



An
Bord
Pleanála

Board Direction
BD-003748-19
ABP-303560-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/08/2019.

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 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 Inspector,
- (d) The recorded date of site inspection (19 October 2018) provided by the Planning Authority in its submitted documentation,
- (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.

Note:

The Board noted the absence of sufficient evidence to determine if the site was 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, or that the most recent purchase of the site occurred before it became residential land, and before, on or after the commencement of section 63 of the Planning and Development (Amendment) Act, 2018. However, the Board did not pursue this matter further, given the substantive reasons for its decision.

Board Member

Date: 09/08/2019

John Connolly