



An
Bord
Pleanála

Board Direction
BD-003814-19
ABP-304003-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16th August 2019.

The Board determined, generally in accordance with the Inspector's recommendation, that, based on the information before it, the site was 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 Planning Inspector,
- (d) The provisions of the Laois County Development Plan 2017-2023 regarding these regeneration lands and the identification of the site as an opportunity site under the Portlaoise LAP 2018-2024;
- (e) That the neglected and derelict condition of these vacant lands which accommodate an obsolete dilapidated warehouse and petrol filling station has an adverse effect on existing amenities; reduces the amenity provided by existing public infrastructure and facilities (within the meaning of Section 48 of the Act 2000) in the area in which the site is situated, particularly due to the strategic location of the lands

in proximity to the train station and other physical and social infrastructure; has an adverse affect on the character of the area and and that insufficient reason is put forward to cancel entry on the Vacant Sites Register.

(f) The evidence that antisocial behaviour has taken place on the site.

The Board considers that it is appropriate that a notice be issued to the Planning Authority who shall confirm the entry on the Vacant Sites Register.

Board Member

Date: 19/08/2019

Maria FitzGerald