



An
Bord
Pleanála

Board Direction
BD-004110-19
ABP-303493-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/09/2019.

The Board determined that, based on the information before it, the site was 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 site, being vacant and idle, has adverse effects on existing amenities, reduces the amenity provided by existing public infrastructure and facilities (within the meaning of section 48 of the Act of 2000) in the area in which the site is situated, and has adverse effects on the character of the area, by reference to land and structures in the area having been, and continuing to be, in a ruinous and neglected condition, and evidence that anti-social behaviour has taken place, and that these matters were, and continue to be, affected by the existence of such vacant and idle land.

In deciding not to accept the recommendation of the Inspector that the site was not a vacant site within the meaning of the Urban Regeneration and Housing Act, 2015, as amended, for the period concerned, the Board noted that the planning authority's site inspections were carried out on the 9th August 2016 and 29th August 2018, and that photographic evidence relating to each of those visits was on the planning authority's file.

Board Member

Date: 25/09/2019

John Connolly