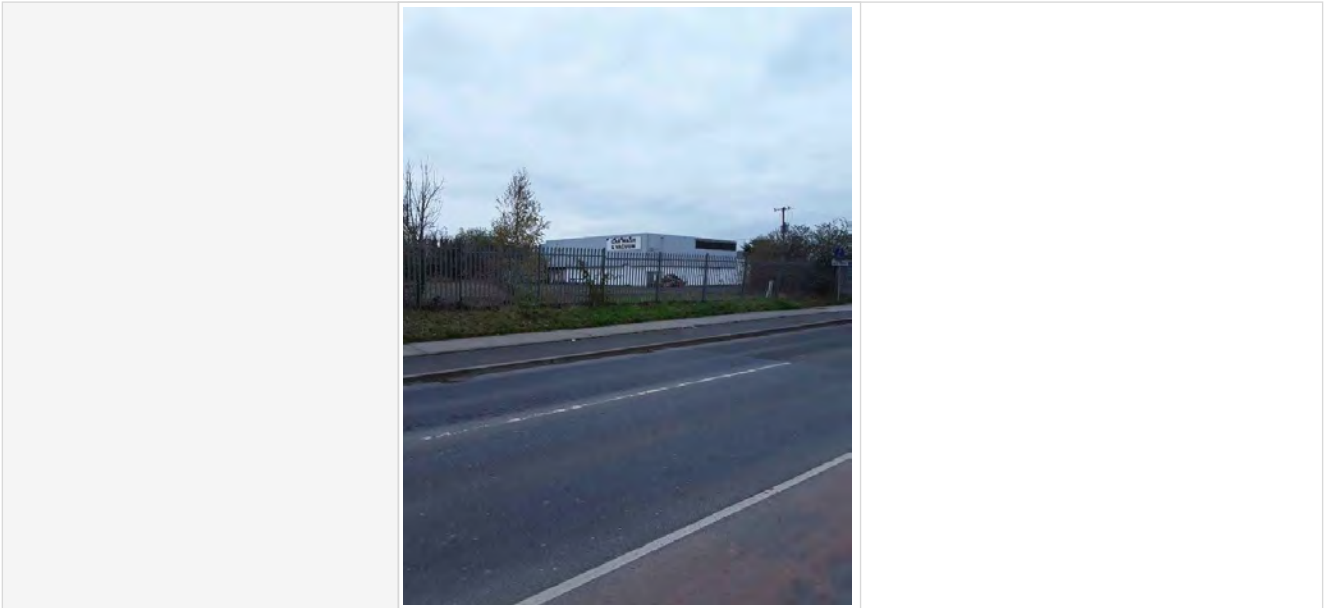


Date Submitted: 15/11/2024 12:01

Submitted By: mark.nilan@meathcoco.ie

MCC - Environment Section, Buvinda House,  
Dublin Road, Navan, Co Meath, C15 Y291,  
046-9097200, derelictsites@meathcoco.ie

## Derelict Sites - Initial Inspection



## Derelict Sites - Initial Inspection

### DS Initial Details

DS Site Address	DS-1182 - Petrol Station, Kentstown road, Navan
Inspection Type	Re-Inspection 8(7)
Inspector	Mark Nilan
Inspection Date	17/01/2025
Any representations received from the occupier/owner	Yes
Reps Received (Occupier/Owner) Comments	Submission received from John Cunningham noting legal issues being the main reason the site remains unsold.
Sufficient improvement works carried out/underway	No

### Site Location

Municipal District	Navan
Townland	BAILIS
Barony	Skreen
Electoral Division	Navan Rural
Latitude	53.6477150
Longitude	-6.6541278

### Site Description

Building Type	Commercial
Additional Building Type Information	Former petrol station with site to the rear. Property remains mainly as was seen during previous inspection. The front of the site is protected with harris fencing. Some remains to the site of the building. Two abandoned vehicles are located at the rear. There is graffiti to the side and rear of the building which would indicate anti-social behaviour on site.
Site Status	Unoccupied

### Observations

Land Secured?	Yes
Building Secured?	Appear to be secured
Viewable from Public Road?	Yes
Evidence of Anti-Social Behaviour?	Yes
Any Anti-Social Behaviour Comments	Graffiti on building.
Rating Guide	Rating 0- 5 (0 - N/A, 1 - Excellent, 2 - Very Good, 3 - Good, 4 - Poor, 5 - Very Poor)
Vegetation Control Rating	4 - Poor
Rubbish / Waste On Property Rating	4 - Poor

## Derelict Sites - Initial Inspection

Rubbish / Waste On Property Issue(s)	Commercial
Building Appearance Rating	5 - Very Poor
Building Appearance Issue(s)	Neglected in Appearance
End of Life Vehicles on site?	Yes
Approx number of Vehicles?	2
Site Signage	No
Planning Notice?	No

## Folio Details

Folio Number(s)	MH4083, MH25448, MH60874F
Date of Folio Search?	07/02/2025

## Ownership Details

Owner Name	Automobile Europe Ltd. and Tronmarron Limited.
------------	--

## Findings

Is site derelict as defined in S.3 Derelict Sites Act 1990?	Yes
Reasons	(b) The neglected, unsightly or objectionable condition of the land or any structures on the land in question, (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

## Recommended Actions

Recommendations	Please see below
Issue Non Statutory Notices / Statutory Notices	Issue a Section 8(7) Notice

## Sign Off

Inspector Signature MNilan	
Signature Date	17/01/2025

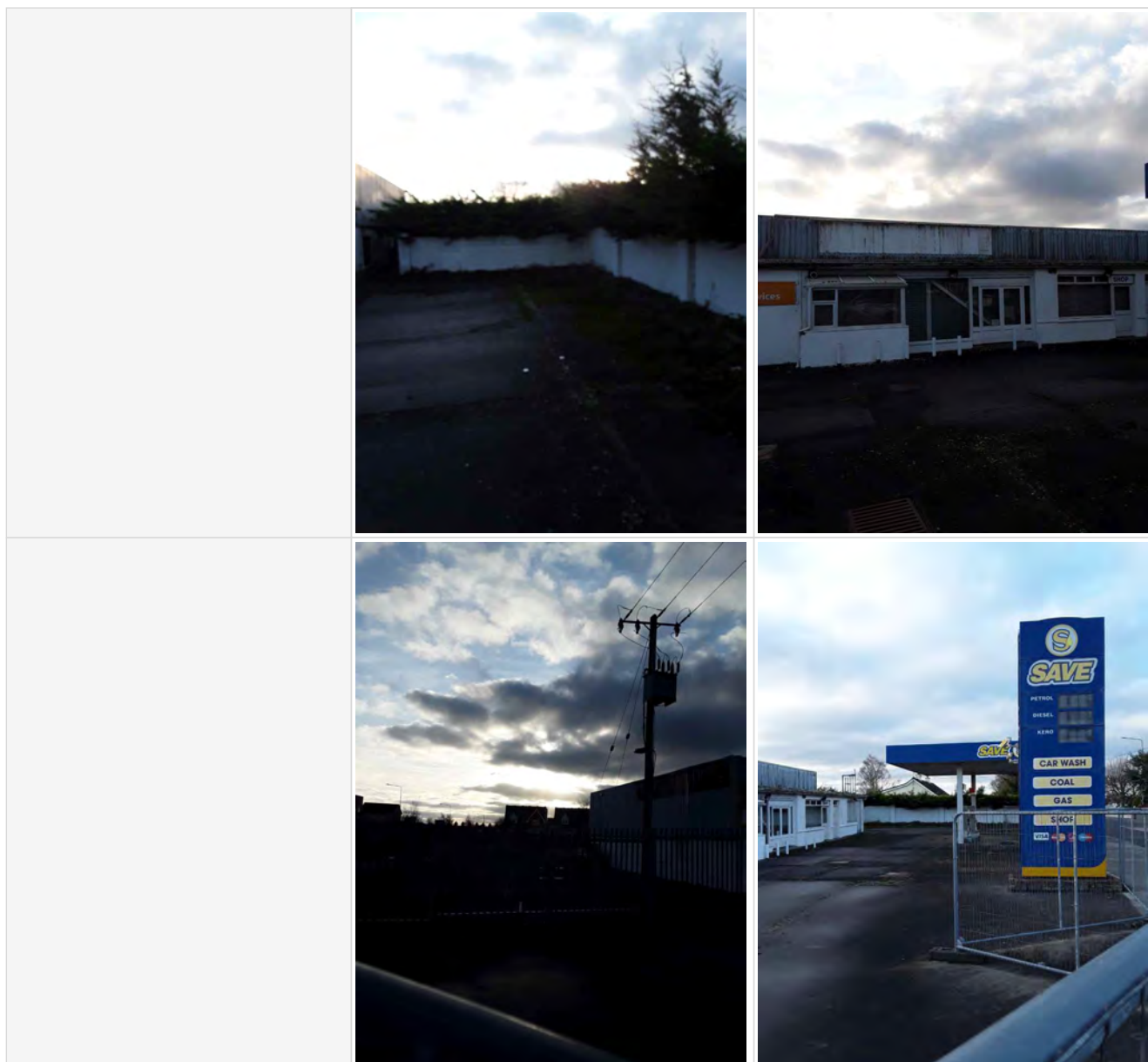
## Photos

## Derelict Sites - Initial Inspection

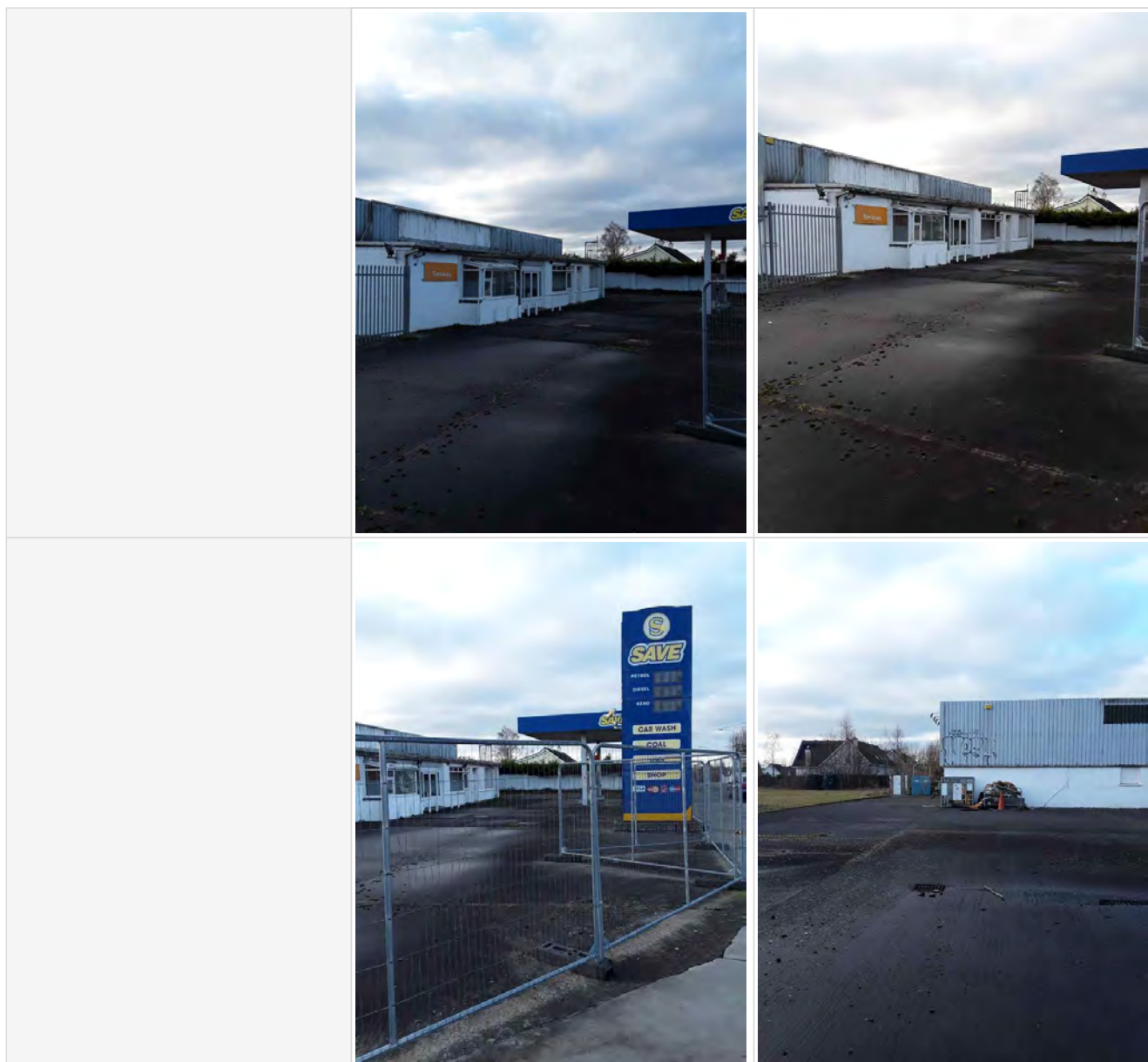
### General Site Photos



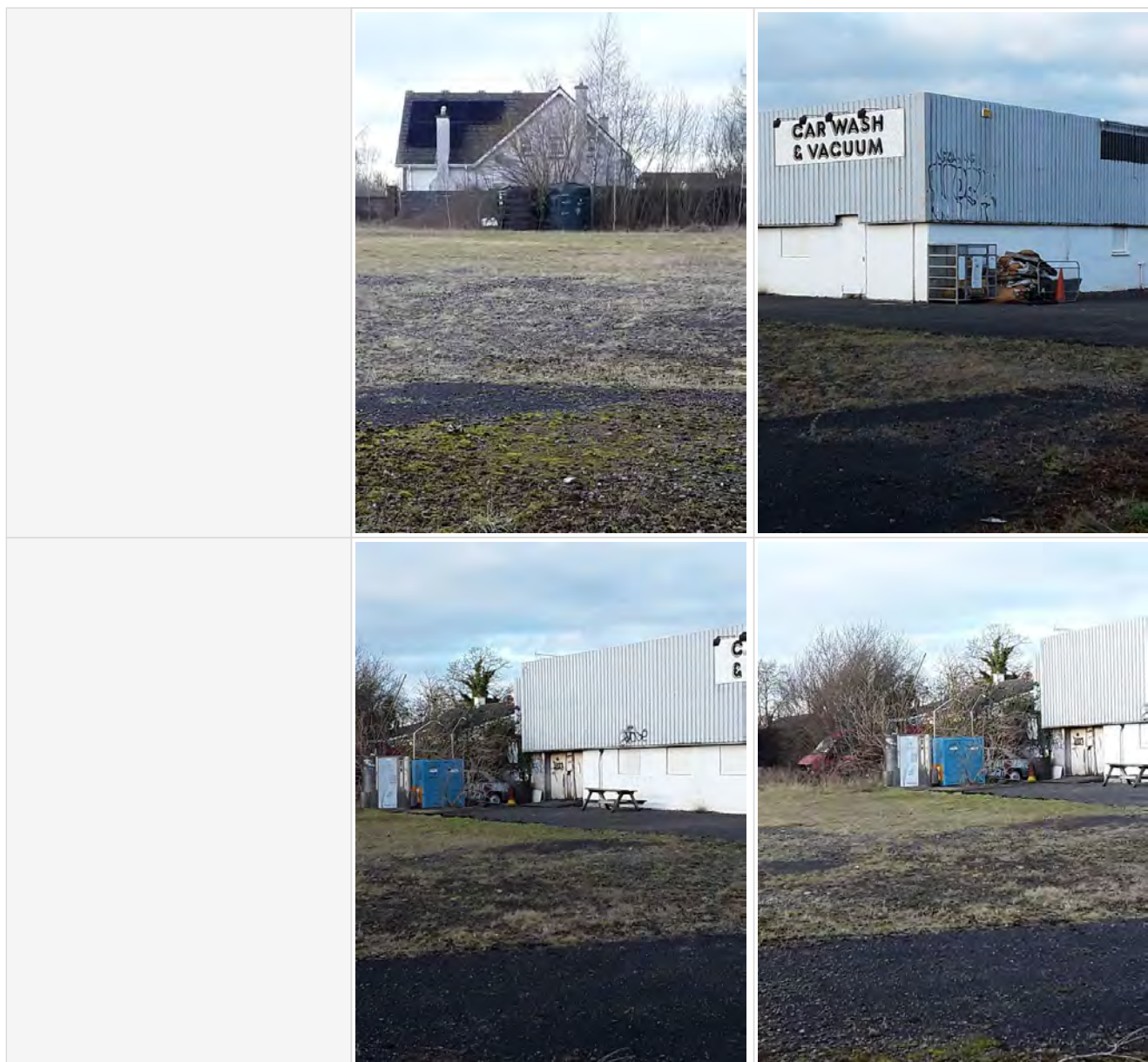
## Derelict Sites - Initial Inspection



## Derelict Sites - Initial Inspection



## Derelict Sites - Initial Inspection



## Derelict Sites - Initial Inspection

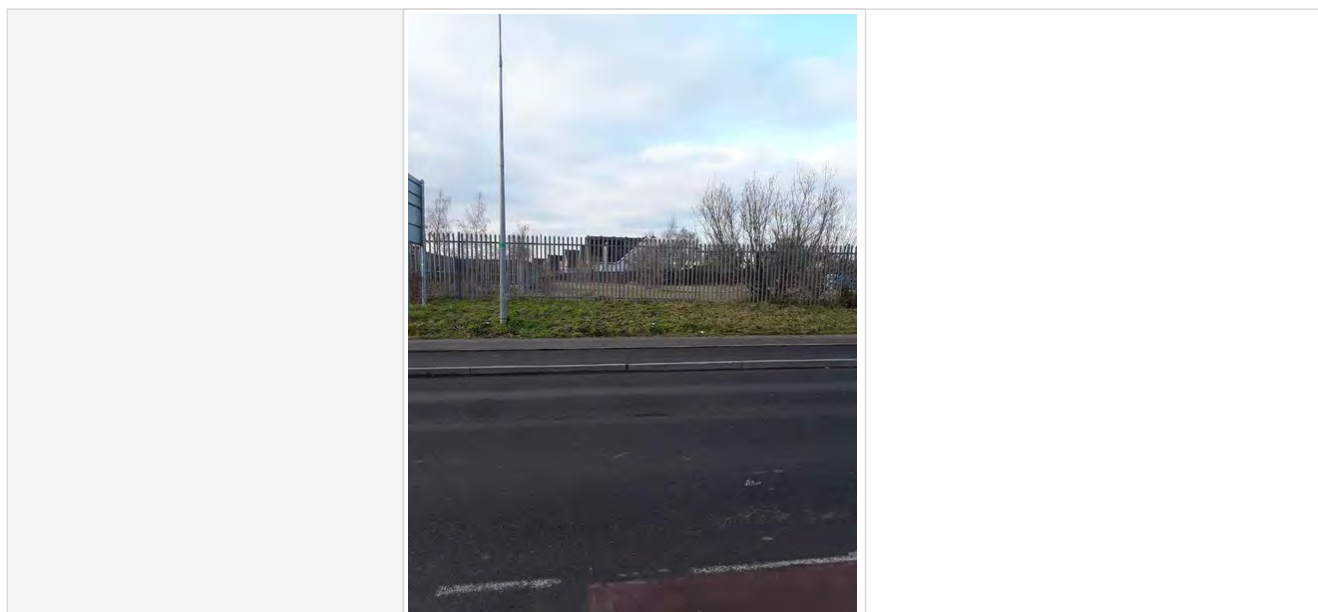


Date Submitted: 07/02/2025 09:57

Submitted By: mark.nilan@meathcoco.ie

MCC - Environment Section, Buvinda House,  
Dublin Road, Navan, Co Meath, C15 Y291,  
046-9097200, derelictsites@meathcoco.ie

## Derelict Sites - Initial Inspection



## Derelict Sites - Initial Inspection

### DS Initial Details

DS Site Address	DS-1182 - Petrol Station, Kentstown Road, Navan
Inspection Type	Re-Inspection
Inspector	Mark Nilan
Inspection Date	22/05/2025
Any representations received from the occupier/owner	Yes
Sufficient improvement works carried out/underway	No

### Site Location

Municipal District	Navan
Townland	BAILIS
Barony	Skreen
Electoral Division	Navan Rural
Latitude	53.6477151
Longitude	-6.6541222

### Site Description

Building Type	Commercial
Additional Building Type Information	Former petrol station located at the junction of Kenstown Road and Metges Road, Navan. No works have been carried out on this site since the previous inspection. The appearance of the site continues to deteriorate. The site is secured along the front face with harris fencing and steel fencing along metges road, which is unsightly for the area. The building is unsightly and neglected in appearance and requires painting. Vegetation is overgrown in areas and weeds are growing in the front where the former pumping stations are located. Abandoned vehicles remain on site. Waste has also been left on site. There is some graffiti on the building which indicates anti-social behaviour.
Site Status	Unoccupied

### Observations

Land Secured?	Yes
Building Secured?	Appear to be secured
Viewable from Public Road?	Yes
Rating Guide	Rating 0- 5 (0 - N/A, 1 - Excellent, 2 - Very Good, 3 - Good, 4 - Poor, 5 - Very Poor)
Rubbish / Waste On Property Rating	4 - Poor
Rubbish / Waste On Property Issue(s)	Commercial, Hazardous Waste
Building Appearance Rating	4 - Poor
Building Appearance Issue(s)	Flaking Paint, Neglected in Appearance

## Derelict Sites - Initial Inspection

Guttering Rating	4 - Poor
End of Life Vehicles on site?	Yes
Approx number of Vehicles?	3
Planning Notice?	No

## Folio Details

Folio Number(s)	MH4083, MH25448, MH60874F
Date of Folio Search?	23/05/2025

## Findings

Is site derelict as defined in S.3 Derelict Sites Act 1990?	Yes
Reasons	(b) The neglected, unsightly or objectionable condition of the land or any structures on the land in question, (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

## Recommended Actions

Recommendations	Please see below
Issue Non Statutory Notices / Statutory Notices	Issue a Section 15(1) Notice

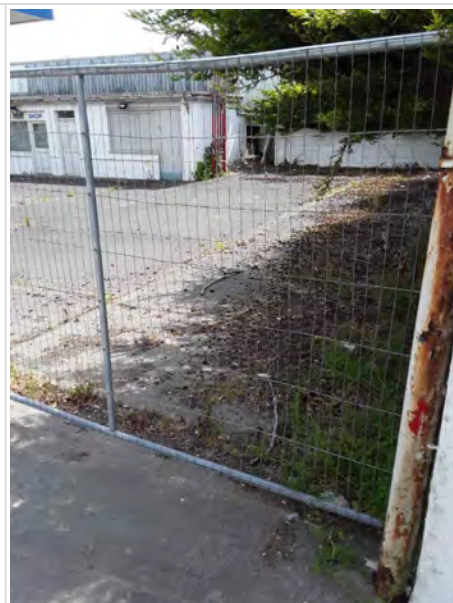
## Sign Off

Inspector Signature MNilan	
Signature Date	22/05/2025

## Photos

## Derelict Sites - Initial Inspection

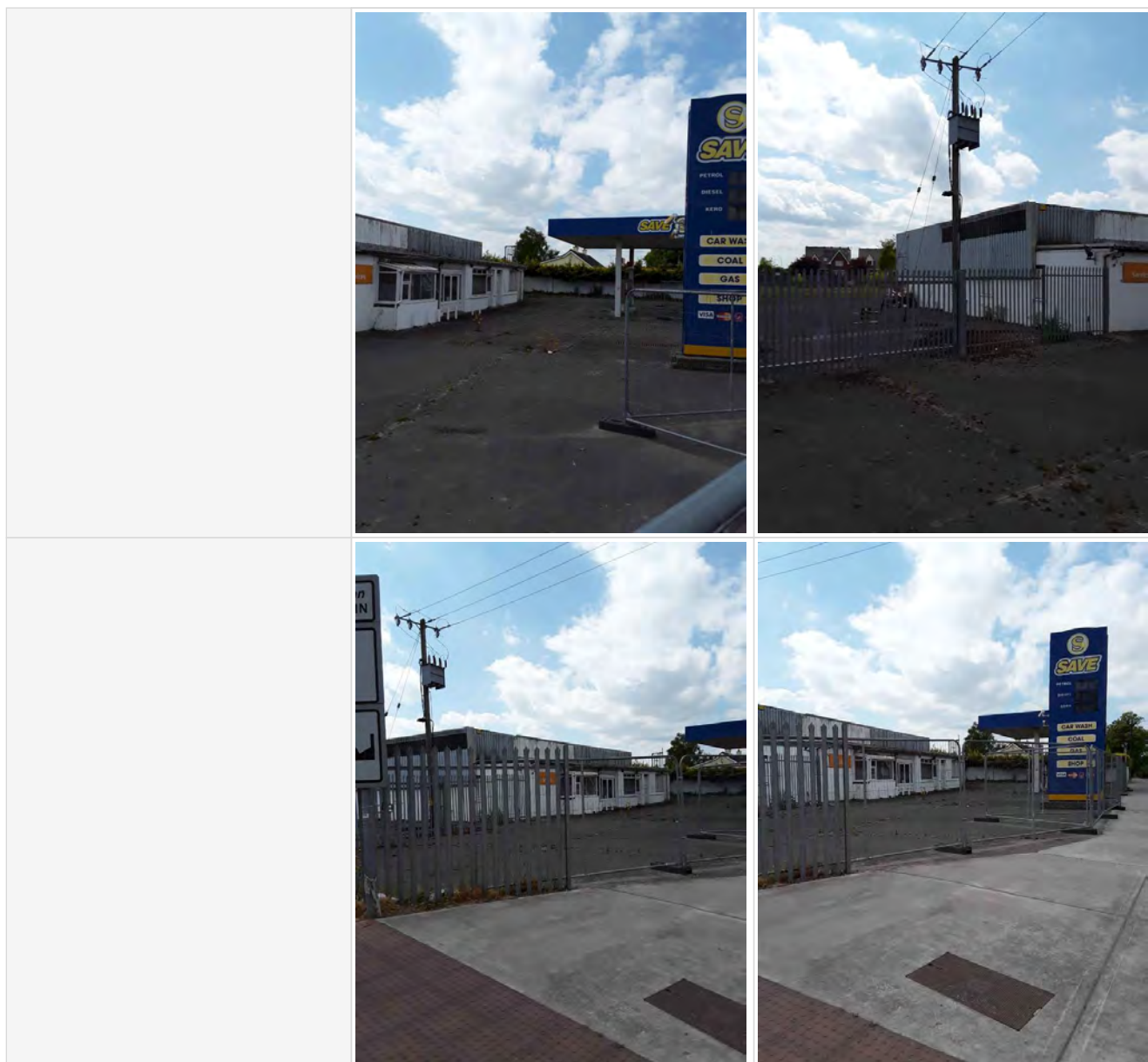
### General Site Photos



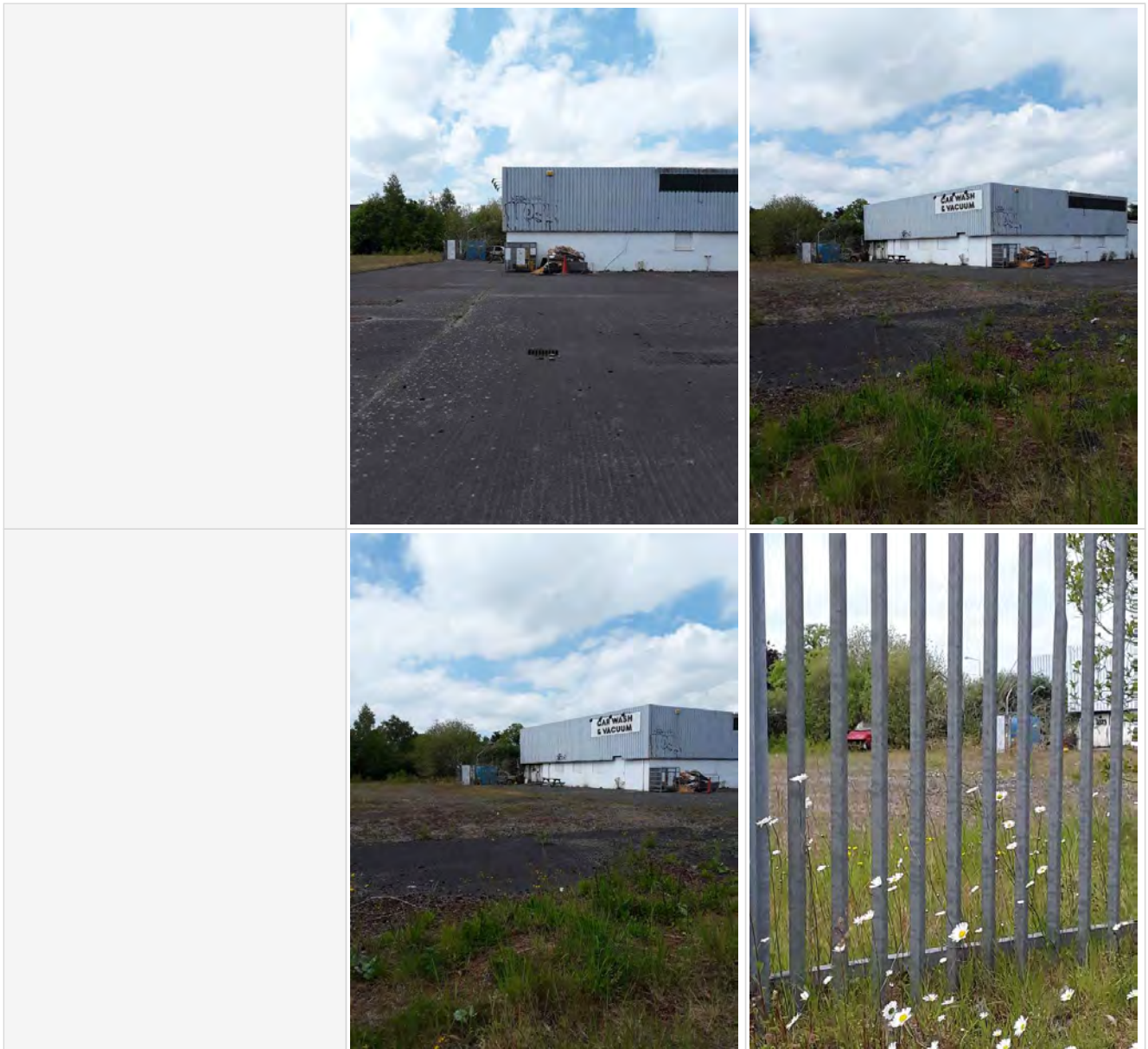
## Derelict Sites - Initial Inspection



## Derelict Sites - Initial Inspection



## Derelict Sites - Initial Inspection

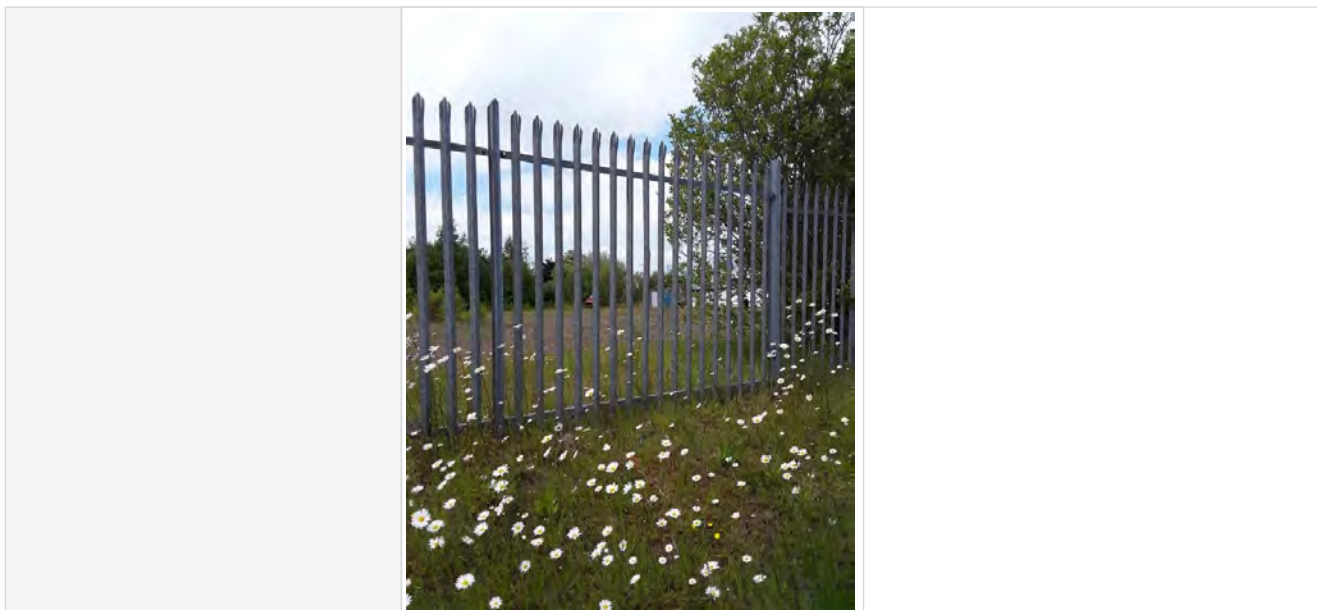


Date Submitted: 23/05/2025 12:06

Submitted By: mark.nilan@meathcoco.ie

MCC - Environment Section, Buvinda House,  
Dublin Road, Navan, Co Meath, C15 Y291,  
046-9097200, derelictsites@meathcoco.ie

## Derelict Sites - Initial Inspection



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## MEATH COUNTY COUNCIL - DERELICT SITE REPORT - SECTION 8(2)

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**From:** Mark Nilan, Assistant Engineer, Rural Regeneration, MCC

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

**Date:** 19<sup>th</sup> November 2024

**Reference:** DS-1182, Derelict Site at Petrol Station, Metges Road Junction, Navan

---

### **Description:**

An inspection of this property was carried out by Meath County Council on the 8<sup>th</sup> November 2024 to assess whether the site could be considered as derelict. As can be seen from the inspection report the property can be considered derelict in accordance with the Derelict Sites Act, 1990.

For these reasons I'm making the below recommendation.

### **Recommendation:**

I recommend that a Notice under Section 8(2) of the Derelict Sites Act 1990 be served on the following, giving notice of intention to make an entry on the Derelict Sites Register in respect of said lands at Petrol Station, Metges Road Junction, Navan, situated in the Townland of Bailis, in the Barony of Skreen, in the Electoral Division of Navan Rural:

- a) By affixing a copy of same in accordance with the Act to the premises at Petrol Station, Metges Road Junction, Navan.
- b) By sending a copy of same in accordance with the Act to Bank of Scotland PLC.
- c) By sending a copy of same in accordance with the Act to Everyday Finance Designated Activity Company.
- d) By sending a copy of same in accordance with the Act to Tronmarron Limited, Athlumney, Navan, Co. Meath.
- e) By sending a copy of same in accordance with the Act to John Cunningham, Termon, Virginia, Co. Cavan.
- f) By sending a copy of same in accordance with the Act to Edward Cunningham, Athlumney, Navan, Co. Meath.

## Site Location:



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## MEATH COUNTY COUNCIL - DERELICT SITE REPORT

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**From:** Mark Nilan, Assistant Engineer, Corporate Services, MCC

**To:** Pat Shore, Town Regeneration Officer, Corporate Services, MCC

**Date:** 21<sup>st</sup> March 2025

**Reference:** **DS-1182**, Derelict Site at Petrol Station, Kentstown Road, Navan

---

### **Description:**

An inspection was carried out by Meath County Council on the 17<sup>th</sup> January 2025 to assess whether the site remains derelict. As can be seen from the inspection report the property remains in a derelict condition in accordance with the Derelict Sites Act, 1990.

For these reasons I'm making the below recommendation.

### **Recommendation:**

I recommend that the Council arranges to make an entry on the Derelict Sites Register under Section 8(1) of the Derelict Sites Act 1990, in relation to the property at Petrol Station, Kentstown Road, Navan, situated in the Townland of Bailis, in the Barony of Skreen, in the Electoral Division of Navan Rural:

- a) By affixing a copy of same in accordance with the Act to the premises at Petrol Station, Kentstown Road, Navan.
- b) By sending a copy of same in accordance with the Act to Pepper Advantage.
- c) By sending a copy of same in accordance with the Act to Everyday Finance Desinated Activity Company.
- d) By sending a copy of same in accordance with the Act to Tronmarron Limited, Athlumney, Navan, Co. Meath.
- e) By sending a copy of same in accordance with the Act to John Cunningham, Termon, Virginia, Co. Cavan.
- f) By sending a copy of same in accordance with the Act to Edward Cunningham, Athlumney, Navan, Co. Meath.

---

**Site Location:**



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## MEATH COUNTY COUNCIL - DERELICT SITE REPORT – SECTION 15

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**From:** Mark Nilan, Assistant Engineer, Rural Regeneration, MCC  
**To:** Pat Shore, Town Regeneration Officer, Rural Regeneration, MCC  
**CC:** Joseph Durnin, Executive Engineer, Rural Regeneration, MCC  
**Date:** 23<sup>rd</sup> of May 2025  
**Reference:** DS-1182, Derelict Site at Petrol Station, Metges Road Junction, Navan, Co Meath

---

### **Background**

An inspection was carried out by Meath County Council on the 22<sup>nd</sup> of May 2025 to assess whether the site remains derelict. As can be seen from the inspection report the property remains in a derelict condition in accordance with the Derelict Sites Act, 1990.

For these reasons I am making the below recommendation.

### **Recommendation**

In accordance with Section 15 of the Derelict Sites Act, 1990, I recommend that Meath County Council issue a notice of intention to compulsory acquire the lands at the Petrol Station, Metges Road Junction, Navan, Co Meath, situated in the Townland of Bailis in the Barony of Skreen, in the Electoral Division of Navan Rural:

- a) By affixing a copy of same in accordance with the Act to the premises at Petrol Station, Metges Road Junction, Navan, Co Meath.
- b) By sending a copy of same in accordance with the Act to Pepper Advantage.
- c) By sending a copy of same in accordance with the Act to Everyday Finance Designated Activity Company.
- d) By sending a copy of same in accordance with the Act to Tronmarron Limited, Athlumney, Navan, Co. Meath.
- e) By sending a copy of same in accordance with the Act to John Cunningham, Termon, Virginia, Co. Cavan.
- f) By sending a copy of same in accordance with the Act to Edward Cunningham, Athlumney, Navan, Co. Meath.
- g) By sending a copy of same in accordance with the Act to Mairtín Kearney, Anthony Joyce & Co Solicitors, Augustine House, Oliver Bond Street, Dublin 8.

---

**Site Location:**

**Petrol Station, Metges Road Junction, Navan, Co Meath**



## MEATH COUNTY COUNCIL - DERELICT SITE REPORT

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**From:** Martha Fitzpatrick, Assistant Staff Officer, Rural Regeneration, MCC

**To:** Pat Shore, Town Regeneration Officer, Corporate Services, MCC

**Cc:** Mark Nilan, Assistant Engineer, Rural Regeneration, MCC  
Joseph Durnin, Executive Engineer, Rural Regeneration, MCC

**Date:** 10<sup>th</sup> July 2025

**Reference:** **DS-1182**, Derelict Site at Petrol Station, Metges Road Junction, Navan, Co Meath

---

### **Description:**

Meath County Council commissioned Raymond Potterton Auctioneers to carry out a valuation of the site at the Petrol Station, Metges Road Junction, Navan, Co Meath. See attached DS-1182 - Valuation Report.

**Valuation Amount: €600,000**

In accordance with Section 22 of the Derelict Sites Act 1990, Meath County Council are required to issue a Notice to the owner(s) of the valuation.

### **Recommendation:**

I recommend that the Council arranges to issue a Notice under Section 22(3) of the Derelict Sites Act 1990, in relation to the property at Petrol Station, Metges Road Junction, Navan, Co Meath, situated in the Townland of Bailis, in the Barony of Skreen, in the Electoral Division of Navan Rural:

- a) By sending a copy of same in accordance with the Act to Mairtín Kearney, Anthony Joyce & Co Solicitors, Augustine House, Oliver Bond Street, Dublin 8.
- b) By sending a copy of same in accordance with the Act to John Cunningham, Termon, Virginia, Co. Cavan.
- c) By sending a copy of same in accordance with the Act to Edward Cunningham, Athlumney, Navan, Co. Meath.
- d) By sending a copy of same in accordance with the Act to Roy Duffy, Link Financial, 16 Briarhill Business Park, Ballybrit, Galway H91 FFH1

**Site Location:**

**Petrol Station, Metges Road Junction, Navan, Co Meath**





### **Comhairle Chontae na Mí**

*Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
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*Web: www.meath.ie*

*Registration No.: 00172770*

## **Appendix C – Folios**



# Land Registry

County Meath

Folio 4083

## Register of Ownership of Freehold Land

### 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 property shown coloured Red as plan(s) 4083 on the Registry Map, situate in the townland of BAILIS , in the barony of SKREEN , in the ElectoNCral Division of NAVAN RURAL .</p> <p>The Registration does not extend to the mines and minerals</p>	Instrument SCH9159

# Land Registry

County Meath

Folio 4083

## Part 1(B) - Property

### Parts Transferred

No.	Prop No:	Instrument:	Date:	Area(Hectares):	Plan:	Folio No:
2	1	D2000XS008489Q	09-AUG-2000	2.4850	38	MH41675F
4	1	D2001XS008677D	10-SEP-2001		39	MH44822F
5	1	D2000XS000825C	26-JAN-2000		33	MH47509F
6	1	D2005XS010896U	13-JUN-2005		A35X3	MH49521F
7	1	D2005XS010896U	13-JUN-2005		2NC0	MH49521F
8	1	D2005XS010896U	13-JUN-2005		4083_2	MH49521F
9	1	D2005XS010896U	13-JUN-2005		BNP4T	MH49521F
10	1	D2005XS010896U	13-JUN-2005		2NC1	MH49521F
11	1	D2005XS010896U	13-JUN-2005		2NC2	MH49521F

# Land Registry

County Meath

Folio 4083

## Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965		
<del>1</del>	<del>13 NOV 1998 X8191/98</del>	<del>Eamon Cleary (Farmer) of Sion House, Johnstown, Navan, County Meath is full owner.</del>	
		Cancelled	D2007NL019460V 20-MAR-2007
2	20-MAR-2007 D2007NL019460V	TRONMARRON LIMITED of Athlumney, Navan, County Meath is full owner.	

- ~~1~~ ~~22 DEC 1998  
X9010/98~~ ~~No dealing with the part of the property shown as Plan 35 edged red on the Registry Map (O.S.25/11,25/15) is to be registered until notice has been served on Gem Construction Company Limited of Athlone Road, Longford. Limited Liability Company.~~  
Cancelled D2000XS004157J 13-APR-2000
- ~~2~~ ~~29 NOV 2002  
D2002XS011306Y~~ ~~All Dealings with the property are inhibited for a period of 14 days after 29 NOV 2002~~

# Land Registry

County Meath

Folio 4083

Cancelled

D2007NL019460V 20-MAR-2007

# Land Registry

County Meath

Folio 4083

## Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p><del>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</del></p> <p>Cancelled D2005XS010896U 13-JUN-2005</p>
2	<p><del>13-NOV-1998 Charge for present and future advances repayable with interest. X8191/98 <del>** (Maximum Duty £500 paid) **</del></del></p> <p><del>The Governor and Company of the Bank of Ireland is owner of this charge.</del></p> <p><del>Note: This charge is also registered on folios MH4085 and MH23057F.</del></p> <p>Cancelled D2001XS009745Y 15-OCT-2001</p>
3	<p>17-MAY-1999 The easments rights and privileges specified in Instrument No. D1999XS004153D relating to the use and enjoyment of the property.</p>
4	<p>16-JAN-2003 Proceedings affecting the interest of Eamonn Cleary of Johnstown, Navan, County Meath in the property are pending in the High Court</p> <p>D2003XS000347K Note .This burden is registered also on folios Mh 23057F and Mh4085</p>
5	<p>09-AUG-2000 The property is subject to such of the rights, covenants and conditions (if any) relating to the use and enjoyment thereof made between Eamon Cleary of the one part and the registered owners of the new folios specified in Part 1B of this Folio 4083.</p> <p>D2000XS008489Q</p>
6	<p>21-MAR-2007 Charge for the principal sums stamped to cover €545,000 specified in Instrument no. D2007NL012862C repayable with</p>

# Land Registry

County Meath

Folio 4083

		interest. D2007NL012862C BANK OF SCOTLAND (IRELAND) LIMITED is owner of this charge.  The title to this charge was transferred by virtue of a cross border merger made in accordance with Directive 2005/56/EC of the European Parliament and of the Council that was approved by order of The Court of Session of Scotland to take effect at 23:59 hours GMT on 31st December 2010. See entry no. 7 below.
7	09-APR-2015 D2015LR047345Y D2010LR155558K	BANK OF SCOTLAND PLC is owner of the charge at entry no. 6 above.

# Land Registry

County Meath

Folio 25448

## Register of Ownership of Freehold Land

### 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.

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	<p>A plot of ground situate in the Townland of BAILIS and Barony of SKREEN containing .0733 Hectares shown as Plan(s) 12 edged RED on the Registry Map (OS MAP Ref(s) 25/11).</p> <p>The Registration does not extend to the mines and minerals</p> <p>BOUNDARY AMENDED 31ST MAY 2002 INST NO D2002XS004361R</p>	From Folio MH24748

# Land Registry

County Meath

Folio 25448

## Part 1(B) - Property Parts Transferred

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

# Land Registry

County Meath

Folio 25448

## Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965	
1	<del>17-JAN-1992 X657/92</del>	<del>John Cunningham (Motor Mechanic) of Athlumney, Navan, County Meath is full owner.</del>  Cancelled D2000XS002820C 08-MAR-2000
2	08-MAR-2000 D2000XS002820C	AUTOMOBILE EUROPE LTD. of ATHLUMNEY, NAVAN, COUNTY MEATH is full owner.

# Land Registry

County Meath

Folio 25448

## Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2015LR027861E 06-MAR-2015</p>
2	<p>12-MAY-1992 X3113/92</p> <p>Charge for present and future advances stamped to cover £35,000 repayable with interest.</p> <p>Irish Nationwide Building Society Limited is owner of this charge.</p> <p>Cancelled D2000XS002820C 08-MAR-2000</p>
3	<p>05-AUG-1994 X4834/94</p> <p>An office copy of an affidavit by Colin Kane of Williamstown, Trim Road, Navan, County Meath of a Judgment obtained by Colm Kane against John Cunningham on the 4th of March 1994 in the District Court Record no. 107 1994 in a matter or cause of Colm Kane (Plaintiff) V Edward Cunningham, John Cunningham and Camberwell Developments Limited (Defendant) has been deposited in the Registry as a mortgage against the interest of John Cunningham in the property herein. The amount owing on the said Judgment is stated to be £2,996.</p> <p>Note: As between this burden and any lien on the property created by deposit of the Land Certificate prior to the date of registration this burden ranks in priority after such lien.</p> <p>Cancelled D2000XS002820C 08-MAR-2000</p>
4	<p>29-JAN-1997 X1034/97</p> <p>Charge for present and future advances stamped to cover £80,000 repayable with interest.</p> <p>The Wise Finance Company Limited is owner of this charge.</p> <p>Certificate of Charge issued. Rule 157</p> <p>Cancelled D2000XS002820C 08-MAR-2000</p>
5	<p>08-MAR-2000 D2000XS002820C</p> <p>Charge for present and future advances stamped to cover £350000 repayable with interest.</p> <p>IRISH NATIONWIDE BUILDING SOCIETY is owner of this charge.</p> <p>The ownership of this charge has been transferred, see entry number6</p> <p>Note: The ownership of this charge has been transferred. See Entry No.8</p> <p>Note: The ownership of this charge has been transferred. See Entry No.9</p>
6	<p>13-SEP-2001 D2001XS008928C</p> <p>Proceedings affecting the INTEREST OF JOHN CUNNINGHAM AND AUTOMOBILE EUROPE LIMITED of ATHLUMNEY NAVAN COUNTY MEATH in the property are pending in the CIRCUIT COURT EASTERN DISTRICT IN THE MATTER OF ANN PATRICIA CUNNINGHAM AND ALLISON CUNNINGHAM (PLAINTIFFS ) V EDWARD CUNNINGHAM JUNIOR, JOHN CUNNINGHAM AND AUTOMOBILE EUROPE LIMITED (DEFENDENTS )</p>

# Land Registry

County Meath

Folio 25448

No.	Particulars	
7	06-MAR-2015 D2015LR027861E	<del>Ennis property Finance Limited is the owner of the charge registered at entry no 5</del> <del>Note: The ownership of the charge has been transferred. See Entry No.8</del>  Cancelled D2020LR102961K 25-AUG-2020
8	25-AUG-2020 D2020LR102961K	<del>PEPPER FINANCE CORPORATION (IRELAND) DESIGNATED ACTIVITY COMPANY is the owner of the charge registered at Entry No.5</del> <del>Note: The ownership of the charge has been transferred. See Entry No.9</del>  Cancelled D2023LR107469K 31-JUL-2023
9	31-JUL-2023 D2023LR107469K	EVERYDAY FINANCE DESIGNATED ACTIVITY COMPANY is the owner of the charge registered at Entry No.5

# Land Registry

County Meath

Folio 60874F

## Register of Ownership of Freehold Land

### 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.

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	<p>The property shown coloured Red as plan BQC1X on the Registry Map, situate in the Townland of BAILIS, in the Barony of SKREEN, in the Electoral Division of NAVAN RURAL.</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio MH59904F
2	<p>The property shown coloured Red as plan BQ813 on the Registry Map, situate in the Townland of BAILIS, in the Barony of SKREEN, in the Electoral Division of NAVAN RURAL.</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio MH59904F
3	<p>The property shown coloured Red as plan BNRD4 on the Registry Map, situate in the Townland of BAILIS, in the Barony of SKREEN, in the Electoral Division of NAVAN RURAL.</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio MH59904F

# Land Registry

County Meath

Folio 60874F

## Part 1(B) - Property Parts Transferred

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

# Land Registry

County Meath

Folio 60874F

## Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	<div data-bbox="240 555 453 618">24-JUL-2008 D2008NL042035Y</div> <div data-bbox="534 555 1410 584">TRONMARRON LIMITED of Athlumney, Navan, County Meath is full owner.</div>

# Land Registry

County Meath

Folio 60874F

## Part 3 - Burdens and Notices of Burdens

No.	Particulars	
1	24-JUL-2008 D2008NL042035Y	The property is subject to the easements, rights and privileges specified in Instrument No. D2008NL042035Y made between Tronmarron Limited of the one part and Tom Coffey and Olive Coffey of the other part.
2	24-JUL-2008 D2008NL042035Y	Charge for present and future advances repayable with interest. ACC Bank plc. is owner of this charge. Note: This charge is also registered on folio CN23299F.  Note: The ownership of this charge has been transferred. See Entry No.3.  Note: The ownership of this charge has been transferred. See Entry No. 4
3	12-SEP-2019 <del>D2019LR136194U</del>	<del>PEPPER FINANCE CORPORATION (IRELAND) DESIGNATED ACTIVITY COMPANY is the owner of the charge registered at Entry No.2</del> Note: The ownership of this charge has been transferred. See Entry No. 4  Cancelled D2024LR125491W 29-JUL-2024
4	29-JUL-2024 D2024LR125491W	EVERYDAY FINANCE DESIGNATED ACTIVITY COMPANY is the owner of the charge registered at Entry No. 2



### **Comhairle Chontae na Mí**

*Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
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*Web: www.meath.ie*

*Uimhir Chláraithe: 00172770*



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*Registration No.: 00172770*

## **Appendix D – Valuations**



## VALUATION

**CLIENT:** MEATH COUNTY COUNCIL.

**PROPERTY:** FORMER PETROL STATION, KENTSTOWN ROAD,  
NAVAN, CO. MEATH.

**FOLIO NUMBERS:** MH4083, MH25448 & MH60874F

**SITE AREA:** 0.39 HECTARES (0.96 ACRES)



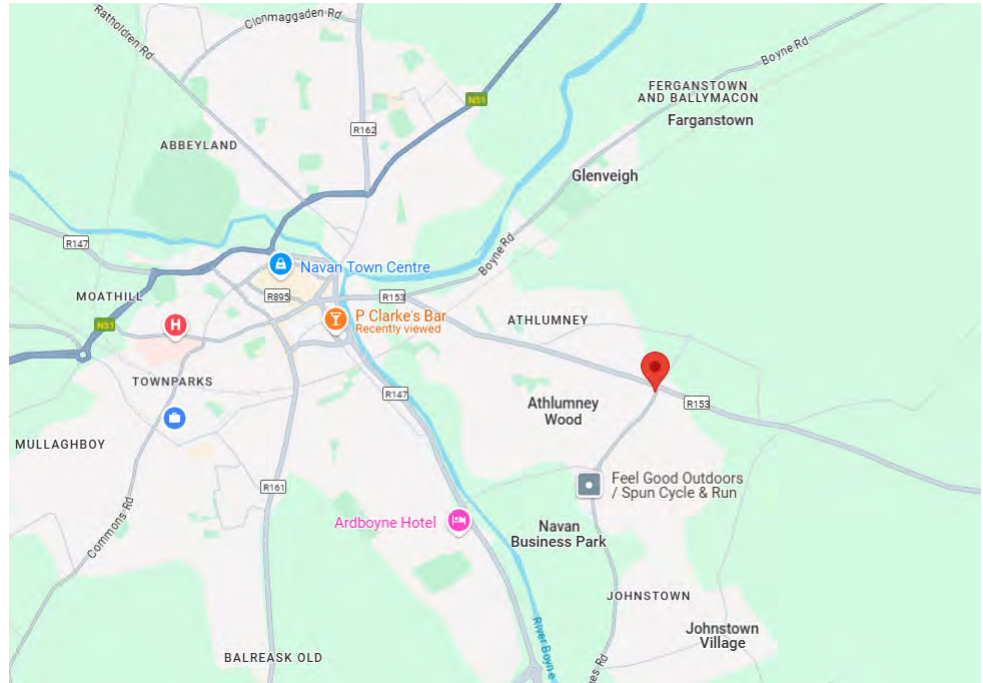
**Description:** The subject property comprises a former petrol station on a site of approximately 0.39 hectares (0.96 acres).

The site has remained vacant for several years and is currently not in operational use.

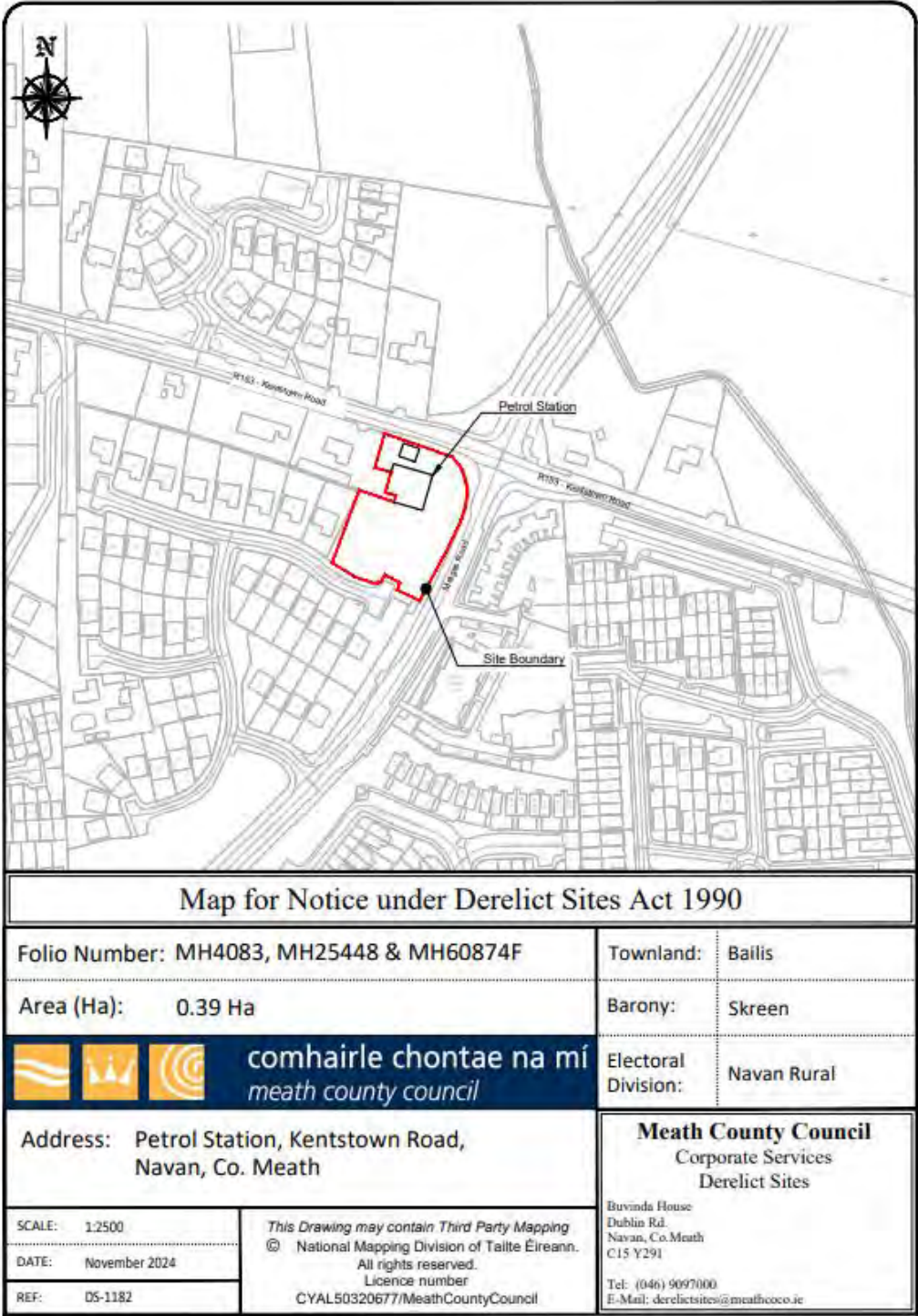
It benefits from a prominent corner position at the junction of Matches Road and Kentstown Road in Luney, Navan, offering excellent frontage, visibility, and ease of access.

**Zoning:** The land is zoned **A1 – Existing Residential**, providing strong potential for a variety of residential development options, subject to securing the appropriate planning permission.

**Location Map:**



Site Plan:



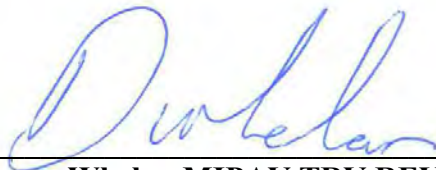
**Value:** We consider the current open market value to be:

**€600,000**  
**(Six Hundred Thousand Euro)**

**Disclaimer:** This Valuation has been prepared for the benefit of the above named client and no responsibility or liability is extended or shall be deemed to be extended to any third party for the whole or any part of its contents.

**Date:** 27<sup>th</sup> June 2025.

**Valuer:**



---

**Darren Whelan MIPAV TRV REV (CV) MMCEPI**  
**RAYMOND POTTERTON AUCTIONEERS**



### **Comhairle Chontae na Mí**

*Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291*

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*Registration No.: 00172770*

## **Appendix E – Submission from John Cunningham**



John Cunningham  
Termon,  
Virginia,  
Co. Cavan  
16 December 2024

Derelict Sites Section  
Meath County Council  
Buvinda House, Dublin Road  
Navan, Co. Meath, C15 Y291

Dear Sir/Madam,

Re: Representation Against Entry on the Derelict Sites Register - Derelict Sites Ref. No. DS-1182

I am writing in response to your notice dated 26th November 2024, regarding the intention of Meath County Council to make an entry on the Derelict Sites Register in respect of my property located at Kentstown, Navan.

I acknowledge receipt of your notice, and I understand your concerns regarding the property's condition and its impact on the surrounding area.

I am committed to addressing these concerns promptly. Currently, I am actively engaged in efforts to sell the property and have enlisted the services of a local estate agent to facilitate this process. However, progress on this matter is hindered by ongoing complexities. Specifically, an ongoing Garda investigation related to Bank and Solicitor financial dealings which directly impacts the timeline for any property transactions. While I anticipate this investigation will conclude in 2025, the timing is beyond my control. Upon its completion, however, I can proceed with the sale.

I request that the Council refrain from entering the property on the Derelict Sites Register. Such an entry would unnecessarily complicate matters further and impede my efforts to effect a sale efficiently. Instead, I propose to provide the Council with a progress update six months from now or sooner, should the Garda investigation conclude earlier. Furthermore, I am committed to undertaking any necessary remedial work to the property as required by the Council.

Should you require verification of the above details, please contact me directly or my solicitor, Mairtin Kearney, of Anthony Joyce & Co Solicitors, Augustine House, Oliver Bond Street, Dublin 8.

Yours sincerely,

John Cunningham

### **Comhairle Chontae na Mí**

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*Web: www.meath.ie*

*Registration No.: 00172770*

## **Appendix F – Letter of support for CPO from Link Financial**

FAO of Mark Nilan,  
Derelict Section, Rural Regeneration,  
Meath County Council,  
Buvinda House, Dublin Road,  
Navan,  
Co. Meath,  
C15 Y291

17<sup>th</sup> July 2025

To whom it concerns,

I can confirm Everyday Finance trading as Link Financial have no objection to Meath County Council's Compulsory Purchase Order on the property located at folio's MH25448 and MH60874F.

Kind Regards,

A handwritten signature in black ink, appearing to read "Roy Duffy".

---

Case Manager  
Roy Duffy



### **Comhairle Chontae na Mí**

*Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291*

**Fón: 046 – 9097000/Fax: 046 – 9097001**

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Co. Meath, C15 Y291*

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*Web: www.meath.ie*

*Registration No.: 00172770*

## **Appendix G – Previous Compulsory Acquisitions**



## VESTING ORDER

### MEATH COUNTY COUNCIL

### DERELICT SITES ACT 1990

### MEATH COUNTY COUNCIL (COMPULSORY ACQUISITION ORDER) (NO DSCA03) 2021

### VESTING ORDER – REFERENCE NUMBER: MH/DSVO3/2021

#### WHEREAS: -

1. The lands described in the Schedule hereto and shown on the map attached hereto constitutes a Derelict Site within the meaning of the Derelict Sites Act, 1990 (hereinafter called "the Act").
2. The provisions of Section 15 of the Act have been complied with by Meath County Council (hereinafter called the "Local Authority") in relation to the said lands.
3. Now therefore, the Local Authority in exercise of the powers conferred upon it by Section 17 of the Act, **HEREBY ORDER** that the land described in the Schedule hereto shown on the map attached hereto shall on the 25<sup>th</sup> day of February 2022 be vested in the Local Authority and fee simple free from encumbrances and all estates, rights, title and interests of whatsoever kind.

#### SCHEDULE

All that part of the lands situated in the Townland of Abbeyland, in the Barony of Navan Lower being all of the site the subject of and described in Folios:

MH33511F, MH33512F, MH33513F, MH33514F, MH33515F, MH33516F, MH33517F, MH33518F, MH33519F, MH33520F, MH33521F, MH32964F, MH42662F County Meath and known as site at New Lane Cottages 4, 5 & 6, Abbeylands, Navan. Reputed Owners – John Cunningham, Edward Cunningham and Clemdell Construction Ltd.

No. on Map Deposited at Office of Local Authority	Area Hectares Acres	Townland	No. of Ordnance Survey Map	Description of Property	Owner/ Reputed Owner	Lessee/ Reputed Lessee	Occupier
1	0.0277 Hectares / 0.068 Acres	Abbeyland	2438_24	Derelict Site	John Cunningham, Edward Cunningham and Clemdell Construction Ltd	None	None

The official seal of the local authority was affixed hereto this 17<sup>th</sup> day of January 2022.

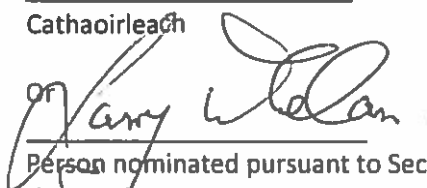
**PRESENT** when the Common Seal of

**MEATH COUNTY COUNCIL**

Was affixed hereto:

Cathaoirleach

of

  
Person nominated pursuant to Section 11 (8) of the Local Government Act 2001

**MEATH COUNTY COUNCIL**

**DERELICT SITES ACT 1990**

**MEATH COUNTY COUNCIL (COMPULSORY ACQUISITION ORDER)  
(NO.DSCA03) 2021**

**NOTICE OF MAKING VESTING ORDER NOTICE**

**REFERENCE NUMBER: MH/DSV03/2021**

To: Owner / Occupier  
New Lane Cottages 4, 5 & 6  
Abbeylands,  
Navan  
Co. Meath.

**TAKE NOTICE THAT MEATH COUNTY COUNCIL** (hereinafter referred to as the "Local Authority"), in exercise of the powers conferred upon it by the above Acts has on the 17<sup>th</sup> day of January 2022 made a **Vesting Order** in respect of the lands described in the Schedule hereto.

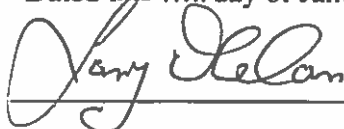
The effect of this Order is to vest the said lands on the 25<sup>th</sup> day of February 2022 in the Local Authority in fee simple free from any encumbrances and all estates, rights, titles and interests of whatsoever kind (other than any public right of way).

A copy of the Vesting Order and of the map referred to therein may be viewed at the Meath County Council Offices, Buvinda House, Dublin Road, Navan, County Meath during normal office hours.

**SCHEDULE:**

**ALL THAT AND THOSE** part of the lands situated in the Townland of Abbeyland, in the Barony of Navan Lower in the County of Meath containing 0.0277 hectares or thereabouts metric measure and more particularly described and delineated on the map referenced Vesting Order Serial No. **MH/DSV03/2021** annexed to the vesting order being part of the property comprised in folios MH33511F, MH33512F, MH33513F, MH33514F, MH33515F, MH33516F, MH33517F, MH33518F, MH33519F, MH33520F, MH33521F, MH32964F, MH42662F of the register of County Meath and known as **MH/DSV03/2021** site at New Lane Cottages 4, 5 & 6, Abbeylands, Navan, Co. Meath.

Dated this 17<sup>th</sup> day of January 2022



Meath County Council

Person Nominated

Pursuant to Section 11(8) of the Local Government Act 2001

**MEATH COUNTY COUNCIL**

**DERELICT SITES ACT 1990**

**MEATH COUNTY COUNCIL (COMPULSORY ACQUISITION ORDER)  
(NO.DSCA03) 2021**

**NOTICE OF MAKING VESTING ORDER NOTICE**

**REFERENCE NUMBER: MH/DSV03/2021**

To: Mr. John Cunningham  
Termon,  
Virginia  
Co. Cavan.

**TAKE NOTICE THAT MEATH COUNTY COUNCIL** (hereinafter referred to as the "Local Authority"), in exercise of the powers conferred upon it by the above Acts has on the 17<sup>th</sup> day of January 2022 made a **Vesting Order** in respect of the lands described in the Schedule hereto.

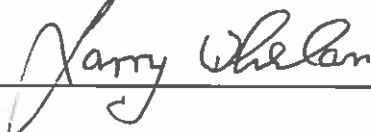
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Dated this 17<sup>th</sup> day of January 2022



Meath County Council

Person Nominated

Pursuant to Section 11(8) of the Local Government Act 2001

**MEATH COUNTY COUNCIL**

**DERELICT SITES ACT 1990**

**MEATH COUNTY COUNCIL (COMPULSORY ACQUISITION ORDER)  
(NO.DSCA03) 2021**

**NOTICE OF MAKING VESTING ORDER NOTICE**

**REFERENCE NUMBER: MH/DSV03/2021**

To: Mr. Edward Cunningham  
Athlumney,  
Kentstown Road,  
Navan,  
Co. Meath.

**TAKE NOTICE THAT MEATH COUNTY COUNCIL** (hereinafter referred to as the "Local Authority"), in exercise of the powers conferred upon it by the above Acts has on the 17<sup>th</sup> day of January 2022 made a **Vesting Order** in respect of the lands described in the Schedule hereto.

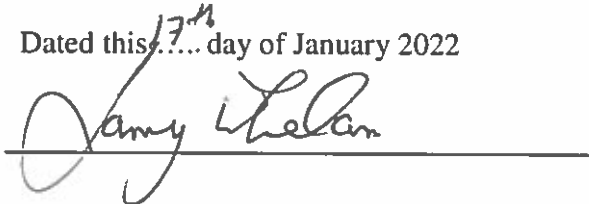
The effect of this Order is to vest the said lands on the 25<sup>th</sup> day of February 2022 in the Local Authority in fee simple free from any encumbrances and all estates, rights, titles and interests of whatsoever kind (other than any public right of way).

A copy of the Vesting Order and of the map referred to therein may be viewed at the Meath County Council Offices, Buvinda House, Dublin Road, Navan, County Meath during normal office hours.

**SCHEDULE:**

**ALL THAT AND THOSE** part of the lands situated in the Townland of Abbeyland, in the Barony of Navan Lower in the County of Meath containing 0.0277 hectares or thereabouts metric measure and more particularly described and delineated on the map referenced Vesting Order Serial No. **MH/DSV03/2021** annexed to the vesting order being part of the property comprised in folios MH33511F, MH33512F, MH33513F, MH33514F, MH33515F, MH33516F, MH33517F, MH33518F, MH33519F, MH33520F, MH33521F, MH32964F, MH42662F of the register of County Meath and known as **MH/DSV03/2021** site at New Lane Cottages 4, 5 & 6, Abbeylands, Navan, Co. Meath.

Dated this 17<sup>th</sup> day of January 2022



Meath County Council

Person Nominated

Pursuant to Section 11(8) of the Local Government Act 2001

**MEATH COUNTY COUNCIL**

**DERELICT SITES ACT 1990**

**MEATH COUNTY COUNCIL (COMPULSORY ACQUISITION ORDER)  
(NO.DSCA03) 2021**

**NOTICE OF MAKING VESTING ORDER NOTICE**

**REFERENCE NUMBER: MH/DSV03/2021**

To: Clemdell Construction Ltd  
Athurinne  
Navan  
Co. Meath

**TAKE NOTICE THAT MEATH COUNTY COUNCIL** (hereinafter referred to as the "Local Authority"), in exercise of the powers conferred upon it by the above Acts has on the 17<sup>th</sup> day of January 2022 made a **Vesting Order** in respect of the lands described in the Schedule hereto.

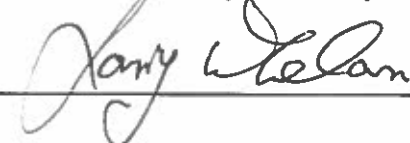
The effect of this Order is to vest the said lands on the 25<sup>th</sup> day of February 2022 in the Local Authority in fee simple free from any encumbrances and all estates, rights, titles and interests of whatsoever kind (other than any public right of way).

A copy of the Vesting Order and of the map referred to therein may be viewed at the Meath County Council Offices, Buvinda House, Dublin Road, Navan, County Meath during normal office hours.

**SCHEDULE:**

**ALL THAT AND THOSE** part of the lands situated in the Townland of Abbeyland, in the Barony of Navan Lower in the County of Meath containing 0.0277 hectares or thereabouts metric measure and more particularly described and delineated on the map referenced Vesting Order Serial No. **MH/DSV03/2021** annexed to the vesting order being part of the property comprised in folios MH33511F, MH33512F, MH33513F, MH33514F, MH33515F, MH33516F, MH33517F, MH33518F, MH33519F, MH33520F, MH33521F, MH32964F, MH42662F of the register of County Meath and known as **MH/DSV03/2021** site at New Lane Cottages 4, 5 & 6, Abbeylands, Navan, Co. Meath.

Dated this 17<sup>th</sup> day of January 2022



Meath County Council

Person Nominated

Pursuant to Section 11(8) of the Local Government Act 2001

**MEATH COUNTY COUNCIL**

**DERELICT SITES ACT 1990**

**MEATH COUNTY COUNCIL (COMPULSORY ACQUISITION ORDER)  
(NO.DSCA03) 2023**

**NOTICE OF MAKING VESTING ORDER NOTICE**

**REFERENCE NUMBER: MH/DSV03/2023**

To: Owner / Occupier  
2 Ivy Cottage,  
Abbeylands,  
Navan  
Co. Meath.

**TAKE NOTICE THAT MEATH COUNTY COUNCIL** (hereinafter referred to as the “Local Authority”), in exercise of the powers conferred upon it by the above Acts has on the ~~7<sup>th</sup>~~ day of November 2023 made a **Vesting Order** in respect of the lands described in the Schedule hereto.

The effect of this Order is to vest the said lands on the 11<sup>th</sup> day of December 2023 in the Local Authority in fee simple free from any encumbrances and all estates, rights, titles and interests of whatsoever kind (other than any public right of way).

A copy of the Vesting Order and of the map referred to therein may be viewed at the Meath County Council Offices, Buvinda House, Dublin Road, Navan, County Meath during normal office hours.

**SCHEDULE:**

**ALL THAT AND THOSE** part of the lands situated in the Townland of Abbeyland, in the Barony of Navan Lower in the County of Meath containing 0.006 hectares or thereabouts metric measure and more particularly described and delineated on the map referenced Vesting Order Serial No. **MH/DSV03/2023** annexed to the vesting order being part of the property and known as **MH/DSV03/2023** site at 2 Ivy Cottage, Abbeylands, Navan, Co. Meath.

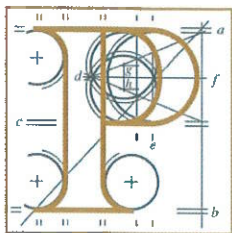
Dated this ~~7<sup>th</sup>~~ day of November 2023



Meath County Council

Person Nominated

Pursuant to Section 11(8) of the Local Government Act 2001



An  
Bord  
Pleanála

## Board Order ABP-310607-21

**Derelict Sites Act, 1990**

**Planning and Development Acts, 2000 to 2020**

**Planning Authority: Meath County Council**

**Application** received by An Bord Pleanála on the 23<sup>rd</sup> day of June, 2021 from Meath County Council pursuant to section 16 of the Derelict Sites Act, 1990, as amended, for consent to the compulsory acquisition of a derelict site known as New Lane Cottages, 4, 5 & 6 Abbeylands, Navan, County Meath and as more particularly described in the notice of intention to compulsorily acquire the site.

### Decision

**Grant consent without modification to the compulsory acquisition of the said site based on the reasons and considerations set out below.**

### Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## Reasons and Considerations

Having regard to the neglected, unsightly and objectionable condition of the site, the ruinous, derelict or dangerous condition of the structures and the deposit or collection of debris within the site, it is considered that the site detracts to a material degree from the amenity, character and appearance of land in the neighbourhood and, therefore, comes within the definition of a derelict site as defined in section 3 of the Derelict Sites Act, 1990, as amended, and that the 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. Taking account of the limited details and supporting evidence provided by the appellant in the objection made to the application and no evidence of steps taken to render the site non-derelict, it is also considered that the objection made cannot be sustained, having regard to that said necessity.



**Dave Walsh**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

Dated this 21<sup>st</sup> day of October 2021



### **Comhairle Chontae na Mí**

*Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291*

**Fón: 046 – 9097000/Fax: 046 – 9097001**

*E-mail: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)*

*Web: [www.meath.ie](http://www.meath.ie)*

*Uimhir Chláraithe: 00172770*



### **Meath County Council**

*Buvinda House, Dublin Road, Navan,  
Co. Meath, C15 Y291*

**Tel: 046 – 9097000/Fax: 046 – 9097001**

*E-mail: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)*

*Web: [www.meath.ie](http://www.meath.ie)*

*Registration No.: 00172770*

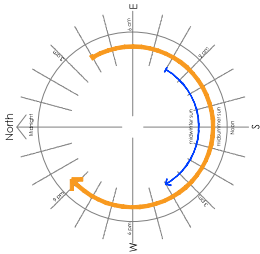
## **Appendix H – Proposals**



KENTSTOWN ROAD, NAVAN, CO. MEATH

DWG NO. - MCC-KTR-D-100 - DRAFT SITE PLAN -01

SCALE 1:500



SCHEDULE OF ACCOMMODATION:

Block A - Four-Storey:

- 12 x 1-Bed Units
- 12 x 2-Bed Units

Block B - Three Storey:

- 06 x 1-Bed Units
- 02 x 2-Bed Units

Admin / Shared Space:

- Meeting Room(s)
- Office(s)
- Staff Toilets
- Consultation Room(s)
- Lounge / Indoor Recreation
- Laundry / Drying space
- Communal Cooking & Dining

SITE: - 32no. Units in Total

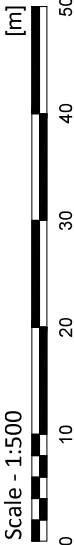
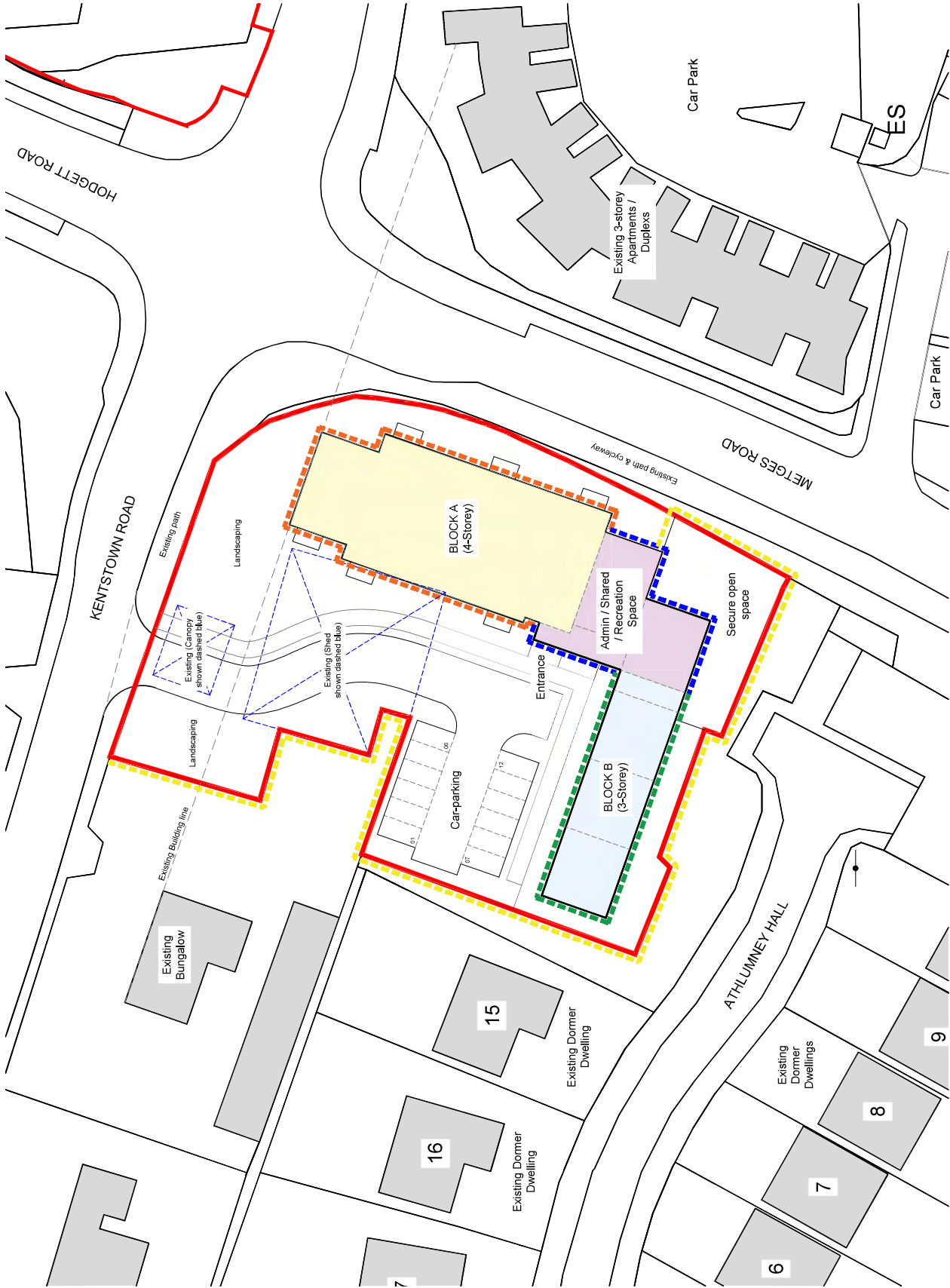
- 18 x 1-Bedroom Units
- 14 x 2-Bedroom Units
- Site Area = c. 0.35 Ha

House Type Key:

- Block A - 4-storey
- Admin / Shared space - 2-storey (Communal cooking & Dining / Lounge / Staff areas / Offices / Meeting Rooms)
- Block B - 3-storey
- Indicates 4-Storey in Height
- Indicates 3-Storey in Height
- Indicates 2-Storey in Height



HOUSING DEPARTMENT  
BUVINDA HOUSE, NAVAN  
CO. MEATH  
(+353 46) 9097000  
www.meath.ie



DRAFT PROPOSAL ONLY

Denotes secure fencing / boundary (Dashed yellow)

