



An
Bord
Pleanála

S18 Board Direction
BD-005839-20
ABP-303775-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2020.

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 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) That part of the identified site forms the curtilage an existing residential dwelling and is required at least in part for the amenity or convenience of this dwelling,
- (e) The recorded date of the site inspection, (14.03.2017) provided by the Planning Authority in its submitted documentation and 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,

The Board considered 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: 28/05/2020

Michelle Fagan

Note: The Board also agreed with the inspector that there was an absence of documentation on the file to support the contention by the planning authority that there is a housing need in the area.

Please issue Direction with Order.