



An
Bord
Pleanála

Board Order ABP-318808-24

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 2021

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 1st 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,
- (c) the report of the Inspector, and
- (d) the need for housing in the area, as indicated in the Laois County Development Plan,

the Board considered that the site was a vacant site on the 1st day of January 2021, and that the amount of the levy has been correctly calculated at 7% of the site value in 2021, confirmed by the Valuation Tribunal to be €150,000 (one hundred and fifty thousand euros). The Board is satisfied there has been no change in the ownership of the site during the period concerned, that is, 2021, and the demand for payment of the vacant site levy of €10,500 (ten thousand five hundred euros) 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 7th day of August 2024