



An
Bord
Pleanála

**Board Direction
VV0023**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26th March 2018.

The Board determined, that based on the information before it, the site is not a vacant site within the meaning of the Urban Regeneration and Housing Act, 2015, for the following reasons and considerations.

Reasons and Considerations

Having regard to:

- (a) The information submitted to 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 Inspector.
- (d) The failure of the site to meet all the criteria for 'regeneration land' as stated in section 5(1)(b) and further elaborated upon by section 6(6) of the Urban and Regeneration and Housing Act 2015, insofar as the condition of the site does not have adverse effects on the character or amenities of the area or reduces the amenity provided by existing infrastructure and facilities due to the rural character of the site, the lack of significant evidence of antisocial behaviour taking place, and that there has not been a reduction in the number of habitable houses or people living in the area.

the Board is satisfied that the site is not a vacant site.

The Board considers that it is appropriate that a notice be issued to the Planning Authority to cancel the entry on the Vacant Sites Register.

Board Member

Date: 28.03.2018

Terry Prendergast

In deciding not to accept the Inspector's recommendation that the site was a vacant site, the Board considered that, notwithstanding the evidence of litter at the site entrance, the site, because of its rural characteristics, does not detract seriously from the character and amenities of the area.