



An
Bord
Pleanála

Board Direction
BD-002295-19
ABP-302330-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on the 4th day of February 2019.

The Board determined, generally in accordance with the Inspector's recommendation, that, based on the information before it, the site is not a vacant site within the meaning of the Urban Regeneration and Housing Act, 2015, as amended, for the following reasons and considerations.

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 inclusion of the site on the Register under both Section 5(1)(a) and Section 5(1)(b), which have distinct criteria, in the absence of adequate consideration of the distinct parts of the site and the specific tests outlined for each distinct part for the purposes of the Act, in particular whether that part of the site zoned Z3, being vacant or idle, has adverse effects on existing amenities or reduces the amenity provided by existing public infrastructure and facilities in the area in which the site is situated or has adverse effects on the character of the area.

the Board considered that it is appropriate that a notice be issued to the planning authority to cancel the entry on the Vacant Sites Register.

Board Member

Date: 06/02/2019

Stephen Bohan