



An  
Bord  
Pleanála

**Board Direction  
29E VV0029**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 11<sup>th</sup> January, 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.

The Board considers that the site, although vacant, does not have adverse effects on existing amenities, does not reduce the amenity provided by existing public infrastructure and facilities in the area in which the site is situated and does not have adverse effects on the character of the area in accordance with S.6(6) of the Urban Regeneration and Housing Act, 2015. In these circumstances, the Board considered that the site would not fall within the definition of a Vacant Site as set out in S. 5 of the Act.

In deciding not to accept the Inspector's recommendation that the entry on the Vacant Sites Register should be confirmed, the Board had regard to the criteria set

out in S.6(6) of the Act for inclusion on the Register, and was satisfied, based on the physical condition of the site, that the criteria were not met in this instance.

**Board Member**

**Date:** 12.01.2107

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Terry Prendergast