



An
Bord
Pleanála

**Board Order
ABP-308356-20**

Urban Regeneration and Housing Act 2015

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Authority Reference Number: VS/0120

Appeal by Richard McCafferty care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin 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 Fingal County Council on the 10th day of September, 2020 in respect of the site described below.

Description: Site at Number 6 Malahide Road, Swords, County Dublin.

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 placed before 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 evidence that antisocial behaviour had or did occur on the site, the neglected condition on the site in the context of the surrounding area, and the majority of the site being vacant or idle,

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 who shall confirm the entry on the Vacant Sites Register.



Stephen Bohan

Member of An Bord Pleanála

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

Dated this *14th* day of *July*

2021