



An
Bord
Pleanála

S9 Board Direction
BD-004446-19
ABP-305025-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 5th, 2019.

The Board determined, generally in accordance with the Inspector's recommendation, that, based on the information before it, the site was not a vacant site within the meaning of the Urban Regeneration and Housing Act, 2015, as amended, for the period concerned, 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 the site is used for amenity purposes associated with Silveracre Bungalow and is required for the amenity and convenience of that dwelling. It, therefore, meets the definition of a 'home' as per section 5(2) of the Urban Regeneration and Housing Act 2015 (as amended) and does not meet the definition of a 'site' which does not include any structure that is a person's home.

e) The most recent purchase of the site which occurred prior to it becoming residential land, and before, on or after the commencement of section 63 of the Planning and Development (Amendment) Act, 2018,

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

Board Member

Date: 5th November 2019

Philip Jones