



An  
Bord  
Pleanála

**Board Direction**  
**BD-011562-22**  
**ABP-310472-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/12/2022.

The Board decided in accordance with section 18(3) of the Urban Regeneration and Housing Act 2015, as amended, and based on the reasons and considerations set out below, determined that the site was no longer a vacant site within the meaning of the Act.

### **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of the site on the Vacant Sites Register and the correspondence dated 30 June 2021 that declares the Demand Notice withdrawn,
- (b) The grounds of appeal submitted by the appellant,
- (c) Section 13 of the Urban Regeneration and Housing Act 2015, as amended
- (d) The report of the Planning Inspector,
- (e) The lack of information to show that the site was no longer a vacant site within the meaning of the Urban Regeneration and Housing Act 2015, as amended on the 1 January 2020 and on the date the appeal was made. The amount of the levy has been incorrectly calculated in respect of the site by the planning authority because a site value is yet to be determined by the Valuation Tribunal.

The demand for payment of the vacant site levy as calculated by the planning authority under section 15 of the Urban Regeneration and Housing Act 2015, as amended, is, therefore, cancelled.

Board Member     *Maria Fitzgerald*    

Date: 13/12/2022

Maria FitzGerald