



An
Bord
Pleanála

Board Direction
BD-004075-19
ABP-303850-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 19th, 2019.

The Board determined, for the following reasons and considerations, that the site remains a vacant site within the meaning of the Urban Regeneration and Housing Act, 2015, as amended, and that the amount of the levy has been correctly calculated.

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 the site in question is situated in an area where there is a need for housing, and, having regard to the planning history, is suitable for the provision of housing,
- (e) The condition of the site as at the time of service of the demand, and at the time of its initial entry in the Vacant Sites Register, based on the documentation on file and the inspection of the Planning Inspector, indicates that the site remains vacant and idle,

- (f) The calculation of the value of the site and the calculation of the amount of the levy shows that the amount of the levy has been correctly calculated at 3% of the site value in 2018.

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

Board Member Philip Jones

Date: 19th September 2019