



An  
Bord  
Pleanála

## Board Order ABP-318807-24

**Urban Regeneration and Housing Act 2015**

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Laois County Council**

**Planning Register Reference Number: VS/G/2016/11a 2020**

**Appeal** by Bruce and Barbara Fennell care of Malcomson Law LLP of The Atrium, Shamrock Plaza, Green Lane, County Carlow 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 Laois County Council on the 1<sup>st</sup> day of December, 2023 in respect of the site described below.

**Description:** Lands at Crossneen, Springhill Road, Graiguecullen, County Laois.

### **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, and
- (d) the need for housing in the area, as indicated in the Laois County Development Plan,

the Board considers that the site was a vacant site on the 1st day of January 2020, and that the amount of the levy has been correctly calculated at 7% of the site value in 2020, confirmed by the Valuation Tribunal to be €150,000. The Board is satisfied there has been no change in the ownership of the site during the period concerned, that is, 2020, and the demand for payment of the vacant site levy of €10,500 under Section 15 of the Urban Regeneration and Housing Act 2015 is, therefore, confirmed.



**Stewart Logan**

**Member of An Bord Pleanála**

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

Dated this 7<sup>th</sup> day of August 2024