



Urban Regeneration and Housing Act 2015

Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: VS-0055

Appeal by Independent Trustee Company Limited care of Reddy Charlton Solicitors of 12 Fitzwilliam Place, Dublin in accordance with section 18 of the Urban Regeneration and Housing Act 2015 against a demand for payment of vacant site levy issued by Dublin City Council on the 12th day of February, 2019 in respect of the site described below.

Description: Site at 297 North Circular Road, Dublin.

Decision

The Board in accordance with section 18(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.

The Board in accordance with section 18(4) of the Urban Regeneration and Housing Act 2015, and based on the reasons and considerations set out below, hereby determines that 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 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 site 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 site remains vacant and idle, and

- (f) 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 to confirm the entry on the Vacant Sites Register and to confirm the demand for payment.

Terry Ó Niadh

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

Dated this day of 2019.