



Urban Regeneration and Housing Act 2015

Planning and Development Acts 2000 to 2019

Planning Authority: Wicklow County Council

Planning Register Reference Number: VS/B/01

Appeal by Stephen McEleney; McEleney Homes and Benduff Ireland Limited care of Edward J. O'Brien, Solicitors of 8a The Village Centre, Lucan, County Dublin in accordance with section 18 of the Urban Regeneration and Housing Act 2015, as amended, against a demand for payment of a vacant site levy notice issued by Wicklow County Council on the 9th day of January, 2019 in respect of the site described below.

Description: Lands measuring 0.23 hectares at 58-59 Strand Road, Bray, County Wicklow

Decision

The Board in accordance with section 18(3) of the Urban Regeneration and Housing Act 2015, as amended, and based on the reasons and considerations set out below, hereby determines that the above site was no longer a vacant site within the meaning of the Urban Regeneration and Housing Act, 2015, as amended.

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,
- (d) the removal of graffiti from the public realm,
- (e) the erection of new hoarding, and
- (f) the lack of visibility of the interior of the site from the public realm,

it was considered that the site no longer has adverse effects on existing amenities or reduces the amenity provided by existing infrastructure and facilities in the area and no longer has adverse effects on the character of the area.

The Board considered that it is appropriate that a notice be issued to the planning authority who shall cancel the entry on the Vacant Sites Register and cancel the demand for payment.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2019