

An
Bord
Pleanála

Board Order
ABP-320011-24

Urban Regeneration and Housing Act 2015

Planning Authority: Dublin City Council

Planning Register Reference Number: VS-0449

Appeal by Paul Newman and Keith Lowe of 30 Leeson Park, Ranelagh, 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 31st day of May 2024 in respect of the site described below.

Description: Rear of 134-139 Phibsborough Road, Devery's Lane, Phibsborough, 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 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:

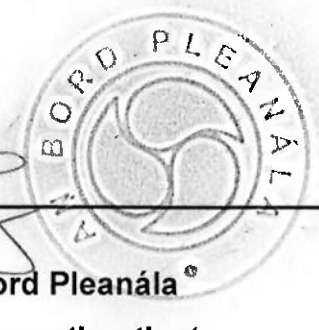
- (a) the information submitted to the Board by the planning authority in relation to the entry of the site on the Vacant Sites Register,
- (b) the grounds of appeal submitted by the appellant,
- (c) the report of the Planning Inspector,
- (d) the need for housing in the area. The site is suitable for 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 for the period concerned,
- (f) the amount of the levy has been correctly calculated at 7% of the site value in 2023, and
- (g) there has been no change in the ownership of the site during the period concerned, 2023.

The Board is satisfied that the site was a vacant site on the 1st day of January 2023 and was a vacant site on 26th day June 2024, 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.

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



Mick Long
Member of An Bord Pleanála®
duly authorised to authenticate
the seal of the Board.



Dated this 17 day of February 2025