



An  
Bord  
Pleanála

## Board Order ABP-306455-20

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**Urban Regeneration and Housing Act 2015**

**Planning and Development Acts 2000 to 2019**

**Planning Authority: Clare County Council**

**Planning Authority Reference Number: VSR3 2019**

**Appeal** by Saint Flannan's (Killaloe) Diocesan Trust care of P. Coleman and Associates of 5 Bank Place, Ennis, County Clare in accordance with section 9(1) of the Urban Regeneration and Housing Act 2015, as amended, against the entry on the Vacant Sites Register by Clare County Council on the 19<sup>th</sup> day of December, 2019 in respect of the site described below.

**Description:** Lands zoned as R7 to the east of Elmwood, Roslevan, Ennis, County Clare.

### **Decision**

The Board in accordance with section 9(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 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 Senior Planning Inspector,
- (d) the fact 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,
- (e) 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 the entry on the Vacant Sites Register, and
- (f) that the description of the occasional grazing for a small number of horses did not adequately demonstrate that the lands are in use for an agricultural purpose,

the Board is satisfied that the site was a vacant site for the concerned period.

