



An
Bord
Pleanála

Inspector's Report

ABP-321803-25

Development

Application for consent for
Compulsory Acquisition of a Derelict
Site

Location

Mathews Lane South, Lagavooren,
Drogheda, Co. Meath

Planning Authority

Meath County Council

Notice Party:

Tom O'Gorman

Kevin Martin

Date of Site Inspection

29th May 2025.

Inspector

Lucy Roche

1.0 Introduction

- 1.1. This case relates to a request by Meath County Council for the consent of An Bord Pleanála to the compulsory acquisition of the subject site at Mathews Lane South, Lagavooren, Drogheda, Co. Meath, in accordance with the provisions of the Derelict Sites Act 1990, as amended.
- 1.2. The main parties in this case are:
- Meath County Council (MCC)
 - Thomas O’Gorman, Owner and objector in this case
 - Eileen Burke, Owner
 - Kevin Martin, Architect and objector on behalf of owner.

2.0 Site Location and Description

- 2.1. The property which is the subject of this CPO (referred to hereafter as the ‘subject property’) is in the urban neighbourhood of Lagavooren, at the southwestern outskirts of Drogheda. The site is situated on and is accessed from Matthews Lane South (L-16016) via the R152 regional road which links Drogheda to the M1 at junction 8. The subject property is within the Knights Wood residential estate and is bounded to the south and east by residential properties and to the north by a creche.
- 2.2. The subject property comprises detached dwelling, garage and associated curtilage. It has a stated area of 0.211ha and is included in Land Registry Folio MH5714F and shown on drawing DS-1153. The subject property is not listed as a Protected Structure and is not listed on the National Inventory of Architectural Heritage (NIAH). The site is not located within an Architectural Conservation Area (ACA).
- 2.3. On the day of my site inspection, I was unable to gain entry to the site; however, I was able to view the property from the public road to the west and from the internal estate road serving Knights Wood to the south. The dwelling and garage structures were in a clear state of dereliction. The curtilage of the property was overgrown and unkempt. The overall property was unsightly and neglected.

3.0 Application for Consent of Acquisition

- 3.1. Meath County Council has applied to the Board for consent to compulsorily acquire the subject site under section 14/16 of the Derelict Sites Act, 1990, as amended. I note that this application is subsequent to Meath County Council serving of notice under Section 15 of the Act on the Derelict Sites Act, 1990, as amended, (i.e. advising of the Local Authority's intention to acquire compulsorily under the said Act, the derelict site as described).

4.0 Application and Objection

4.1. Notice of Intention to acquire.

- 4.1.1. Notice of Meath County Council's intention to compulsorily acquire the site was served by way of a signed noticed dated the 28th of November 2024, affixed to the property itself, by registered post to owners Tom O'Gorman and Eileen Burke, by email to Tom O'Gorman and by advertising in the Meath Chronicle Newspaper published on the 7th of December 2024.
- 4.1.2. The site was described in the notices, as follows:
- Map reference: DS-1153
 - Address: Matthews Lane Sough, Lagavooren, Drogheda, Co. Meath
 - Description: Derelict detached dwelling and garage ,
- 4.1.3. I consider the notices were in accordance with the requirements of Section 15 (1) (a) and (b) of the Derelict Sites Act 1990, as amended.

4.2. Objection to Acquisition

- 4.2.1. Meath County Council received objections / submissions to the proposed compulsorily acquisition via email from:
- Kevin Martin – Architect, Greyfort Energy Limited (9th of December 2025)

- Tom O’Gorman – Owner (13th of December 2025)

4.2.2. The objections / submissions can be summarised as follows:

- In his email of the 9th of December 2024, Kevin Martin confirmed that his firm had been engaged to design and submit a suitable planning application for residential units on the subject site. It was also confirmed that the existing house had been boarded up and secured to prevent entry and perimeter fencing erected to secure the site (photographs were included to demonstrate same). The submission also outlines the intention to submit a planning application within 7-14 days unless a pre-planning meeting can be arranged in which case the application would be deferred pending the outcome of the meeting.
- In his email of the 13th of December 2025, Tom O’Gorman confirms the intention to retain and develop the site upon receiving a grant of planning and that they are waiting for confirmation of a pre planning date/ meeting for this week.

4.3. **Local Authority’s Application for Consent**

4.3.1. The Local Authority requests the consent of the Board to the compulsory acquisition of the derelict site. The application for consent was received on 31st of January 2025 and included the following:

- Copy of the 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.
- A copy of the Senior Executive Officer’s recommendation to the Chief Executive to acquire the derelict site compulsorily, dated 25th of November 2024
- A copy of the Chief Executive Order, dated 25th of November 2024
- Copies of the Notices served on Registered Owners
- Copy of the newspaper notice, dated 7th December 2024
- Site Maps

- Submission with objection to compulsorily acquisition, made by Tom O’Gorman (owner) and Kevin Martin (architect)
- A report from Meath County Council which sets out the local authority’s need to compulsory acquire the property, the background to the case and their comments regarding the objection received.

4.3.2. Copies of the notice issued to the owner/lessee/occupier in accordance with section 15 of the Derelict sites Act 1990, as amended were requested by An Bord Pleanála on the 21st of March 2025 and received on the 25th of March 2025.

4.3.3. The report from Meath County Council (MCC) can be summarised as follows:

Background:

- May 2023: – MCC first inspected the property following a complaint from the neighbouring property owners regarding anti-social behaviour on the site, unrestricted access from Knight’s Wood Estate, the neglected appearance and the condition of the property. Safety concerns were also raised. At this time both the dwelling and garage were seen to be in a ruinous state with no roof, windows or doors. The site was accessible and displayed signs of anti-social behaviour with graffiti, litter and alcohol apparent.
- 9th of June 2023: - MCC issued a Section 8(2) notice of intention to add the site to the Derelict site Register.
- July and August 2023: - MCC communicated directly with the property owner, Mr. Tom O’Gorman regarding the condition of the site. It was agreed that Mr. O’Gorman would carry out temporary works to the site while developing a planning application to be submitted by the end of 2023.
- March 2024: - MCC received further complaints regarding the condition of the site and the high level of anti-social behaviour.
- 28th March 2024: - MCC emailed Tom O’Gorman to request a call discuss progress on site and the issues noted by members of the public. No response was received.
- 12th April 2024: - MCC inspected the site. At this time, it was noted that the issues discussed in August 2023 had not been rectified. The site had not been secured to restrict access; the building had not been secured to restrict

access and waste remained on site. It was also noted that no progress had been made on the discussed planning application.

- 25th April 2024: - MCC issued a Section 8(7) notice adding the site onto the Derelict Sites Register. No communication was received from the owners following this notice.
- 23rd September 2024: - MCC inspected the site. It was noted at this time that some efforts had been made to restrict access onto the site. This included Harris fencing on the exposed side of the site which bordered the Knight's Wood estate. It also included steel shuttering on the first floor of the dwelling and removal of the roof from the garage. However, access onto the site had been gained through a hole in the Harris fencing, which was leading to continued anti-social behaviour on site. It was also noted that no progress had been made regarding the submission of a planning application for the site. no request for a pre-planning application had been made.
- 25th November 2024: - MCC signed a notice under Section 15 of the Derelict Sites Act 1990 as amended of intention to acquire the derelict property. The notice provided a deadline of 13th January 2025 for submissions.
- 9th December 2024: - MCC received a submission (via email) from Kevin Martin.
- 13th December 2024: - MCC received a submission (via email) from Tom O'Gorman.
- Following the issuing of the Section 15 Notice of Intention to Compulsory Acquire, a request for a pre-planning meeting was made by the architect for the site, Kevin Martin. The pre-planning meeting, which was held on the 16th of January 2024, highlighted a significant number of issues with the proposed design which will ultimately require a complete redesign.

MCC's Comment on Objection

- MCC engaged with Tom O'Gorman in July and August 2023 at which time commitments were made to submit a planning application by the end of summer 2023 and to carry out temporary improvement works. However, by April 2024 no planning application was made, and insufficient temporary

works had been carried out. Furthermore, the owner of the site failed update MCC regarding progress until the issuing of the Section 15 notice.

- The submission provided by Kevin Martin discusses the efforts of the owner to seek planning permission for the site and securing the site to restrict anti-social behaviour. However, this same message was communicated by Tom O’Gorman in August 2023 and yet no planning application has been made, and the site remains in a derelict condition.
- It’s clear to MCC that without the issuing of the Section 15 Notice of Intention to Compulsory Acquire, there would not have been any request for a pre-planning meeting. Furthermore, the pre-planning meeting highlighted the unsuitability of the design for the site with numerous issues noted by the Planner. MCC are of the opinion that the request for a pre-planning meeting was done in an effort to discourage any further action through Derelict Sites.
- The submission provided by the owner, Tom O’Gorman, was extremely brief. The submission noted that it is the intention of the owner to develop the site following a successful planning application. However, the submission did not include any intention to improve the appearance of the site while awaiting a planning application.
- The owner has failed to remove the dereliction since purchasing the site in April 2022. Furthermore, the owner is no further along with receiving a planning application for the site. MCC strongly believe that without further intervention this property will continue to remain in a derelict condition.

4.4. Objectors Submission:

An objection was received from Kevin Martin – Architect, Greyfort Energy Limited on behalf of the property owner, via e-mail on the 25th of March 2025. The submission comprises can be summarised as follows:

- The current owner has held the site for approximately two and a half years and has not had sufficient time to affect any substantial development or to regenerate the property. The sites dereliction cannot be attributed to the

current owner. The property has been on the Derelict Site Register for less than one year.

- Object strongly to the statement of MCC that no action has taken place. The current owner has taken the proactive steps to manage the property, including:
 - Securing the site by erecting Harris fencing to prevent unauthorised access.
 - Cleared all the briars, scrub and overgrowth and removed same from the site. The westmost boundary was cleared of scrub and overgrowth. All the overhanging trees and branches were cut back or removed
 - Removed, tidied and managed the waste on site.
 - The entrances, ground floor doors and windows, to the house were blocked up with OSB board and painted.
 - Removed the garage roof to discourage its use for anti-social behaviour
 - The fencing and boarding are inspected periodically to ensure they remain intact, and no vandalism has occurred
 - Engaged with MCC's Planning Department regarding a development proposal for the site
 - Submitted a planning application for the demolition of the derelict structure and clearance of the site.
- Given these proactive efforts, the compulsory acquisition is neither warranted nor in the public interest as the owner is actively working towards the redevelopment of the site. Forcing the acquisition of the site under such circumstances would unfairly penalise the current owner for issues outside of their control undermining their ability to recover the property's value or to address the necessary redevelopment.
- The Derelict Sites Act 1990 allows for compulsory acquisition where there has been persistent neglect of a property, yet it is unreasonable to suggest that an owner who has only recently acquired a site should be subject to a CPO. Case law from An Bord Pleanála demonstrates that an owner's active engagement with the planning process is a significant factor in rejecting compulsory acquisition orders.

- A formal planning permission application to demolish the existing derelict structure and site clearance has been lodged, demonstrating a clear intent to improve the site. Planning application reference number: 2560175.
- The assertion that the site remains derelict and should be compulsorily acquired is incorrect and disregards the proactive steps taken to advance its development. The property owner has been in continuous and constructive discussions with Meath County Council Planning Department regarding development plans for the site. This engagement demonstrates an intention to improve the site in accordance with proper planning guidelines.
- We have engaged in multiple pre-planning consultations with Meath County Council planning officials regarding the redevelopment of the site. The last design iteration submitted to the planners for comment is enclosed with this submission.
- MCC has not demonstrated that the acquisition of this site is the only or best means to achieve redevelopment. Since the property owner is already progressing a housing project, it is inappropriate and disproportionate to remove the site from private ownership through compulsory acquisition. The use of a compulsory acquisition order is both premature and an overreach of statutory powers.
- The application by Meath County Council to compulsorily acquire the land should be evaluated against the principle of proportionality.
- Granting this Compulsory Acquisition Order would set an unreasonable precedent that discourages private investment in urban renewal and undermines fundamental property rights.

4.5. Oral Hearing

No request has been received for an Oral Hearing.

5.0 Planning History

MCC Ref. No: 2560175 Permission **granted** 17/04/2025 for the demolition of the existing derelict house and domestic garage and the clearance of debris and scrub from the site.

6.0 Legislation and Policy Context

6.1. Derelict sites Act 1990 (as amended)

6.1.1. The Derelict Sites Act 1990, as amended, makes provisions to prevent land being or becoming a derelict site. Amongst other things, it enables Local Authorities to require landowners or occupiers to take measures on derelict sites and, in certain circumstances, to acquire derelict sites compulsorily.

6.1.2. Section 3 of the Act defines 'derelict site' as:

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

(a) the existence on the land in question of structures which are in a ruinous, derelict or dangerous condition, or

(b) the neglected, unsightly or objectionable condition of the land or any structures on the land in question, or

(c) the presence, deposit or collection on the land in question of any litter, rubbish, debris or waste, except where the presence, deposit or collection of such litter, rubbish, debris or waste results from the exercise of a right conferred by or under statute or by common law.”

6.1.3. Other relevant provisions of the Act are summarised below:

- Section 8 requires Local Authorities to establish a register of derelict sites in their functional area and to serve notices on occupiers/owners of their intention to do so.
- Section 9 places a duty on every owner and occupier of land, to take all reasonable steps to ensure that the land does not become or does not continue to be a derelict site.

- Section 10 places a similar duty on Local Authorities to take all reasonable steps, including the exercise of any appropriate statutory powers, to ensure that any land in their functional area does not become or continue to be a derelict site.
- Section 11 enables Local Authorities to serve a notice on an owner or occupier of land, requiring them to take specified measures to prevent land becoming or continuing to be a derelict site.
- Section 14 provides that a Local Authority may acquire by agreement or compulsorily any derelict site situated in their functional area.
- Section 15 sets out arrangements for giving notice, if the Local Authority intend to acquire a derelict site compulsorily.
- Section 16 sets out arrangements if the owner/occupier wish to object to the acquisition. Specifically, section 16, as amended, provides that where an objection is made, the derelict site shall not be acquired compulsorily by the Local Authority without the consent of the Board.

6.2. Meath County Development Plan 2021-2027 (as varied)

6.2.1. The subject property is zoned A1 Existing Residential in the Meath County Development Plan 2021-2027 (as varied), the objective of which is to protect and enhance the amenity and character of existing residential communities

6.2.2. The following Objective is considered relevant:

ED POL 38: To promote the reuse or reactivation of vacant and under-utilised properties/shop units in order to assist within the regeneration of streets and settlements in the County.

7.0 Assessment

7.1. Site Inspection:

7.1.1. I did not gain access to the site or structures on the date of inspection; however, I was able to view the subject property from the public road to the west and from the internal access road serving Knight's Wood, to the south. My observations of the site on the date of the inspection include the following:

- The two-storey structure is partially visible from the public road to the front of the property.
- The main entrance to the site from the public road was blocked up. Fencing had been erected along the southern boundary restricting access.
- A Site Notice had been erected at the entrance to the property. The notice outlined the intention of Kevin Martin to apply for planning permission for the demolition of the existing derelict house and domestic garage and the clearance of debris and scrub from the site. The notice was dated 22nd February 2025.
- The structure (dwelling) was in a clear state of dereliction with only the shell of the structure remaining. It was partially overgrown with vegetation.
- The garage structure to the side (north) of the derelict dwelling was obscured by vegetation.
- The curtilage of the subject property was overgrown and unkempt. I did not observe the presence, deposit or collection on the land in question of any litter, rubbish, debris or waste; however, there were signs of anti-social behaviour – graffiti on the building.
- The surrounding area is predominantly residential in nature, is attractive and well maintained. A creche facility borders the site to the north.

7.2. Category of Dereliction

7.2.1. I note that the Local Authority considered that the property and lands fell under Categories (a) (b) and (c) of Section 3 of the Derelict Sites Act 1990, as amended:

(a) the existence on the land in question of structures which are in a ruinous, derelict or dangerous condition, or

(b) the neglected, unsightly or objectionable condition of the land or any structures on the land in question, or

(c) the presence, deposit or collection on the land in question of any litter, rubbish, debris or waste, except where the presence, deposit or collection of such litter, rubbish, debris or waste results from the exercise of a right conferred by or under statute or by common law.”

7.2.2. Based on my site inspection, it is my view that the subject structures and lands fall under Categories (a) and (b) of Section 3 of the Derelict Site Act 1990, as amended (DSA).

7.2.3. The dwelling and garage structures are in a clear state of dereliction. Only the shell of the two-storey dwelling remains, and it is partially overgrown with vegetation. I would have concerns regarding its structural stability of the derelict structure. The garage was obscured by vegetation and the grounds were overgrown and unkempt. The property is reasonably secure with fencing having been erected along the southern boundary. It is my view that the subject property, the dwelling, garage and its curtilage are in a neglected, unsightly and objectionable condition. I observed no clear evidence of litter, debris, rubbish or waste at the subject property. I therefore do not consider that the site falls under Category (c) of the Derelict Sites Act 1990, as amended.

7.3. Action of Local Authority

7.3.1. I note the actions of the Local Authority, and the statutory notices served on the

owner/occupier in respect of the site. Section 8(2) notices were served on the owner/occupiers on the 9th of June 2023, advising of the Local Authority's intention to enter the site on the Derelict Site Register. Section 8(7) notices were served on the 25th of April 2024, advising that the site had been entered on the Derelict Sites Register. I have reviewed the Derelict Sites Register dated March 2025 which is available from Meath County Councils' website, and I note that the subject property is indicated to have been entered onto the Register on 25th April 2024, ref. no. DS-1153.

- 7.3.2. Notice of Meath County Council's intention to compulsorily acquire the site was served by way of a signed notice dated the 28th of November 2024, affixed to the property itself, by registered post to owners Tom O'Gorman and Eileen Burke, by email to Tom O'Gorman and by advertising in the Meath Chronicle Newspaper published on the 7th of December 2024.
- 7.3.3. Having regard to the above, I am satisfied that the Local Authority complied with the requirements of Section 8(2), Section 8(7) and Section 15 of the Derelict Sites Act 1990, as amended.
- 7.3.4. I note that Local Authorities have a duty (under section 10) "to take all reasonable steps (including the exercise of any appropriate statutory powers) to ensure that any such land does not become/continue to be a derelict site. In this instance I note that Meath County Council have engaged with the Notice Party since June 2023 with regards to the derelict state of the property. As set out in their report accompanying this application, it is the opinion of MCC that the applicant has failed to remove the dereliction since purchasing the site in April 2022 and has failed to advance proposals for the lodgement of a planning. It is their contention that without further intervention this property will continue to remain in a derelict condition. I accept that the Local Authority has taken steps in consultation with the notice party to bring the property out of dereliction.
- 7.3.5. Having regard to the foregoing I am satisfied that the Local Authority gave notice parties sufficient time and opportunity to address the dereliction. Therefore, I am

satisfied that the efforts of the Local Authority have been fair and reasonable in accordance with the legislation.

7.4. Compliance with Development Plan

- 7.4.1. I note that the Meath County Development Plan 2021-2027, specifically ED POL 38, seeks to reuse and reactivate vacant and underutilised properties to assist in the regeneration of streets and settlements. I consider that the subject property detracts to a material degree from the character and appearance of the surrounding residential area. As set out in their report accompanying this application, MCC are committed to removing the dereliction should the site come into their ownership.
- 7.4.2. Therefore, I consider that the proposed compulsory acquisition would be consistent with the policies and objectives of the Development Plan and would contribute to the regeneration of the area.

7.5. Action of the Owner to Address Dereliction

- 7.5.1. I note that an objection to the proposed compulsory acquisition lodged for and on behalf of the property owner on the 25th of March 2025.
- 7.5.2. The main basis for the objection is that the current owner of the property has not been given sufficient time to affect any substantial development or regeneration of the property. The current owner has only held the property for two and a half years. The sites dereliction is the result of previous, long term neglect by the previous owners, which cannot be attributable to the current owners' actions. Notwithstanding, the current owner has taken proactive steps to manage the property, including works to secure the site and engaging with MCC's Planning Department regarding a housing development proposal for the lands.
- 7.5.3. I note that the owner / occupier of the land has obligations (under section 9 of the Act) to take all reasonable steps to ensure that any land does not become or does not continue to be a derelict site. I also note that Meath County Council have

engaged with the property owners since 2023 regarding to the derelict state of the property.

- 7.5.4. Having inspected the site, I note that while the property remains in a derelict state, efforts have been made to secure the property including the erection of Harris fencing along the southern boundary and the boarding up of windows and doors. Furthermore, I note that since the lodgement the application for consent for Compulsory Acquisition, planning permission has been secured (17/04/2025), under MCC Ref. No: 2560175 for the demolition of the existing derelict house and domestic garage and the clearance of debris and scrub from the site. If undertaken, the permitted works would render the site non-derelict. As such I consider that it would be reasonable to afford the owners of the property sufficient time to execute the permitted works. Therefore, I consider it appropriate, at this time, to refuse the Local Authority's application for consent to compulsorily acquire the site at Mathews Lane South, Lagavooren, Drogheda, Co. Meath

8.0 Conclusion

- 8.1. I am satisfied that the process and procedures undertaken by Meath County Council have been fair and reasonable, that Meath County Council has demonstrated the need for the lands and that all the lands being acquired are both necessary and suitable to ensure that the lands do not continue to be a derelict site.
- 8.2. Having regard to the constitutional and convention protection afforded to property rights, I consider that the proposed acquisition of the at Mathews Lane South, Lagavooren, Drogheda, Co. Meath as set out in the in the compulsory acquisition order and on the deposited maps, is rationally connected to, a legitimate objective in the public interest, namely, to ensure that the lands do not continue to be in a derelict condition.
- 8.3. I am further satisfied that the proposed acquisition of these lands was consistent with the policies and objectives of the Meath County Development Plan 2021-2027 (as varied), and specifically Objective ED POL 38 which seeks to reuse and reactivate vacant and underutilised properties to assist in the regeneration of streets and settlements

- 8.4. It is further acknowledged that at the time of the lodgement of the application with the Board, the acquiring authority had adequately demonstrated that the means chosen to achieve that objective would have impaired the property rights of affected landowners as little as possible, and that the effects of the compulsory acquisition on the rights of affected landowners were proportionate to the objective being pursued at the time.
- 8.5. However, having regard to the recent (17/04/2025) grant of planning permission for the demolition of the existing derelict house and domestic garage and the clearance of debris and scrub from the site. I am no longer satisfied that this is still the case. In this respect, I have considered alternative means of achieving the objective referred to in the submissions to the Board and am satisfied that the alternatives are such as to render the means chosen and the compulsory acquisition by the acquiring authority unreasonable or disproportionate.
- 8.6. I am no longer satisfied that that the grant of consent to the compulsory acquisition is justified by the exigencies of the common good, at this point in time. I am of the opinion that given the works carried out to secure the site and property and the existence of a valid planning permission, it would be appropriate to allow time to progress matters on site.

9.0 Recommendation

- 9.1. Notwithstanding the derelict condition of the dwelling and garage and the unsightly and objectionable condition of the structures and the land thereon which detract to a material degree from the amenity, character and appearance of the land in the neighbourhood of the land, taking account of the evidence of the ongoing efforts being made by the Notice Party to address the dereliction on the site, including works to secure the site and structures thereon and in obtaining planning permission for the demolition of the derelict house and domestic garage and the clearance of debris and scrub from the site, I do not consider it reasonable that the Local Authority seek to compulsorily acquire the land (at this point in time), as provided by Section 14 of the Act. I recommend, therefore, that the Board refuses consent to Meath County Council to the compulsory acquisition of the site.

10.0 Reasons and Considerations

10.1. Having regard to the derelict condition of the dwelling and garage structures and the unsightly and objectionable state of the land and structures, having considered the objections made to the compulsory acquisition, and:

- The constitutional and convention protection afforded to property rights,
- The public interest, and
- The provisions of Meath County Development Plan 2021-2027 (as varied),

it is considered that the site detracts to a material degree from the amenity, character and appearance of land in the neighbourhood of the land; however, having regard to the efforts made to date by the owner to address the matters that gave rise to the derelict condition of the site, including obtaining planning permission for the demolition of the derelict house and domestic garage and the clearance of debris and scrub from the site, the compulsory acquisition of the site by the local authority is not necessary in order to render the site non-derelict. The Board is not satisfied, therefore, that the objection made cannot be sustained, having regard to that said necessity and that the compulsory acquisition and its effects on the property rights of affected landowners are proportionate to that objective and justified by the exigencies of the common good.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Lucy Roche

Planning Inspector

23rd June 2025

Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	ABP-321803-25-		
Proposed Development Summary	Application for consent for Compulsory Acquisition of a Derelict Site		
Development Address	Mathews Lane South, Lagavooren, Drogheda, Co. Meath		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	
		No	X
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes		State the Class here.	Proceed to Q3.
No			No further action required
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes		State the relevant threshold here for the Class of development.	EIA Mandatory EIAR required
No			Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes		State the relevant threshold here for the Class of development....	Preliminary examination required (Form 2)
5. Has Schedule 7A information been submitted?			
No	X	Pre-screening determination conclusion remains as above (Q1 to Q4)	
Yes		Screening Determination required	

Inspector: _____ Date: _____