

An
Bord
Pleanála

Board Order
ABP-315407-22

Urban Regeneration and Housing Act 2015

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

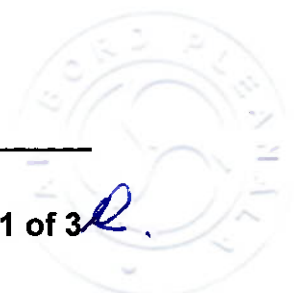
Planning Register Reference Number: VS-0097

Appeal by Frank O'Mahony and Martin O'Mahony care of McCutcheon Halley of 6 Joyce House, Barack Square, Ballincollig, County Cork 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 on the 2nd day of December, 2022 in respect of the site described below.

Description: Lands at Carrignafoy, Cobh, County Cork.

Decision

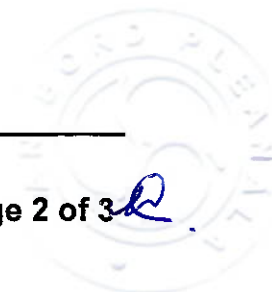
The Board in accordance with section 18(3) of the Urban Regeneration and Housing Act 2015, as amended, and based on the reasons and considerations set out below, hereby determines that the above site was a vacant site within the meaning of that Act, and the amount of the levy has been correctly calculated in respect of the vacant site.



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 need for housing in the area, the site is suitable for the provision of housing as demonstrated by the residential land use zoning for the area, and that insufficient reason is put forward to cancel entry on the Vacant Sites Register;
- (e) that the majority of the site is and was vacant/idle for the period concerned;
- (f) the amount of the levy has been correctly calculated at 7% of the site value; and



- (g) there has been no change in the ownership of the site during the period concerned, 2021, the Board is satisfied that the site was a vacant site on the 1st of January 2021 and was a vacant site on 21st December 2022, the date on which the appeal was made and the amount of the levy has been correctly calculated,

the Board considers that it is appropriate that a notice be issued to the planning authority who shall confirm the demand for payment.

A circular seal of An Bord Pleanála is visible in the background, partially obscured by a handwritten signature in blue ink. The signature appears to read 'Mick Long'. The seal contains the text 'AN BORD PLEANÁLA' around the perimeter and a stylized logo in the center.

Mick Long

Member of An Bord Pleanála

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

Dated this 7th day of February 2024.