

An  
Bord  
Pleanála

**Board Order**  
**ABP-309297-21**

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**Urban Regeneration and Housing Act 2015**

**Planning and Development Acts 2000 to 2021**

**Planning Authority: Kildare County Council**

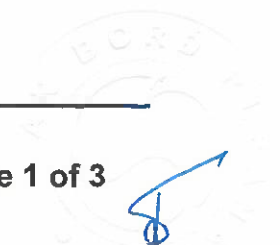
**Planning Authority Reference Number: MON-05**

**Appeal** by Clonmel Enterprises care of CDP Architecture of 4 The Mall, Main Street, Lucan Village, 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 Kildare County Council on the 21<sup>st</sup> day of December, 2021 in respect of the site described below.

**Description:** The Malt House, Canal Harbour, Monasterevin, County Kildare.

## **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.

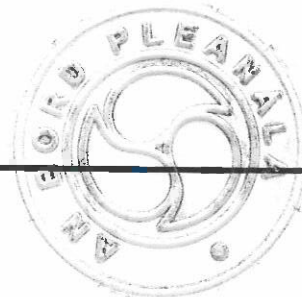
## **Reasons and Considerations**

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,
- (d) the site is on residential lands,
- (e) there is a need for housing in the area, and
- (f) 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,

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.

*T. Ó Niadh*



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

Dated this *11<sup>th</sup>* day of *April*, 2022