



An  
Bord  
Pleanála

**S9 Board Direction**  
**BD-004473-19**  
**ABP-303539-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/11/2019

The Board determined, generally in accordance with the Inspector's recommendation, 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 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,
- (d) The majority of the lands are and were a vacant site as demonstrated by the lack of any discernible use for a portion of the overall lands, in addition to a large proportion of the lands that are or were being used for a purpose that does not consist solely or primarily of the provision of housing or the development of the site for the purpose of such provision because it has not been shown that the most recent purchase of that portion of the lands occurred before it became residential land, and before, on or after the

commencement of section 63 of the Planning and Development (Amendment) Act 2018,

- (e) The lands are and were in an area in need of housing and where it was and is suitable for the provision of housing as demonstrated by the mixed use zoning that allows for residential development, and that insufficient reason is put forward to cancel entry on the Vacant Sites Register.

the Board is satisfied that the site was a vacant site for the relevant period.

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

**Board Member**

**Date:** 08/11/2019

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Paul Hyde