An Bord Pleanála

Board Order
ABP-316248-23

Urban Regeneration and Housing Act 2015

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: VS/NTMK/11

Appeal by HT Carroll Limited of Laxton, Novara Avenue, Bray, County Wicklow 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 Wicklow County Council on the 13th day of March, 2023 in respect of the site described below.

Description: Lands measuring 0.08 hectare at Main Street, Newtownmountkennedy, County Wicklow.

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.
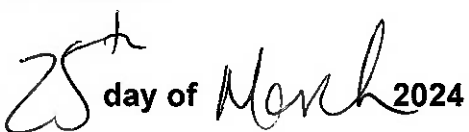
Reasons and Considerations

Having regard to:

(a) the information 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,

(d) the vacancy and idleness of the site which contributes to the neglected condition of the area and has adverse effects on the character of the area and reduces the amenity provided by existing public infrastructure and facilities, and

(e) the calculation of the levy for 2022 at 7% of the duly determined site value,

the Board is satisfied that the site was a vacant site on the 1st day of January 2022 and was a vacant site on the 11th day of April 2023, the date on which the appeal was made, and the amount of the levy has been correctly calculated.

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

Una Crosse

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 25th **day of** March **2024**