



---

**Urban Regeneration and Housing Act 2015**

**Planning and Development Acts 2000 to 2019**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: VS-0018**

**Appeal** by Paul Damery of Carraig Greíne, Ballyvoloon, Cobh, County Cork in accordance with section 18 of the Urban Regeneration and Housing Act 2015 against a demand for payment of vacant site levy issued by Cork County Council on the 1<sup>st</sup> day of February, 2019 in respect of the site described below.

**Description:** Site at Ballyvoloon, Cobh, County Cork.

**Decision**

**The Board hereby determines, based on the reasons and considerations set out below that in accordance with section 18(3) of the Urban Regeneration and Housing Act 2015, the above site was a vacant site within the meaning of that Act for the period concerned and in accordance with section 18(4) of the Urban Regeneration and Housing Act 2015, the amount of the levy has been correctly calculated.**

## **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 placed before 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 Planning Inspector,
- (d) that the site in question is situated in an area where there is a need for housing, and, having regard to the planning history, is suitable for the provision of housing,
- (e) the condition of the site as at the time of service of the demand, and at the time of its initial entry in the Vacant Sites Register, based on the documentation on file and the inspection of the Planning Inspector, indicates that the site remains vacant and idle, and
- (f) the calculation of the value of the site and the calculation of the amount of the levy shows that the amount of the levy has been correctly calculated at 3% of the site value in 2018.

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

---

**Philip Jones**

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

**Dated this            day of            2019.**