



An  
Bord  
Pleanála

**S18 Board Direction**  
**BD-004855-20**  
**ABP-303649-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 3<sup>rd</sup>, 2019.

The Board determined, generally in accordance with the Inspector's recommendation, that, based on the information before it,

- the site continues to be a vacant site within the meaning of the Urban Regeneration and Housing Act, 2015, as amended, and
- the amount of the levy has been correctly calculated in respect of the vacant site,

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 neglected condition of the site, which has adverse effects on the character of the area and reduces the amenity provided by existing public infrastructure and facilities, and
- e) The calculation of the levy for 2018 at 3% of the duly determined site value,

the Board is satisfied that the site was a vacant site on the 1<sup>st</sup> day of January 2019 and was a vacant site on the 6<sup>th</sup> day of February 2019, the date on which the appeal was made, and the amount of the levy has been correctly calculated. The demand for payment of the vacant site levy under Section 15 of the Urban Regeneration and Housing Act 2015 is, therefore, confirmed.

**Board Member**

**Date:** 3<sup>rd</sup> January 2020

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Philip Jones