



An
Bord
Pleanála

Board Direction
BD-001887-18
ABP-302146-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th November 2018.

The Board determined that, based on the information before it, the 0.17 ha site 'Area A' to the west of Main Street, Kilcoole, Co. Wicklow is a vacant site within the meaning of the Urban Regeneration and Housing Act, 2015, 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 and
- (d) the neglected and unkept condition and the under-utilised nature of the site, the storage of construction and other materials on the site and the presence of graffiti on stored containers, it is considered that it has adverse effects on the existing amenities and character of the area, and that insufficient reasons were put forward to cancel entry on the Vacant Site Register;

the Board is satisfied that the site was vacant or idle for the relevant period.

Note: In not agreeing with the Inspector's recommendation the Board, in addition to the reasons and considerations above, had regard to the prominent and central location of this zoned 'Town Centre' site in the village and that it comes within the criteria set out in Section 5(1)(b) of the Urban Regeneration and Housing Act 2015.

Board Member

Date: 10/12/2018

Eugene Nixon