



An
Coimisiún
Pleanála

Direction
CD-020999-25
ACP-322860-25

The submissions on this file and the Inspector's report were considered at a meeting held on 20/10/2025.

The Commission determined, in accordance with section 18(3) of the Urban Regeneration and Housing Act 2015, as amended, and, based on the reasons and considerations set out below, that the entry on the Vacant Sites Register should be confirmed, and that the demand for payment of the levy has been correctly calculated.

Planning

Commissioner:

Eamonn James Kelly

Date: 20/10/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to:

- (a) the information placed before the Commission by the planning authority in relation to the entry of the site on the Vacant Sites Register,
- (b) the grounds of the appeal submitted by the appellant,
- (c) the report of the Planning Inspector,
- (d) the need for housing, that the site is suitable for the provision of housing and that insufficient reason is put forward to cancel entry on the Vacant Sites Register, the Commission is satisfied that the site was vacant or idle for the relevant period,
- (e) the majority of the site is and was vacant/idle for the year 2024,
- (f) the amount of the levy has been correctly calculated at 7% of the site value in the relevant year, and
- (g) there has been no change in the ownership of the site during the period concerned, 2024, the Commission is satisfied that the site was a vacant site on the 1st of January, 2024 and was a vacant site on the 20th of June, 2025, 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.