

An  
Bord  
Pleanála

**S9 Board Direction  
BD-019247-25  
ABP-319280-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/03/2025.

The Board determined that the site was no longer a vacant site within the meaning of the Urban Regeneration and Housing Act, 2015, as amended, for the following reasons and considerations.

**Reasons and Considerations**

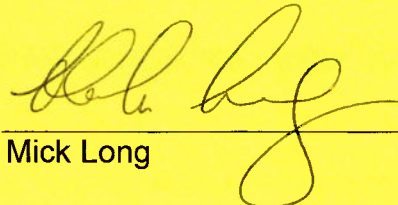
Having regard to:

- (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- (d) The status of the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019 that is considered to be no longer in force and consequently the site was and is no longer identified for regeneration/renewal or any other land use zoning and fails to accord with the definition of regeneration land as defined under section 3 of the Urban Regeneration and Housing Act 2015 (as amended) that states "regeneration land" means land identified by a planning authority in its development plan or local area plan, after the coming into operation of section 28, in accordance with section 10(2)(h) of the Act of 2000 with the objective of development and renewal of areas in need of regeneration, and includes any structures on such land, and thus the Board is not satisfied that the site was a vacant site for the year concerned or on the 13<sup>th</sup> March 2024, the date on which the appeal was made. The demand for

payment of the vacant site levy under Section 15 of the Urban Regeneration and Housing Act 2015 is, therefore, cancelled.

The Board considered that it is appropriate that a notice be issued to the planning authority who shall cancel the entry on the Vacant Sites Register and cancel the demand for payment.

**Board Member**



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Mick Long

**Date:** 21/03/2025