



An
Bord
Pleanála

Board Order ABP-318503-23

Urban Regeneration and Housing Act 2015

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: VS-0457

Appeal by Bartra Property (Broombridge) Limited of Bartra, Longphort House, Earlsfort Centre, 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 24th day of October, 2023 in respect of the site described below.

Description: Site to the rear of Unit 14, Block 2, Tolka Valley Industrial Estate, Ballyboggan Road, 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.

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, and the issuing of the demand for payment for 2022,
- (b) the grounds of appeal submitted by the appellant,
- (c) the report of the Planning Inspector, and
- (d) the condition of the site on the 22nd day of November 2023, the day the appeal was made, which is not considered so ruinous or neglected that the site's vacancy and idleness was having adverse effects on the amenities or character of the area, or the amenity provided by public infrastructure and facilities in the area,

the Board concluded 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.



Stephen Bohan

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

Dated this 12th day of August 2024