



An
Bord
Pleanála

S18 Board Direction
BD-005305-20
ABP-303595-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/03/2020.

The Board determined that

- the site was no longer a vacant site within the meaning of the Urban Regeneration and Housing Act, 2015, as amended,

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 on the Vacant Sites Register pertaining to the site,
- b) The grounds of appeal and subsequent submissions from the Planning Authority and the appellant,
- c) The report of the Planning Inspector,
- d) The circumstances of the site as greenfield land within Newtownmountkenny, which does not appear neglected, whose appearance is not incongruous with that of the neighbouring land, with a frontage onto Church Road marked by a stone wall and trees, and with no visible evidence of anti-social activity,

the Board is satisfied that the site being vacant or idle does not have adverse effects on existing amenities, does not reduce the amenity provided by public infrastructure

and facilities within meaning of section 48 of the planning act in the area in which the site is situated and does not have adverse effects on the character of the area. .

The Board considered, therefore, that it is appropriate that a notice be issued to the planning authority who shall cancel the entry on the Vacant Sites Register and cancel the demand for payment.

Board Member

Date: 05/03/2020

Chris McGarry