



An
Bord
Pleanála

S18 Board Direction
BD-006198-20
ABP-306730-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/07/2020.

The Board determined that

- the site was a vacant site within the meaning of the Urban Regeneration and Housing Act, 2015, as amended, and
- the amount of the levy has been correctly calculated in respect of the vacant site,

for the following reasons and considerations.

Reasons and Considerations

Having regard to:

- (a) The information placed before the Board by the Planning Authority in relation to the entry of the site on the Vacant Sites Register,
- (b) The grounds of appeal submitted by the appellant,
- (c) The report of the Planning Inspector,
- (d) The neglected and ruinous condition of the buildings on site which detracts from the residential amenities of the area,
- (e) That the majority of the site is and was vacant,
- (f) The amount of the levy has been correctly calculated at 7% of the site value in 2019,
- (g) There has been no change in the ownership of the site,

the Board is satisfied that the site was a vacant site on the 1st of January 2019 and was a vacant site on 21 February 2020, the date on which the appeal was made and the amount of the levy has been correctly calculated. The demand for payment of the vacant site levy under Section 15 of the Urban Regeneration and Housing Act 2015 is, therefore, confirmed.

The Board considered that it is appropriate that a notice be issued to the planning authority who shall confirm the demand for payment.

Board Member

Date: 31/07/2020

Michelle Fagan