



An
Bord
Pleanála

Board Direction
BD-002795-19
ABP-303382-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 10th 2019. The Board determined, generally in accordance with the recommendation of the Inspector, that the site in question was a vacant site, within the meaning of the Urban Regeneration and Housing Act, 2015 (as amended), for the relevant period, 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.

It is considered that the site was a vacant site for the relevant period by reason of the lack of any discernible use having taken place during the period prior to the entry of the site onto the Vacant Sites Register, that it had been established by the planning authority that there is a need for housing in the area, that the site is suitable for the provision of housing as demonstrated by the land use zoning for the area, that there was not anything affecting the physical condition of the land comprising the site which might affect the provision of housing, that the site is served by the physical infrastructure and facilities necessary to enable housing to be provided and serviced,

and that insufficient reason has been put forward by the landowner to justify the cancellation of the entry on the Vacant Sites Register.

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

Board Member

Date: 10th April 2019

Philip Jones