

An
Bord
Pleanála

S18 Board Direction
BD-015714-24
ABP-316190-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/03/2024.

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

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 vacancy and idleness of the site which contributes to the neglected condition of the area and has adverse effects on the character of the area and reduces the amenity provided by existing public infrastructure and facilities, and

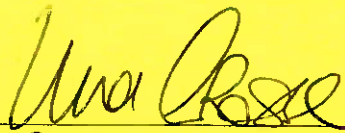
e) The calculation of the levy for 2022 at 7% of the duly determined site value, the Board is satisfied that the site was a vacant site on the 1st of January 2022 and was a vacant site on 3rd April 2023, the date on which the appeal was made, and the amount of the levy has been correctly calculated.

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

Note

The Board noted subsection (d) of the Inspectors recommendation which referred to the test for sites placed on the Vacant Site Register under Section 5(1)(a) of the Act and noted that the subject site was placed on the Register under Section 5(1)(b) as per the Notice of Entry dated 26th July 2018. In this regard the Board referenced the vacancy and idleness of the site which contributes to the neglected condition of the area and has adverse effects on the character of the area and reduces the amenity provided by existing public infrastructure and facilities in their reasons and considerations for coming to their determination.

Board Member



Una Crosse

Date: 04/03/2024