



An
Bord
Pleanála

Board Order ABP-304720-19

Urban Regeneration and Housing Act 2015

Planning and Development Acts 2000 to 2019

Planning Authority: Laois County Council

Planning Authority Reference Number: VSL/G/2016/11a

Appeal by Bruce Fennell and Barbara Fennell of Crossneen House, Springhill Road, Carlow 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 10th day of June, 2019 in respect of the site described below.

Description: Lands at Crossneen, Springhill Road, Graiguecullen, 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 residential zoning objective pertaining to the site,
- (e) that there is a need for housing in the area having regard to the provisions of the core strategy and the housing strategy and policies and objectives set out in the Laois County Development Plan 2017-2023 and the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018,
- (f) that the site is suitable for the provision of housing by reference to the provision of public infrastructure and facilities (within the meaning of section 48 of the Planning and Development Act, 2000, as amended) necessary to enable housing to be provided and serviced,

- (g) that the majority of the site is vacant or idle, there is a need for housing in the area, the site is suitable for the provision of housing, and that insufficient reason is put forward to cancel entry on the Vacant Sites Register, and

- (h) the Board is satisfied that the site was a vacant site for the relevant period,

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.

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

Dated this day of 2019