

DERELICT SITES AND PROPERTIES

WHAT IS A DERELICT SITE?

Under the Derelict Sites Act 1990 the definition of a derelict site is as follows: 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:

- the existence on the land in question of structures which are in a ruinous, derelict or dangerous condition, or
- the neglected, unsightly or objectionable condition of the land or any structures on the land in question, or
- 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.

136

Formal notices were issued in 2025



OUR ROLE IN TACKLING DERELICTION

Wexford County Council is responsible for dealing with derelict sites within the local area utilising the Derelict Sites Act 1990. This Act allows us to enforce the clean-up of these sites.

We can:

- Serve notices to owners to clean up derelict sites
- Prosecute owners who do not comply with notices served
- Make a Compulsory Purchase Order (CPO), carry out works to clean up the derelict site and charge the owner of the land for the cost of the works.

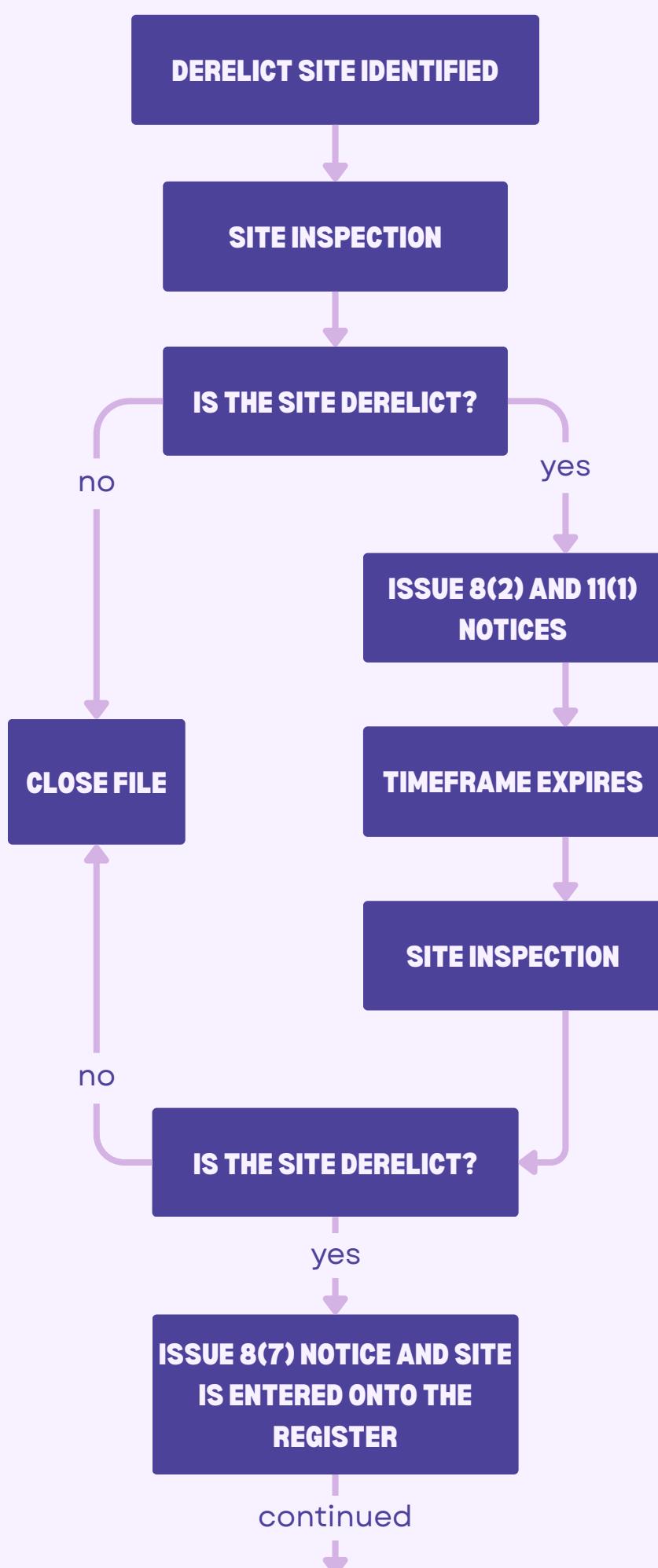
Further information can be found on the Wexford County Council Website at: www.wexfordcoco.ie/planning/building-control/derelict-and-vacant-sites

386

On site inspections were carried out in 2025



DERELICT SITES PROCESS



WHAT IS A SECTION 8(2) NOTICE?

This notifies the owner of the intention to make an entry on the derelict site register. The owner may make representations to Wexford County Council within the given timeframe on the notice for consideration.

WHAT IS A SECTION 11(1) NOTICE?

Includes the non-exhaustive list of works we consider necessary in order to prevent the land from becoming or continuing to be a derelict site. This notice also specifies a timeframe not less than one month in which the measures should be carried out.

WHAT IS A SECTION 8(7) NOTICE?

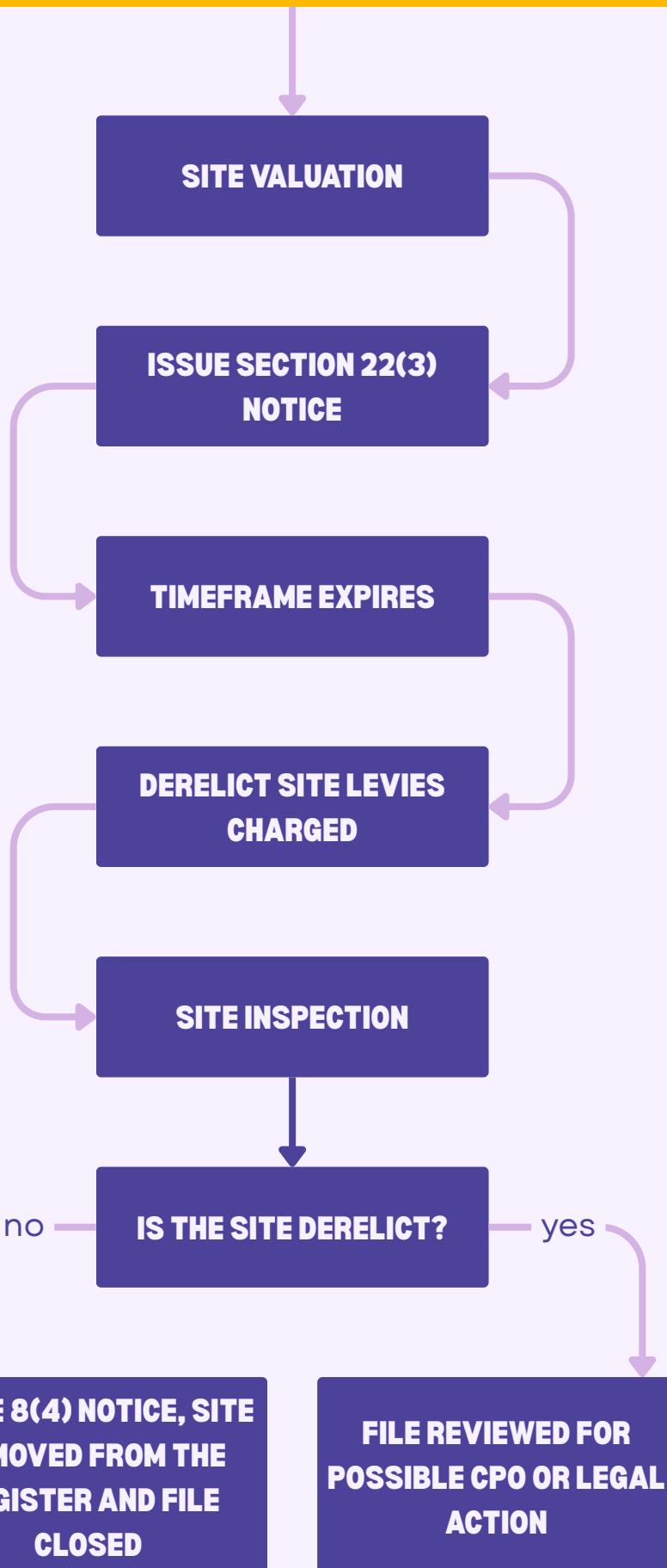
If a site remains in a derelict condition, this notice informs the owner or occupier that the site has been entered onto the register

WHAT IS THE DERELICT SITES REGISTER?

Wexford County Council must maintain a public Derelict Sites Register. This register can be viewed online or at the Planning Counter in Wexford County Council. The Register contains:

- The location of the derelict site
- Name and address of the owner/occupier
- Details of actions taken by the local authority
- Current market value of the site

DERELICT SITES PROCESS CONT.



WHAT IS A SECTION 22(3) NOTICE?

Following entry onto the register the site is valued this notice informs the owner that the market value of the site has been determined. The owner may appeal to the Valuation Tribunal Office against the determination made by the local authority within 28 days of the serving of this notice.

WHAT ARE DERELICT SITE LEVIES?

Following the valuation and serving of section 22 notice, the owner of urban land placed on the derelict sites register must pay an annual levy to the local authority. This levy is 7% of the market value of the land

WHAT IS A SECTION 8(4) NOTICE ?

Once the land ceases to be derelict this notice is issued to the owner and the site is removed from the derelict site register.

WHAT IS A CPO?

A Compulsory Purchase Order (CPO) is when a statutory body, including a local authority, compulsorily purchases a house or lands without the consent of the owner. Wexford County Council will first aim to reach an agreement with the owner or occupier to purchase the land. If this agreement cannot be reached, we can make a CPO

2025 OVERVIEW

300

open files were under investigation at the end of 2025

66

New derelict sites files were **opened** during 2025

42

Derelict site files were **closed** in 2025.

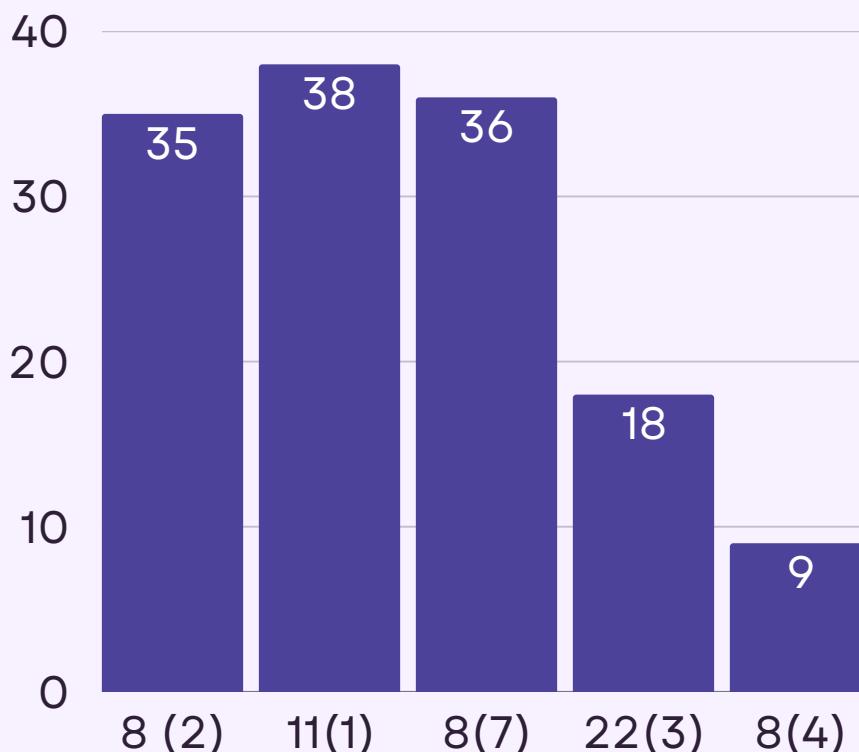


DERELICT SITE LEVIES

€325,850.00

across 28 properties charged in 2025

NOTICES ISSUED IN 2025



149

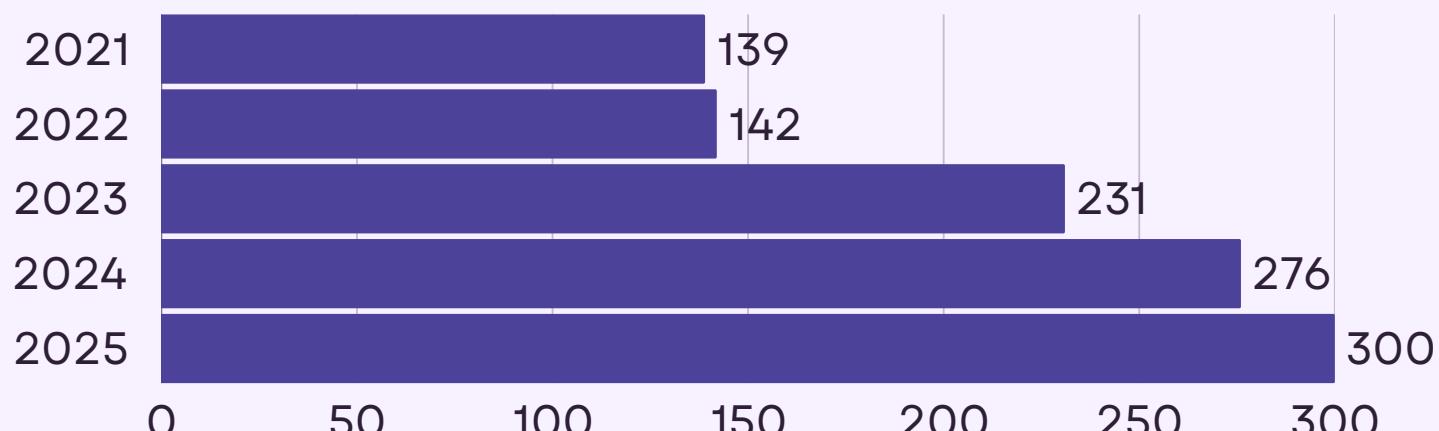
properties were on the Derelict Sites Register at the end of 2025

136

Derelict site notices were issued in 2025

5 YEAR OVERVIEW

OPEN FILES

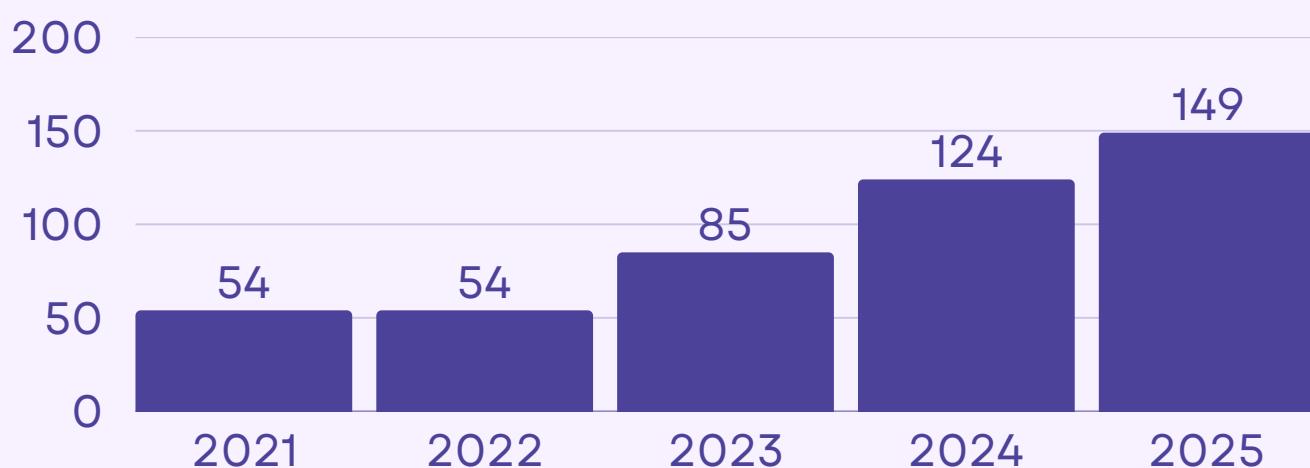


As of the 31st December each year

YEAR	2021	2022	2023	2024	2025
NEW CASES	55	48	138	87	66
CASES CLOSED	27	45	49	42	42

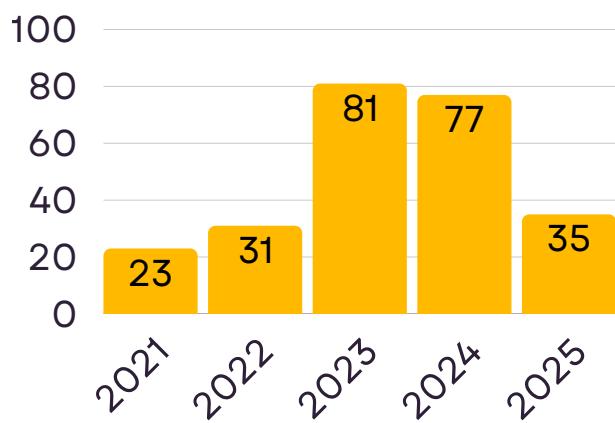
DERELICT SITES ON THE REGISTER

As of the 31st December each year

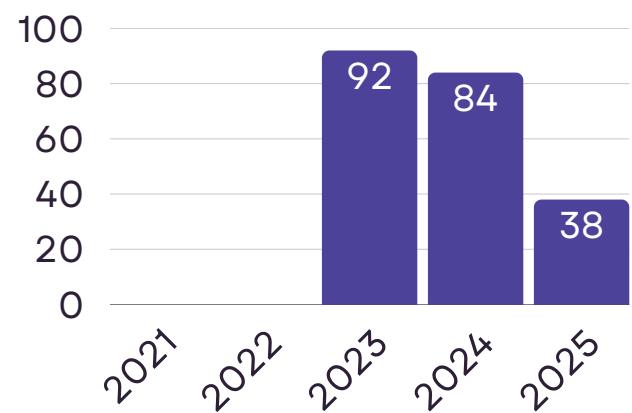


5 YEAR OVERVIEW CONT.

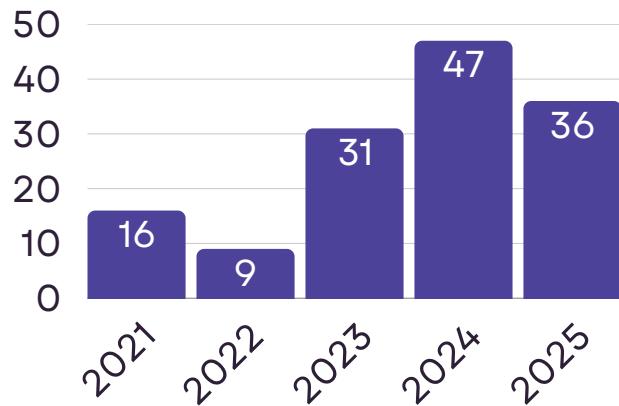
SECTION 8(2)



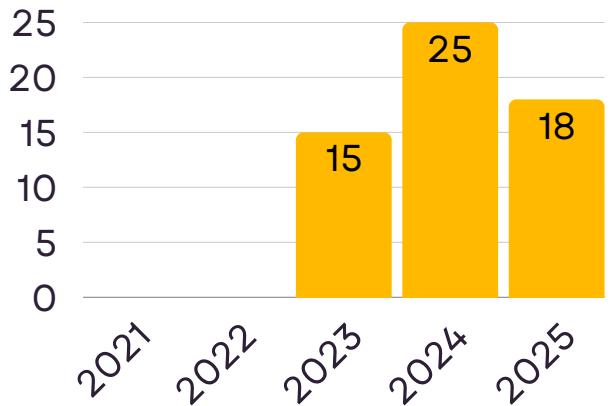
SECTION 11(1)



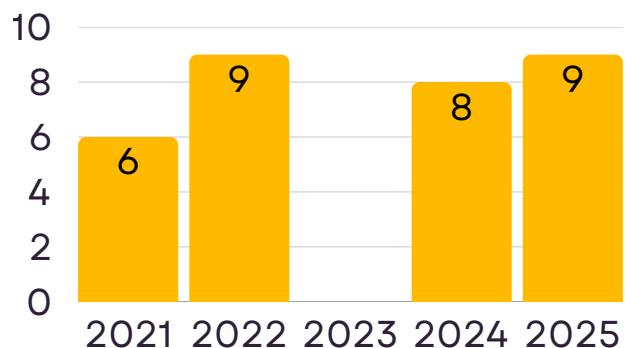
SECTION 8(7)



SECTION 22(3)



SECTION 8(4)



LEVIES CHARGED

Year	€
2021	126,840
2022	114,940
2023	242,340
2024	255,100
2025	325,850

BEFORE AND AFTER

Examples of derelict sites where owners have completed remedial works required to bring the property out of dereliction.



BEFORE AND AFTER

