



An
Bord
Pleanála

Board Order ABP-300784-18

Urban Regeneration and Housing Act 2015

Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Authority Reference Number: FCC VS/0022

Appeal by Saint Marnocks 11 Designated Activity Company care of Stephen Little and Associates of 26/27 Upper Pembroke Street, Dublin in accordance with section 9(1) of the Urban Regeneration and Housing Act 2015 against the entry on the Vacant Sites Register by Fingal County Council on the 28th day of December, 2017 in respect of the site described below.

Description: Lands south of Station Road, Portmarnock, County Dublin.

Decision

The Board in accordance with section 9(3) of the Urban Regeneration and Housing Act 2015, and based on the reasons and considerations set out below, hereby determines that the above site is not a vacant site within the meaning of that Act.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

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, and

(d) the site did not meet the requirements of Section 6(5)(b) of the Urban Regeneration and Housing Act, 2015 as the public infrastructure and facilities (within the meaning of Section 48 of the Planning and Development Act, 2000, as amended) necessary to enable housing to be provided and serviced were not in place during the 12 months prior to the site being entered on the Vacant Sites Register due to waste water pumping facility constraints,

the Board considered that it is appropriate that a notice be issued to the planning authority to cancel the entry on the Vacant Sites Register.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018