

**An
Bord
Pleanála**

**S18 Board Direction
BD-018497-24
ABP-319882-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/12/2024.

The Board determined that the site was a vacant site within the meaning of the Urban Regeneration and Housing Act, 2015, as amended, for the following reasons and considerations.

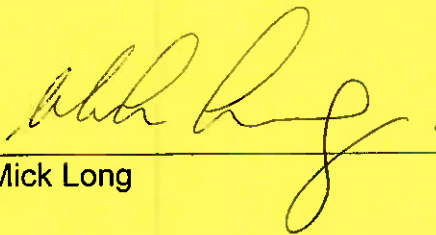
Reasons and Considerations

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 need for housing, that the site is zoned residential and is suitable for the provision of housing and that insufficient reason is put forward to cancel entry on the Vacant Sites Register, the Board is satisfied that the site was vacant or idle on the 1st day of January 2023, and that the amount of the levy has been correctly calculated at 7% of the site value of €240,000 in 2023.
- (e) The Board is satisfied there has been no change in the ownership of the site during the period concerned, that is, 2023, and the demand for payment of the vacant site levy of €16,800 (sixteen thousand eight hundred euros) under Section 15 of the Urban Regeneration and Housing Act 2015 is, therefore, confirmed.

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



Mick Long

Date: 17/12/2024