



An
Bord
Pleanála

Board Direction VV0030

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 specific objective in the Docklands North Lotts Planning Scheme 2014 for City Block 3 which indicates commercial uses being more dominant on the Castleforbes Road/Mayor Street Upper frontage and
- (e) the recent grant of permission by the planning authority for a significant residential development on City Block 3 lands to the west of the 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.

In deciding not to accept the Inspector's recommendation that the site is a vacant site, the Board had regard to the 70% residential/ 30% commercial use mix for the city block in the Docklands North Lotts Planning Scheme and the objective to have

commercial use more dominant on Castleforbes Road/Mayor pStreet Upper frontage.

Board Member

Date: 28.03.2018

Terry Prendergast