



An
Coimisiún
Pleanála

S18 Direction
CD-021677-26
ACP-323744-25

The submissions on this file and the Inspector's report were considered at a meeting held on 08/01/2026.

The Commission determined that

- the site was a vacant site as of 01st day of January 2024 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:


Marie O'Connor

Date: 08/01/2026

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 Inspector,

- (d) That there is a need for housing in the area, that 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) that the amount of the levy has been correctly calculated at 7% of the site value in the relevant year.
- (g) That 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 for the subsequent 12 months and that 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, as amended, is therefore, confirmed.