

## Yvonne Hyland

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**From:** Yvonne Hyland  
**Sent:** Wednesday 20 August 2025 13:44  
**To:** lianhann123@hotmail.com  
**Cc:** Vacant Homes  
**Subject:** FW: 4 Castlegrove, Julianstown, Co Meath.  
**Attachments:** 3. Signed Statutory Notice of CPO - 4 Castlegrove, Julianstown.pdf; 5. Signed Notice to owner of CPO - 4 Castlegrove, Julianstown.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Yvonne

Lisa & Dwane,

As Meath County Council did not receive any evidence of occupancy for the property at 4 Castlegrove, Julianstown, Co Meath, compulsory purchase proceedings have now commenced. Please see attached a copy of the Notice to Owners re same as well as a copy of the compulsory purchase order and associated map. A hard copy has been posted by registered post to the vacant property but if you wish to provide an alternative address, we can send a copy there. The attached letter details how you can make an objection to the compulsory purchase of the property through An Comisiún Pleanála. Please note the council cannot accept any objections at this stage.

Many Thanks,

**Yvonne Hyland**

Vacant Homes Officer | Rural Regeneration Team  
Meath County Council, Buvinda House, Dublin Road, Navan, Co Meath  
[vacanthomes@meathcoco.ie](mailto:vacanthomes@meathcoco.ie) | 046 90 97000 | [www.meath.ie](http://www.meath.ie)



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**From:** Vacant Homes  
**Sent:** Monday 14 July 2025 14:46

**To:** lianhann123@hotmail.com

**Cc:** Vacant Homes

**Subject:** FW: 4 Castlegrove, Julianstown, Co Meath.

Hi Lisa,

Further to my email below to you on 18<sup>th</sup> June last, can you advise if you intend to submit the requested 3 x recent ESB bills to confirm occupancy of the property at 4 Castlegrove, Julianstown, Co Meath?

Failing receipt of these bills which evidence the occupation of a property by showing normal ESB usage, please be advised that I anticipate that the compulsory purchase process will commence on this property at the end of July or beginning of August 2025.

Many Thanks,

**Yvonne Hyland**

Vacant Homes Officer | Rural Regeneration Team

Meath County Council, Buvinda House, Dublin Road, Navan, Co Meath

[vacanthomes@meathcoco.ie](mailto:vacanthomes@meathcoco.ie) | 046 90 97000 | [www.meath.ie](http://www.meath.ie)



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**From:** Vacant Homes <[vacanthomes@meathcoco.ie](mailto:vacanthomes@meathcoco.ie)>

**Sent:** Wednesday 18 June 2025 10:41

**To:** 'LISA BYRNE' <[lianhann123@hotmail.com](mailto:lianhann123@hotmail.com)>

**Cc:** Vacant Homes <[vacanthomes@meathcoco.ie](mailto:vacanthomes@meathcoco.ie)>

**Subject:** RE: 4 Castlegrove, Julianstown, Co Meath.

Hi Lisa,

This property has been on the vacant homes list since 2020 but it is believed to have been vacant for many years prior to this date. I am aware of previous correspondence issued to you and received by you over the years stating the property is not vacant and that you have cleaned up the outside of the property in the past when required to do so. I inspected the property on 6<sup>th</sup> June last and believe the property is vacant and has been for a long time. The council have inspected this property numerous times over the last few years.

Under the government's Housing for All Action Plan, local authorities have been given additional powers to pursue vacant properties using the compulsory purchase (CPO) process. You can view this plan here for further information on this.

<https://www.gov.ie/en/department-of-housing-local-government-and-heritage/publications/housing-for-all-a-new-housing-plan-for-ireland/#view-the-plan>

The legislation that properties can be compulsorily acquired under is as below:

In accordance with Section 76 and the Third Schedule to the Housing Act, 1966, as extended by Section 11 of the Local Government (No. 2) Act, 1960, as amended by the Planning and Development Acts, 2000 – 2023, The Housing Acts 1966-2019 and The Local Government Acts 1925-2009

The CPO process is used where deemed necessary to return vacant properties into use. As mentioned on the phone, the process goes through An Bord Pleanala and owners of such properties are given an opportunity to raise an objection with the Board directly. This may or may not lead to an oral hearing where you plead your case. Ultimately An Bord Pleanala will make a decision as to whether the local authority have fair grounds to acquire a property via this method. If the Board confirm the CPO, then it becomes a legal process whereby the council will have the legal right to take possession of the property. As mentioned to you before the owners are entitled to compensation to the market value of the property.

If as you claim, this is your home and you live in the property on a full time basis, the only way to confirm this is to provide evidence and this is in the form of electricity consumption at the property. The local authority can determine the difference between low usage pattern and normal living activity in a household. I have asked you to provide us with your last 3 x ESB bills so that we can confirm the usage. The onus is now on you as owner to confirm the property is not vacant to avoid the CPO process commencing. At this point the council are satisfied that the property at 4 Castegrove, Julianstown, Co Meath is and has been vacant for a long time. I look forward to receiving the ESB bills as discussed and which you said you would submit when we spoke on the phone yesterday.

Many Thanks,

**Yvonne Hyland**

Vacant Homes Officer | Rural Regeneration Team

Meath County Council, Buvinda House, Dublin Road, Navan, Co Meath

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**From:** LISA BYRNE

**Sent:** Tuesday 17 June 2025 14:50

**To:** Vacant Homes

**Subject:** 4 Castlegrove

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Yvonne,

As per tel conversation. I require a list of what you need to remove my home from a list of vacant properties. This is my home. I do not own another property. Taking possession of my home would make me homeless I do not understand how taking pictures of my garden renders my home vacant. My garden has not yet been cut. I have been unwell attending hospital appointments and tests with visits to A and E. My son also has a cardiac complaint.

I would like to know what documents are required and under which law I am obliged to furnish these exact documents to you. This is my private dwelling. My electricity account in my name. All of my

accounts are at my address. You told me that this is not proof of occupancy today on the phone.

What is then and why do I need to provide this to you?

Please urgently supply what information is required and why and under what law do I need to give this to you.

Kind Regards

Lisa Byrne

Homeowner.

Sent from [Outlook for Android](#)