

An
Bord
Pleanála

Board Order
ABP-321547-24

Urban Regeneration and Housing Act 2015

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD/VS365

Appeal by Jackie Cosgrave care of Manahan Planners of 38 Dawson Street, 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 South Dublin County Council on the 28th day of November, 2024 in respect of the site described below.

Description: Mill Road, Saggart, County 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 placed before the Board by the planning authority in relation to the entry of the site on the Vacant Sites Register, the issuing of the demand for payment for the year 2023,
- (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) the majority of the site is and was vacant/idle 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 for the years concerned and the amount of the levy has been correctly calculated.

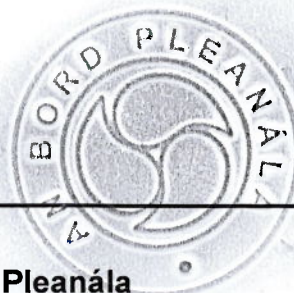
The demand for payment of the vacant site levy under Section 15 of the Urban Regeneration and Housing Act, 2015 is, therefore, confirmed.

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



Declan Moore

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



Dated this 27th day of MARCH 2025