

Board Order ABP-300792-18

Urban Regeneration and Housing Act 2015 Planning and Development Acts 2000 to 2017 Planning Authority: Fingal County Council Planning Authority Reference Number: FCC VS/0018

Appeal by Tom O'Brien care of Brady Shipman Martin of Canal House, Canal Road, 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 to the north-west of Tyrelstown Public Park, Townland of Kilmartin, 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 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, and
- (c) the report of the Inspector,
- (d) the need for housing in the area, the suitability of the site for the provision of housing as demonstrated by the phasing strategy set out in the Kilmartin Local Area Plan 2013, the fact that any constraints to the development of the site are considered to be within the control of the appellant to address and the insufficient reason put forward to cancel entry on the Vacant Sites Register,

the Board considered that it is appropriate that a notice be issued to the planning authority to confirm 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