



Urban Regeneration and Housing Act 2015

Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Authority Reference Number: VS-0039

Appeal by Pembroke Partnership of Serpentine Business Centre, Suite 8, Serpentine Avenue, Dublin in accordance with section 9(1) of the Urban Regeneration and Housing Act 2015 against the entry on the Vacant Sites Register by Dún Laoghaire-Rathdown County Council on the 20th day of December, 2018 in respect of the site described below.

Description: Frankfort Lodge, Old Frankfort, 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 was a vacant site within the meaning of that Act for the period concerned.

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, being vacant and idle, has adverse effects on existing amenities, reduces the amenity provided by existing public infrastructure and facilities (within the meaning of section 48 of the Planning and Development Act, 2000, as amended) in the area in which the site is situated, and has adverse effects on the character of the area, by reference to land and structures in the area having been, and continuing to be, in a ruinous and neglected condition, and evidence that anti-social behaviour has taken place, and that these matters were, and continue to be, affected by the existence of such vacant and idle land.

In deciding not to accept the recommendation of the Inspector that the site was not a vacant site within the meaning of the Urban Regeneration and Housing Act, 2015, as amended, for the period concerned, the Board noted that the planning authority's site inspections were carried out on the 9th August, 2016 and 29th August 2018, and that photographic evidence relating to each of those visits was on the planning authority's file.

John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**

Dated this day of 2019