

An  
Bord  
Pleanála

## Board Order ABP-319576-24

**Urban Regeneration and Housing Act 2015**

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: VS MON-02**

**Appeal** by Masonbrook Holdings Limited care of Armstrong Fenton Associates of 13 The Seapoint Building, 44-45 Clontarf Road, Clontarf, 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 Kildare County Council on the 8<sup>th</sup> day of April, 2024 in respect of the site described below.

**Description:** Lands located at Ferns Bridge, Canal Harbour, Monasterevin, County Kildare.

### **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:

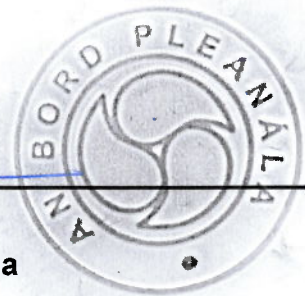
- (a) the information submitted to the Board by the planning authority in relation to the entry of the site on the Vacant Sites Register,
- (b) the grounds of appeal submitted by the appellant,
- (c) the report of the Inspector, and
- (d) the absence of information to demonstrate to the Board that the site was no longer a vacant site within the meaning of the Urban Regeneration and Housing Act 2015, as amended, on the 1<sup>st</sup> day of January 2021, the 1<sup>st</sup> day of January 2022 or the 1<sup>st</sup> day of January 2023 or that the amount of the levy has been incorrectly calculated in respect of the site by the planning authority,

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



**Paul Caprani**

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



Dated this 12<sup>th</sup> day of March 2025