



Urban Regeneration and Housing Act 2015

Planning and Development Acts 2000 to 2019

Planning Authority: Wicklow County Council

Planning Register Reference Number: VS/Rathdrum/08

Appeal by Pinturas Limited care of sba Architects of D13 Nutgrove Office Park, Nutgrove Avenue, Rathfarnham, Dublin in accordance with section 18 of the Urban Regeneration and Housing Act 2015, as amended, against a demand for payment of vacant site levy issued by Wicklow County Council on the 28th day of January, 2020 in respect of the site described below.

Description: Market Place, Rathdrum, County Wicklow.

Decision

The Board in accordance with section 18(3) of the Urban Regeneration and Housing Act 2015, as amended, and based on the reasons and considerations set out below, hereby determines that the above site was a vacant site within the meaning of that Act, and the amount of the levy has been correctly calculated in respect of the vacant site.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to:

- (a) the information submitted to 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 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) that the amount of the levy has been correctly calculated at 7% of the site value in 2019, and
- (g) that 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 day of January, 2019 and was a vacant site on the 21st day of 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 also considers that it is appropriate that a notice be issued to the planning authority who shall confirm the demand for payment.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2020