



**An
Bord
Pleanála**

**Board Direction
BD-018674-25
ABP-318608-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2025.

The Board decided that the above site was a vacant site within the meaning of that Act, and the amount of the levy has been correctly calculated in respect of the vacant site generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to:

- (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 need for housing in the area, the site is suitable for the provision of housing as demonstrated by the residential land use zoning for the area, and that insufficient reason is put forward to cancel entry on the Vacant Sites Register,
- (e) that the majority of the site is and was vacant/idle for the period concerned,
- (f) the amount of the levy being correctly calculated at 7% of the site value in 2021,

and

(g) there has been no change in the ownership of the site during the period concerned, 2022,

the Board is satisfied that the site was a vacant site on the 1st day of January, 2022 and was a vacant site on the 4th day of December, 2023, the date on which the appeal was made and the amount of the levy has been correctly calculated. The demand for payment of the vacant site levy under Section 15 of the Urban Regeneration and Housing Act 2015 is, therefore, confirmed.

Board Member

Eamonn James Kelly
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Date: 17/01/2025