



An  
Coimisiún  
Pleanála

**S18 Direction**  
**CD-021356-25**  
**ACP-323354-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 18/11/2025.

The Commission 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.

**Planning**

**Commissioner:**

**Date:** 20/11/2025

Tom Rabbette

### **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 appeal submitted by the appellant,
- (c) The report of the Planning 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 for the period concerned,
- (f) The amount of the levy has been correctly calculated at 7% of the site value in 2024,
- (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 1<sup>st</sup> January 2024 and was a vacant site on 11<sup>th</sup> August 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.