



An  
Bord  
Pleanála

**Board Order  
ABP-306969-20**

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**Urban Regeneration and Housing Act 2015**

**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: VS/0020**

**Appeal** by EasyHotel PLC care of Mason, Hayes and Curran of Barrow Street, Dublin in accordance with section 18 of the Urban Regeneration and Housing Act 2015, as amended, against a demand for payment of vacant site levy issued by Dublin City Council on the 24<sup>th</sup> day of February, 2020 in respect of the site described below.

**Description:** Numbers 28-31 Benburb Street, Dublin.

## **Decision**

**The Board in accordance with section 18(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 no longer a vacant site within the meaning of that Act.**

## **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 Planning Inspector, and
- (d) the demolition activities that took place during 2019, the secure and fenced condition of the site during 2020, and the ongoing construction activities that have and are taking place on the site,

the Board is not satisfied that the site was a vacant site on the 23<sup>rd</sup> day of March 2020, the date on which the appeal was made.

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



**Terry Ó Niadh**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this 6<sup>th</sup> day of August, 2021