



An
Bord
Pleanála

Board Direction
BD-003066-19
ABP-302981-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17th May 2019.

The Board determined, generally in accordance with the Inspector's recommendation, that, based on the information before it, the site was not a vacant site for the period concerned, as set out in the entry in the Vacant Sites Register, 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 procedural error in respect of the inclusion of lands within the boundary of the proposed vacant site and the failure to issue the Section 7(3) Notice to the owner of same,
- (e) the absence of sufficient evidence to support the contention of the planning authority that the site was vacant and idle for the period of 12 months preceding the date of placing the site on the register, and
- (f) the Board is not satisfied that sufficient evidence, specifically in relation to house prices in the area, has been provided to determine a housing need in the area,

The Board considers 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: 17/05/2019

Terry Ó Niadh