



An
Bord
Pleanála

Board Order ABP-318608-23

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 and Martin O'Mahony care of McCutcheon Halley Chartered Planning Consultants of 6 Joyce House, Barrack 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 Cork County Council on the 2nd day of December, 2022 in respect of the site described below.

Description: Site 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 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 Inspector, and
- (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 being correctly calculated at 7% of the site value in 2021,

and

- (g) there has been no change in the ownership of the site during the period concerned, 2022,

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 4th day of December, 2023, the date on which the appeal was made and the amount of the levy has been correctly calculated. The demand for payment of the vacant site levy under Section 15 of the Urban Regeneration and Housing Act 2015 is, therefore, confirmed.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *22nd* day of *January* 2025

