



An  
Bord  
Pleanála

**S18 Board Direction**  
**BD-012047-23**  
**ABP-312139-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/04/2023.

The Board determined that:

- the site was a vacant site within the meaning of the Urban Regeneration and Housing Act, 2015, as amended, and
- the amount of the levy has been correctly calculated in respect of the vacant site,

for the following reasons and considerations.

### **Reasons and Considerations**

- (a) the information submitted to 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 Inspector,
- (d) the fact that the majority of the site is and was vacant, because the ongoing use of the site as a car park shall be disregarded as an unauthorised use and thus the site is vacant or idle,
- (e) the neglected condition of the site which detracts from the amenities and character of the area,

- (f) the evidence of anti-social behaviour having taken place on the site, and
- (g) the fact that the amount of the levy has been correctly calculated at 7% of the site value,

the Board considers that it is appropriate that a notice be issued to the planning authority who shall confirm the demand for payment.

**Board Member** Patricia Calleary **Date:** 25/04/2023  
Patricia Calleary