
MEATH COUNTY COUNCIL - INTERNAL REPORT – VACANT HOMES

From: Yvonne Hyland, Vacant Homes Officer, MCC

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

Date: 12th August 2025

Reference: Vacant Property at 4 Castlegrove, Julianstown, Co Meath A92 Y7N5 – MH16216F

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

Background and Inspections

2019 Vacant Homes section advised of vacancy via complaints made to Environment section relating to the condition of the exterior of the property. VHO spoke to the neighbours who confirmed long term vacancy. VHO then sent a letter to property asking owners to make contact to discuss their plans for the property.

2020 In July, VHO sent another letter to property but did not receive a response. Property was referred to Derelict Sites in Environment section at the time. In September and October, Environment issued numerous letters to the owners on foot of complaints received from neighbouring properties about the condition of the property. In December, the Derelict Sites Officer (DSO) at the time, inspected the property again and found only minor improvements had been made and advised the owners to improve the condition to the rear.

Feb 2021 Derelict Sites Officer placed a Section 8 (2) Notice on the property.

March 2021 Property owner sent in written correspondence to the DSO advising that the property was not neglected and that much of the rubbish had been cleared. DSO re-inspected the property and was satisfied that the exterior was improved but the inspector did not believe the property to be occupied at any time during any of the inspections carried out.

No further activity by Meath County Council on this property until 2024 although it remained a property of note on the Vacant Homes Log.

May '24 DSO inspected the property and noted it to be overgrown again and very likely still vacant.

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- Feb '25 DSO referred property to VHO as he believed it to be vacant as opposed to derelict.
- 6th June '25 VHO inspected property and found it to be obviously vacant with vegetation to the rear at window level and the front also overgrown. There was no answer at the door. A letter was issued to the property on the 6th June advising of supports available to property owners and that this was the final attempt to engage with owners re bringing the property back into use before CPO commences.
- 17th June '25 VHO called the neighbour who confirmed that property remains vacant and has been for many years. Call received from owner saying she received the letter and denying that the property was vacant. Owner claims the property is her home and has always lived there. VHO advised owner that the council are confident the property has remained vacant for many years and that CPO proceedings were imminent. Owner was asked to provide 3 x recent ESB bills confirming regular usage at the property. The owner said she would do that but that there was an issue with the ESB and they had closed her account. VHO asked her to clarify when this happened and how she still had electricity, but she was adamant the power was still turned on. VHO also advised of the recent inspection to the property.
- 18th June '25 VHO received an email from owner asking for details of legislation that allowed the council to CPO her property. VHO responded with requested information and further detailed how the CPO process works and advising her of her right to submit an objection to ACP (at the time). VHO also clarified why ESB was the required method to prove occupancy of a property and advised CPO would not proceed if she provided this as evidence of occupancy.
- 14th July '25 VHO emailed owner again to ask for the required ESB bills and advised that failing to receive them, would mean the CPO process would commence by end July or beginning of August '25.
- 12th Aug '25 VHO has not received ESB bills and there has been no further contact from the owners.

Ownership

Lisa Byrne and Dwane Sheridan are the registered property owners since 26 OCT 2005.

As per the Folio MH16216F downloaded on 16th February 2021, and again on 17th July 2025, there is a charge registered to EBS Building Society since 26 OCT 2005 indicating there is possibly a mortgage on the property. The previous burden was to Meath County Council for a 25 year period from 1979 which expired in 2004. No other current burdens registered on the folio.

Recommendation

VHO & Environment section have spoken to the neighbours and visited this property on several occasions over the last 5 years as well as having received several complaints relating to the vacancy and poor condition of the property. The VHO has spoken to the property owner who is adamant she lives in the property. However, the owner has failed to provide evidence to support this claim.

The VHO is satisfied that the property has been vacant for many years. Because this owner refuses to admit the property is vacant and look at the VPRG as a means to bring it back into use and has failed to provide the evidence to the contrary, the option of CPO as a last resort to bring the property back into use is required.

The Housing Section of Meath County Council confirmed by email that they would have a need for the property for social housing if the property is compulsorily acquired.

In accordance with Section 76 and the Third Schedule to the Housing Act, 1966, as extended by Section 11 of the Local Government (No. 2) Act, 1960, as amended by the Planning and Development Acts, 2000 – 2023, The Housing Acts 1966-2019 and The Local Government Acts 1925-2009, I recommend that Meath County Council (MCC) commence proceedings to compulsorily acquire No.4 Castle Grove, Julianstown, Co Meath, A92 Y7N5 in August 2025.



Yvonne Hyland
Vacant Homes Officer
Meath County Council