



An  
Bord  
Pleanála

**Board Direction**  
**BD-004234-19**  
**ABP-303069-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2019.

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 within the meaning of the Urban Regeneration and Housing Act, 2015, as amended, 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 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.
- (e) The evidence that site was not served by public infrastructure and facilities i.e. adequate wastewater facilities, necessary to enable housing to be provided and serviced, during the relevant period.

The Board considers that it is appropriate that a notice be issued to the Planning Authority who shall cancel the entry on the Vacant Sites Register.

**Note 1:** The Board is also not satisfied that the planning authority fulfilled its obligation under Section 7(3) of the Urban Regeneration and Housing Act, 2015, to give written notice to the owner of each part of the site when it was entered on the Vacant Sites Register.

Please issue Direction with Board Order.

**Board Member**

**Date:** 09/10/2019

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Terry Prendergast