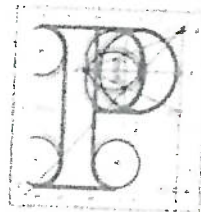


Our Case Number: ACP-323428-25



An
Coimisiún
Pleanála

Edward Cunningham
Athlumney
Navan
Co. Meath

Date: 05 September 2025

Re: Compulsory acquisition of a derelict site known as
Petrol Station, Metges Road Junction, Navan, Co. Meath

Dear Sir / Madam,

I have been asked by An Coimisiún Pleanála to refer to your letter dated 25th August 2025 in connection with the above-mentioned case. The contents of your letter will be considered in relation to this case.

Consideration of this matter is proceeding and will be completed as soon as possible.

You will be notified of the Commission's decision as soon as it is made.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

CD04

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Edward Cunningham

Athlumney,
Navan,
Co. Meath

By Standard & Registered Post

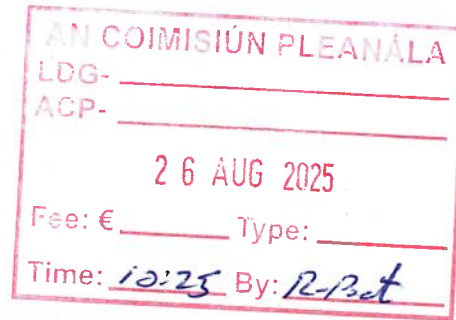
Date: 25/08/2025

To: Eimear Reilly

An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902

Re: Case reference: CD17.323428

DS-1182 – Petrol Station, Metges Road Junction / Kentstown Road, Navan, Co. Meath



Dear Ms Reilly,

Please find enclosed my formal objection to Meath County Council's proposed compulsory acquisition of my property under the Derelict Sites Act, 1990 (Ref: DS-1182), together with supporting documents, photographs, and sales information.

I request that this submission be placed on file and considered as part of An Coimisiún Pleanála's determination of this matter.

Yours faithfully,
Edward Cunningham

Formal Objection to Proposed Compulsory Acquisition

Reference:

DS-1182 – Petrol Station, Metges Road Junction / Kentstown Road, Navan, Co. Meath

Submitted to:

An Coimisiún Pleanála

Submitted by:

Edward Cunningham (Owner), Athlumney, Navan, Co. Meath.

Date: 25/08/2025

1. Introduction

I, Edward Cunningham, object to Meath County Council's intention to compulsorily acquire my property under Section 14 of the Derelict Sites Act, 1990.

This objection is based on the following:

- The property does not meet the statutory definition of "derelict" under Section 3 of the Act.
 - The Council failed to comply with fair procedures under Section 8 by entering the site on the Register without addressing reasonable offers of remediation.
 - The Council acted in bad faith and disproportionately by pursuing compulsory acquisition despite ongoing maintenance, an active sales process, and only trivial grounds for complaint.
 - The Council relied on irrelevant factors not provided for in the Act.
 - The Council failed to consider or exercise less intrusive statutory remedies available under Section 11 before moving to the most extreme measure.
-

2. Ownership and History

I obtained planning permission for and developed this property in 1968. It has been maintained and operated continuously for more than 55 years.

At different times, it functioned as a filling station and shop and later as a classic car business employing over 30 people.

I must clarify at the outset that Link has no valid or enforceable claim to this property.

The originating loans connected with Automobile Europe Ltd. and Tronmarron Ltd. are statute-barred, having exceeded the twelve-year limitation period under Irish law. Receivers were appointed by the originating banks but failed to take possession. Their inaction, combined with the statutory limitation period, extinguished any enforceable rights that may once have existed.

I enclose two letters confirming the original receivership appointments, both of which lapsed without possession being taken.

For more than twelve years I have remained in continuous, open, and exclusive possession of the entire site. In law and in fact, I therefore claim adverse possession. My uninterrupted occupation and ongoing maintenance reinforce that the property is mine and not subject to any valid competing claim.

Accordingly, any communicated by Link to MCC is legally irrelevant to the present proceedings before An Coimisiún Pleanála.

3. Timeline of Events

- 26 November 2024: MCC issued notice of intention to enter the site on the Derelict Sites Register.
 - 16 December 2024: My son, John Cunningham, responded in writing on my behalf, offering to remedy any issues, requesting clarification, and confirming that maintenance was ongoing.
 - January 2025: Councillor Emer Tobin visited my home and directly asked whether I would sell the site to MCC.
 - 13 January 2025: MCC acknowledged our representation but provided no details of the works it considered necessary.
 - 25 March 2025: MCC entered the property on the Register under Section 8(7).
 - 12 June 2025: MCC issued Notice of Intention to Compulsorily Acquire the property under Section 14.
 - 19 June 2025: In a phone call with Mr. Mark Nilan (MCC), only two issues were cited: vehicles parked at the rear and fencing at the front.
 - 8 July 2025: I lodged a formal objection to MCC.
-

4. Failure to Meet Definition of Dereliction

The Act defines derelict land as neglected, ruinous, dangerous, unsightly, or used for dumping.

MCC's concerns were limited to:

- A small number of classic vehicles parked at the rear;
- Temporary fencing at the front.

Neither issue constitutes dereliction.

- The fencing was erected on Garda advice after a break-in – a responsible act of security, not neglect.
- The vehicles are temporary, removable, and part of a classic car collection.

The site structures are sound, painted, and open areas are free from rubbish/debris and are maintained.

I invite An Coimisiún Pleanála to visit the site in person. Any objective inspection will confirm the property is structurally sound, maintained, and actively managed. To suggest otherwise would be unreasonable.

(Photographs enclosed.)

By any objective measure, the property is not derelict under Section 3.

5. Procedural Failures under Section 8

On 16 December 2024, we submitted a detailed written response to the Section 8(2) notice, offering to carry out any works, requesting clarification, and committing to maintenance.

MCC never specified required works or addressed our offers before entering the site on the Register. This omission breached Section 8(5), deprived me of the chance to rectify alleged issues, and denied fair procedure.

6. Reliance on Irrelevant Considerations

MCC's original Section 8(2) notice relied on statutory grounds under Section 3(b) and (c).

However, in its decision letter of 13 January 2025, MCC did not stand over those grounds with evidence. Instead, the Council referred to:

- My son John Cunningham's letter confirming the site was for sale, and
- The fact that an investigation was ongoing.

Neither "being offered for sale" nor the existence of an unrelated investigation fall within the statutory definition of dereliction.

By relying on irrelevant factors not provided for in the Act, and by failing to demonstrate how the property met Section 3 criteria, MCC acted outside its powers. The compulsory acquisition process can only proceed where a site is demonstrably derelict under the Act, and not on other grounds of convenience.

7. Failure to Use Statutory Alternatives

Section 11 of the Act empowers a council to serve notice requiring an owner to carry out works. MCC never used this power.

Instead, it moved directly from an initial notice to registration and then to compulsory acquisition. This bypass of remedies was disproportionate and contrary to the principle that compulsory acquisition must be a last resort.

The Act was never intended to be a tool for acquiring functioning property without first using proportionate remedies. To skip directly to compulsory acquisition is a misuse of Section 14 powers.

8. Bad Faith and Predetermined Outcome

In January 2025, Councillor Emer Tobin called at my home to ask if I would sell the property to MCC.

Only weeks later, the Council entered the site on the Register. This sequence strongly suggests a predetermined intention to acquire the property, undermining confidence in the fairness and objectivity of the process.

9. Open Market Sale Already Underway

The property has been formally listed with Lyndon Farrell Auctioneers, Navan, with signage in place.

The auctioneer has confirmed that an open market sale is both achievable and in progress, at a value significantly higher than compensation under compulsory acquisition.

The statutory purpose of the Act is to remedy dereliction, not to depress property values or interfere with legitimate sales.

10. Investigation – No Impact on Sale

I have reported matters of corporate fraud to the CEA and An Garda Síochána, and an investigation is ongoing.

This has no bearing on ownership, title, or marketability of the property. The site is being actively marketed through a licensed auctioneer, and any suggestion that the investigation impedes its sale is both incorrect and irrelevant.

11. Disproportionate Interference with Property Rights

Compulsory acquisition would depress the site's value, prevent open market disposal, and amount to an unjustified interference with constitutionally protected property rights under Articles 40.3 and 43.

Any acquisition in these circumstances would amount to an unjustified and disproportionate interference with constitutionally protected rights, contrary also to the principle of proportionality in Irish administrative law.

12. Conclusion

For the reasons above:

- The site is not derelict under Section 3.
- MCC failed to follow procedure under Section 8.
- MCC relied on irrelevant considerations not permitted by the Act.
- MCC failed to use Section 11 powers.

- The sequence of events indicates bad faith.
- A genuine open-market sale is already underway.
- Investigations have no relevance to the sale or marketability.

For all of these reasons, I respectfully request that An Coimisiún Pleanála refuse to confirm the proposed compulsory acquisition and allow the open-market sale process, already in motion, to proceed without interference.

I remain willing to remove the vehicles and fencing if required, to provide updates on the sales process, and to take any other reasonable steps to satisfy concerns.

Yours faithfully,

**Edward Cunningham
Athlumney, Navan, Co. Meath
Tel: 085 232 1384
Email: cunninghame105@gmail.com**

Enclosures:

- **Recent photographs of the property.**
- **Images of Lyndon Farrell Auctioneers - Navan, for sale signs.**
- **Copies of relevant correspondence with MCC.**

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

8/21/25, 12:30 PM

Gmail - Edward Cunningham & Objection Letter – DS-1182 (Metges Road / Kentstown Road Property)



Edward Cunningham <cunninghame105@gmail.com>

Edward Cunningham & Objection Letter – DS-1182 (Metges Road / Kentstown Road Property)

4 messages

Edward Cunningham <cunninghame105@gmail.com>
To: derelictsites@meathcoco.ie

Tue, Jul 8, 2025 at 7:54 AM

For Att. Mark Nilan

Good Morning Mark,

As discussed, please see the attached objection letter in relation to the Council's intention to compulsorily acquire my property at Metges Road / Kentstown Road, Navan (Ref: DS-1182).

I just wanted to get this in front of you ahead of giving you a ring — mainly to see if it covers everything we spoke of in relation to my objection.

Appreciate you taking the time to look over it.

Kind regards,
Edward Cunningham 0852321384

 **Objection to Proposed Compulsory Acquisition — Ref. DS-1182.pdf**
85K

derelictsites <DerelictSites@meathcoco.ie>
To: Edward Cunningham <cunninghame105@gmail.com>

Tue, Jul 8, 2025 at 9:13 AM

Hi Edward,

Thank you for the attached submission.

I have noted your submission today the 8th July 2025 which is within the allowable statutory period for submissions.

The Council will now take time to consider the submission and decide on any further actions.

Kind Regards,

Mark

From: Edward Cunningham <cunninghame105@gmail.com>
Sent: Tuesday 8 July 2025 07:55
To: derelictsites <DerelictSites@meathcoco.ie>
Subject: Edward Cunningham & Objection Letter – DS-1182 (Metges Road / Kentstown Road Property)

Gmail - Edward Cunningham & Objection Letter – DS-1182 (Metges Road / Kentstown Road Property)

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

[Quoted text hidden]

MakeltMeath.com

#MakeltMeath

Email Disclaimer: <http://www.meath.ie/EmailDisclaimer/>

**Meath County Council's new corporate headquarters are:
Buvinda House,
Dublin Road,
Navan,
Co. Meath, C15 Y291**

Wed, Aug 13, 2025 at 8:27 AM

Subject: Update Request – Objection to Proposed Compulsory Acquisition (Ref. DS-1182)

Good morning Mark,

I refer to my objection letter of 8th July 2025 regarding the proposed compulsory acquisition of my property at Metges Road / Kentsdown Road, Navan (Ref: DS-1182).

Could you please let me know if there has been any update on the Council's consideration of my submission, and if so, when I might expect to receive a decision?

Many thanks, and I look forward to your reply.

Kind regards,
Edward Cunningham

8/21/25, 12:30 PM

Gmail - Edward Cunningham & Objection Letter – DS-1182 (Metges Road / Kentstown Road Property)

Athlumney
Navan, Co. Meath
085-232-1384
cunningham105@gmail.com
[Quoted text hidden]

derelictsites <DerelictSites@meathcoco.ie>
To: Edward Cunningham <cunninghame105@gmail.com>

Thu, Aug 14, 2025 at 9:42 AM

Hi Edward,

Meath County Council in accordance with Section 16(4) of the Derelict Sites Act 1990, intend to make an application to An Coimisiún Pleanála to continue with the compulsory acquisition of the site.

Meath County Council will await a decision from the Board, once the application has been submitted. Similarly, the Board will be in contact with you regarding a decision.

[Quoted text hidden]

[Quoted text hidden]

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

Web: 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

Web: 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: 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.

Comhairle Chontae na Mí

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

Fón: 046 – 9097000/Fax: 046 – 9097001

R-phost: customerservice@meathcoco.ie

Web: 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

Web: 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: 26th 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.



R153 - Kentstown Road

Petrol Station

R153 - Kentstown Road

Meiges Road

Site Boundary

Map for Notice under Derelict Sites Act 1990

Folio Number: MH4083, MH25448 & MH60874F

Area (Ha): 0.39 Ha



comhairle chontae na mí
meath county council

Townland: Bailis

Barony: Skreen

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

This Drawing may contain Third Party Mapping
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Licence number
CYAL50320677/MeathCountyCouncil

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

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

Comhairle Chontae na Mí

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Co. Meath, C15 Y291

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E-mail: customerservice@meathcoco.ie

Web: www.meath.ie

Registration No.: 00172770

John Cunningham,
Termon,
Virginia,
Co Cavan

Our Ref: DS-1182

Date: 17th January 2025

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

Dear Mr Cunningham,

I wish to acknowledge receipt of your letter dated 16th 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.

Yours sincerely,

Mark Nilan
Derelict Sites
Rural Regeneration
Meath County Council



Edward Cunningham

Athlumney,
Navan,
Co. Meath

By Standard & Registered Post

AN COIMISIÚN PLEANÁLA	
LDG- _____	
ACP- _____	
26 AUG 2025	
Fee: € _____	Type: _____
Time: 9.42	By: POST

Date: 25/08/2025

To: Eimear Reilly

An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902

Re: Case reference: CD17.323428

DS-1182 – Petrol Station, Metges Road Junction / Kentstown Road, Navan, Co. Meath

Dear Ms Reilly,

Please find enclosed my formal objection to Meath County Council's proposed compulsory acquisition of my property under the Derelict Sites Act, 1990 (Ref: DS-1182), together with supporting documents, photographs, and sales information.

I request that this submission be placed on file and considered as part of An Coimisiún Pleanála's determination of this matter.

Yours faithfully,
Edward Cunningham

Formal Objection to Proposed Compulsory Acquisition

Reference:

DS-1182 – Petrol Station, Metges Road Junction / Kentstown Road, Navan, Co. Meath

Submitted to:

An Coimisiún Pleanála

Submitted by:

Edward Cunningham (Owner), Athlumney, Navan, Co. Meath.

Date: 25/08/2025

1. Introduction

I, Edward Cunningham, object to Meath County Council's intention to compulsorily acquire my property under Section 14 of the Derelict Sites Act, 1990.

This objection is based on the following:

- The property does not meet the statutory definition of "derelict" under Section 3 of the Act.
 - The Council failed to comply with fair procedures under Section 8 by entering the site on the Register without addressing reasonable offers of remediation.
 - The Council acted in bad faith and disproportionately by pursuing compulsory acquisition despite ongoing maintenance, an active sales process, and only trivial grounds for complaint.
 - The Council relied on irrelevant factors not provided for in the Act.
 - The Council failed to consider or exercise less intrusive statutory remedies available under Section 11 before moving to the most extreme measure.
-

2. Ownership and History

I obtained planning permission for and developed this property in 1968. It has been maintained and operated continuously for more than 55 years.

At different times, it functioned as a filling station and shop and later as a classic car business employing over 30 people.

I must clarify at the outset that Link has no valid or enforceable claim to this property.

The originating loans connected with Automobile Europe Ltd. and Tronmarron Ltd. are statute-barred, having exceeded the twelve-year limitation period under Irish law. Receivers were appointed by the originating banks but failed to take possession. Their inaction, combined with the statutory limitation period, extinguished any enforceable rights that may once have existed.

I enclose two letters confirming the original receivership appointments, both of which lapsed without possession being taken.

For more than twelve years I have remained in continuous, open, and exclusive possession of the entire site. In law and in fact, I therefore claim adverse possession. My uninterrupted occupation and ongoing maintenance reinforce that the property is mine and not subject to any valid competing claim.

Accordingly, any communicated by Link to MCC is legally irrelevant to the present proceedings before An Coimisiún Pleanála.

3. Timeline of Events

- 26 November 2024: MCC issued notice of intention to enter the site on the Derelict Sites Register.
 - 16 December 2024: My son, John Cunningham, responded in writing on my behalf, offering to remedy any issues, requesting clarification, and confirming that maintenance was ongoing.
 - January 2025: Councillor Emer Tobin visited my home and directly asked whether I would sell the site to MCC.
 - 13 January 2025: MCC acknowledged our representation but provided no details of the works it considered necessary.
 - 25 March 2025: MCC entered the property on the Register under Section 8(7).
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 - 19 June 2025: In a phone call with Mr. Mark Nilan (MCC), only two issues were cited: vehicles parked at the rear and fencing at the front.
 - 8 July 2025: I lodged a formal objection to MCC.
-

4. Failure to Meet Definition of Dereliction

The Act defines derelict land as neglected, ruinous, dangerous, unsightly, or used for dumping.

MCC's concerns were limited to:

- A small number of classic vehicles parked at the rear;
- Temporary fencing at the front.

Neither issue constitutes dereliction.

- The fencing was erected on Garda advice after a break-in – a responsible act of security, not neglect.
- The vehicles are temporary, removable, and part of a classic car collection.

The site structures are sound, painted, and open areas are free from rubbish/debris and are maintained.

I invite An Coimisiún Pleanála to visit the site in person. Any objective inspection will confirm the property is structurally sound, maintained, and actively managed. To suggest otherwise would be unreasonable.

(Photographs enclosed.)

By any objective measure, the property is not derelict under Section 3.

5. Procedural Failures under Section 8

On 16 December 2024, we submitted a detailed written response to the Section 8(2) notice, offering to carry out any works, requesting clarification, and committing to maintenance.

MCC never specified required works or addressed our offers before entering the site on the Register. This omission breached Section 8(5), deprived me of the chance to rectify alleged issues, and denied fair procedure.

6. Reliance on Irrelevant Considerations

MCC's original Section 8(2) notice relied on statutory grounds under Section 3(b) and (c).

However, in its decision letter of 13 January 2025, MCC did not stand over those grounds with evidence. Instead, the Council referred to:

- My son John Cunningham's letter confirming the site was for sale, and
- The fact that an investigation was ongoing.

Neither "being offered for sale" nor the existence of an unrelated investigation fall within the statutory definition of dereliction.

By relying on irrelevant factors not provided for in the Act, and by failing to demonstrate how the property met Section 3 criteria, MCC acted outside its powers. The compulsory acquisition process can only proceed where a site is demonstrably derelict under the Act, and not on other grounds of convenience.

7. Failure to Use Statutory Alternatives

Section 11 of the Act empowers a council to serve notice requiring an owner to carry out works. MCC never used this power.

Instead, it moved directly from an initial notice to registration and then to compulsory acquisition. This bypass of remedies was disproportionate and contrary to the principle that compulsory acquisition must be a last resort.

The Act was never intended to be a tool for acquiring functioning property without first using proportionate remedies. To skip directly to compulsory acquisition is a misuse of Section 14 powers.

8. Bad Faith and Predetermined Outcome

In January 2025, Councillor Emer Tobin called at my home to ask if I would sell the property to MCC.

Only weeks later, the Council entered the site on the Register. This sequence strongly suggests a predetermined intention to acquire the property, undermining confidence in the fairness and objectivity of the process.

9. Open Market Sale Already Underway

The property has been formally listed with Lyndon Farrell Auctioneers, Navan, with signage in place.

The auctioneer has confirmed that an open market sale is both achievable and in progress, at a value significantly higher than compensation under compulsory acquisition.

The statutory purpose of the Act is to remedy dereliction, not to depress property values or interfere with legitimate sales.

10. Investigation – No Impact on Sale

I have reported matters of corporate fraud to the CEA and An Garda Síochána, and an investigation is ongoing.

This has no bearing on ownership, title, or marketability of the property. The site is being actively marketed through a licensed auctioneer, and any suggestion that the investigation impedes its sale is both incorrect and irrelevant.

11. Disproportionate Interference with Property Rights

Compulsory acquisition would depress the site's value, prevent open market disposal, and amount to an unjustified interference with constitutionally protected property rights under Articles 40.3 and 43.

Any acquisition in these circumstances would amount to an unjustified and disproportionate interference with constitutionally protected rights, contrary also to the principle of proportionality in Irish administrative law.

12. Conclusion

For the reasons above:

- The site is not derelict under Section 3.
- MCC failed to follow procedure under Section 8.
- MCC relied on irrelevant considerations not permitted by the Act.
- MCC failed to use Section 11 powers.

- The sequence of events indicates bad faith.
- A genuine open-market sale is already underway.
- Investigations have no relevance to the sale or marketability.

For all of these reasons, I respectfully request that An Coimisiún Pleanála refuse to confirm the proposed compulsory acquisition and allow the open-market sale process, already in motion, to proceed without interference.

I remain willing to remove the vehicles and fencing if required, to provide updates on the sales process, and to take any other reasonable steps to satisfy concerns.

Yours faithfully,

Edward Cunningham
Athlumney, Navan, Co. Meath
Tel: 085 232 1384
Email: cunninghame105@gmail.com

Enclosures:

- **Recent photographs of the property. (included in the Registered Letter)**
- **Images of Lyndon Farrell Auctioneers - Navan, for sale signs. (included in the Registered Letter)**
- **Copies of relevant correspondence with MCC.**

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



Edward Cunningham <cunninghame105@gmail.com>

Edward Cunningham & Objection Letter – DS-1182 (Metges Road / Kentstown Road Property)

4 messages

Edward Cunningham <cunninghame105@gmail.com>
To: derelictsites@meathcoco.ie

Tue, Jul 8, 2025 at 7:54 AM

For Att. Mark Nilan

Good Morning Mark,

As discussed, please see the attached objection letter in relation to the Council's intention to compulsorily acquire my property at Metges Road / Kentstown Road, Navan (Ref: DS-1182).

I just wanted to get this in front of you ahead of giving you a ring — mainly to see if it covers everything we spoke of in relation to my objection.

Appreciate you taking the time to look over it.

Kind regards,
Edward Cunningham 0852321384

 **Objection to Proposed Compulsory Acquisition — Ref. DS-1182.pdf**
85K**derelictsites** <DerelictSites@meathcoco.ie>
To: Edward Cunningham <cunninghame105@gmail.com>

Tue, Jul 8, 2025 at 9:13 AM

Hi Edward,

Thank you for the attached submission.

I have noted your submission today the 8th July 2025 which is within the allowable statutory period for submissions.

The Council will now take time to consider the submission and decide on any further actions.

Kind Regards,

Mark

From: Edward Cunningham <cunninghame105@gmail.com>
Sent: Tuesday 8 July 2025 07:55
To: derelictsites <DerelictSites@meathcoco.ie>
Subject: Edward Cunningham & Objection Letter – DS-1182 (Metges Road / Kentstown Road Property)

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

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MakeltMeath.com

#MakeltMeath



Email Disclaimer: <http://www.meath.ie/EmailDisclaimer/>

**Meath County Council's new corporate headquarters are:
Buvinda House,
Dublin Road,
Navan,
Co. Meath, C15 Y291**

Edward Cunningham <cunninghame105@gmail.com>
To: derelictsites <DerelictSites@meathcoco.ie>

Wed, Aug 13, 2025 at 8:27 AM

Subject: Update Request – Objection to Proposed Compulsory Acquisition (Ref. DS-1182)

Good morning Mark,

I refer to my objection letter of 8th July 2025 regarding the proposed compulsory acquisition of my property at Metges Road / Kentstown Road, Navan (Ref: DS-1182).

Could you please let me know if there has been any update on the Council's consideration of my submission, and if so, when I might expect to receive a decision?

Many thanks, and I look forward to your reply.

Kind regards,
Edward Cunningham

8/21/25, 12:30 PM

Gmail - Edward Cunningham & Objection Letter – DS-1182 (Metges Road / Kentstown Road Property)

Athlumney
Navan, Co. Meath
085-232-1384
cunningham105@gmail.com
[Quoted text hidden]

derelictsites <DerelictSites@meathcoco.ie>
To: Edward Cunningham <cunningham105@gmail.com>

Thu, Aug 14, 2025 at 9:42 AM

Hi Edward,

Meath County Council in accordance with Section 16(4) of the Derelict Sites Act 1990, intend to make an application to An Coimisiún Pleanála to continue with the compulsory acquisition of the site.

Meath County Council will await a decision from the Board, once the application has been submitted. Similarly, the Board will be in contact with you regarding a decision.

[Quoted text hidden]

[Quoted text hidden]

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

Web: 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

Web: 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

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.

Folio No.: MH25448, MH4083 & MH60874F

OS Map Reference: 2507-A

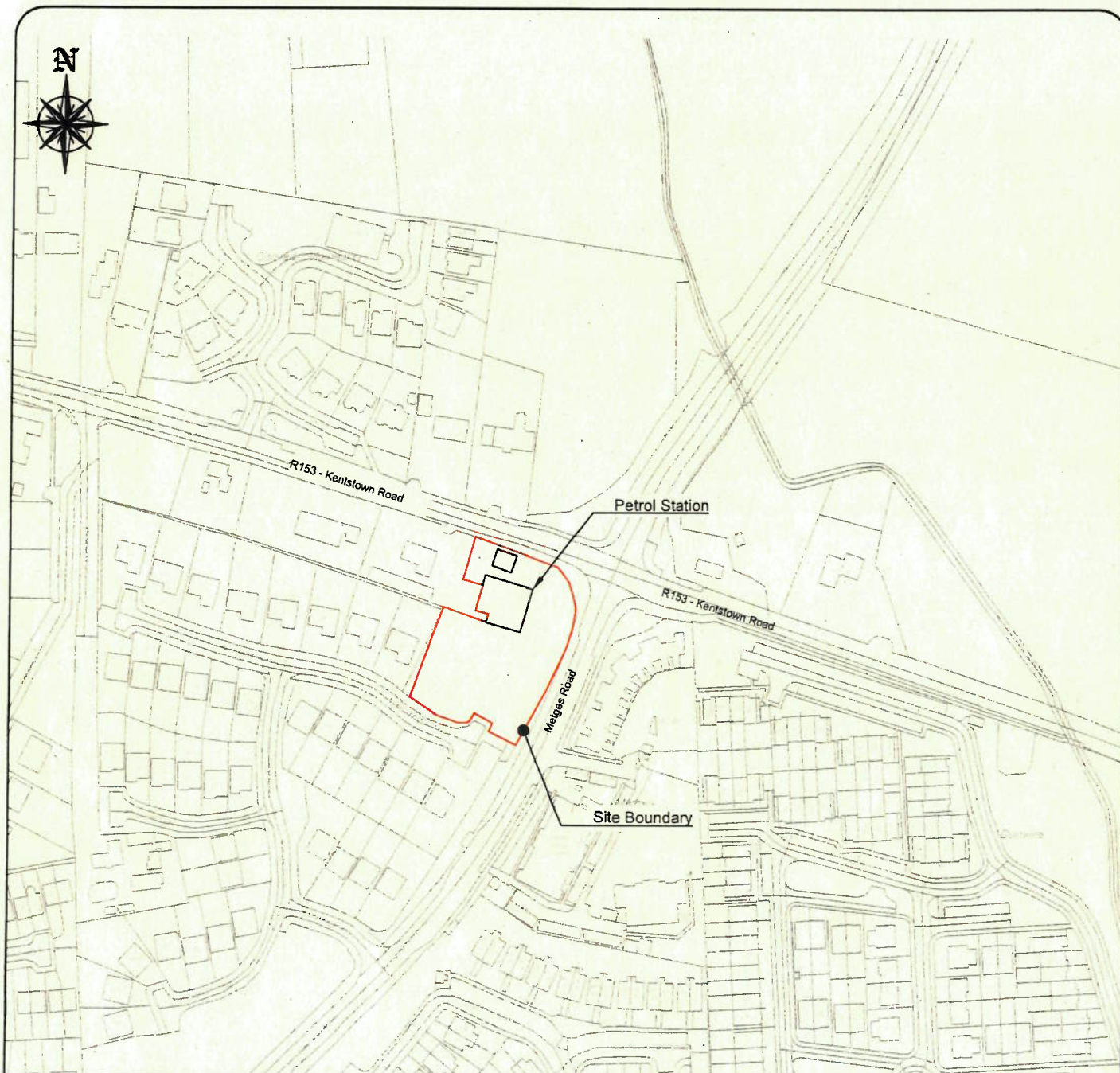
Townland: Bailis

Barony: Skreen

Electoral Division: Navan Rural

Date of this Notice: 25th day of March 2025

Derelict Sites
Meath County Council



Map for Notice under Derelict Sites Act 1990

Folio Number: MH4083, MH25448 & MH60874F

Area (Ha): 0.39 Ha

Townland: Bailis

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

This Drawing may contain Third Party Mapping
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Licence number
CYAL50320677/MeathCountyCouncil

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

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

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

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

Tel: 046 – 9097000/Fax: 046 – 9097001

E-mail: customerservice@meathcoco.ie

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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

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.

Folio No.: MH25448, MH4083 & MH60874F

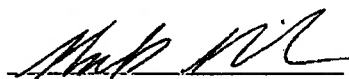
OS Map Reference: 2507-A

Townland: Bailis

Barony: Skreen

Electoral Division: Navan Rural

Date of this Notice: 25th 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

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Web: 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: 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.

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

Web: 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

Web: 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: 26th 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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Meath County Council

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

Tel: 046 – 9097000/Fax: 046 – 9097001

E-mail: customerservice@meathcoco.ie

Web: www.meath.ie

Registration No.: 00172770

John Cunningham
Termon
Virginia
Co Cavan

Our Ref: DS-1182

Date: 12th 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.

Yours sincerely,

Mark Nilan

Derelict Sites

Rural Regeneration

Meath County Council

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 21st 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

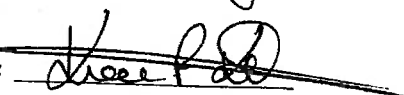
The Derelict Sites Act, 1990 (as amended by the Planning and Development Act, 2000) provides that if an objection is made to the proposed compulsory acquisition of a derelict site and the objection is not withdrawn, the derelict site shall not be acquired compulsorily by the Local Authority without the 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 28th day of May 2025

Signed:



Kieran Kehoe

Chief Executive

Meath County Council.

Comhairle Chontae na Mí

*Tearbh Buvinda, Bóthar Atha Cliath, An Uaimh,
Contae na Mí, C15 Y291*

Fón: 046 - 9097000/Fax: 046 - 9097001

E-phost: customerservice@meathcoco.ie

Web: 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

Web: www.meath.ie

Registration No.: 00172770

John Cunningham,
Ternon,
Virginia,
Co Cavan.

Our Ref: DS-1182

Date: 13th January 2025

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

Dear Mr Cunningham,

I wish to acknowledge receipt of your letter dated 16th 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 derelictsites@meathcoco.ie.

Yours sincerely,

Mark Nílan
Derelict Sites
Rural Regeneration
Meath County Council

FERRIS & ASSOCIATES

INSOLVENCY & CORPORATE SERVICES

12 June 2012

MVF/ST/EMC

Companies Registration Office,
Parnell House,
14 Parnell Square,
Dublin 1.

RE: TRONMARRON LIMITED
(In Receivership)

Company Number:- 313937

Dear Sirs,

In accordance with Section 52 of the Company Law Enforcement Act 2001, it is my opinion that the above company is insolvent.

I trust this in order.

Yours sincerely
For and on behalf of
TRONMARRON LIMITED
(In Receivership)


MARTIN V. FERRIS
RECEIVER AND MANAGER



COURTS SERVICE
An tSeirbhís Chúirteanna

Edward Cunningham
Athlumney
Navan
Co. Meath

21st July 2008.

My Ref: S/177/08

RE Irish Nationwide Building society -v- Automobile Europe Limited

Dear Sir,

I refer to your Letter of 4th June 2008. I have investigated the matter and I do not have any record of your applying to the Court to be joined in the above proceedings, or making the case you set out in your letter. I have no choice therefore but to enforce the order of the Court.

If you wish to bring any application to prevent this happening please do so forthwith otherwise

I hereby give you notice that an Order for Ejectment for the recovery of the above mentioned Premises has been lodged with me for execution and I will issue a warrant to my Court Messengers to execute the said Order and deliver possession of said premises

On Wednesday 27th August 2008.

If you have any goods on the premises it would be as well for you to have them removed, otherwise my Court Messengers will put them out on the road, and I shall not be responsible for any loss incurred through breakage or theft.

Yours faithfully,

Mary O'Malley
County Registrar for the County of Meath











