



An  
Bord  
Pleanála

## Board Order ABP-304003-19

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**Urban Regeneration and Housing Act 2015**

**Planning and Development Acts 2000 to 2019**

**Planning Authority: Laois County Council**

**Planning Authority Reference Number: VSL/PL/2016/10**

**Appeal** by Kyle Estates Limited care of BMA Planning of Taney Hall, Eglinton Terrace, Dundrum, Dublin in accordance with section 9(1) of the Urban Regeneration and Housing Act 2015 against the entry on the Vacant Sites Register by Laois County Council on the 21<sup>st</sup> day of February, 2019 in respect of the site described below.

**Description:** Lands at former Centrepont Building, Mountrath Road, Portlaoise, County Laois.

### **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,
- (d) the provisions of the Laois County Development Plan 2017-2023 regarding these regeneration lands and the identification of the site as an opportunity site under the Portlaoise Local Area Plan 2018-2024,
- (e) the neglected and derelict condition of these vacant lands which accommodate an obsolete dilapidated warehouse and petrol filling station has an adverse affect 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, particularly due to the strategic location of the lands in proximity to the train station and other physical and social infrastructure, has an adverse affect on the character of the area and that insufficient reason is put forward to cancel entry on the Vacant Sites Register, and

