

An
Coimisiún
Pleanála

Commission Order
ACP-322860-25

Urban Regeneration and Housing Act 2015

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: VS0056

Appeal by Michael Kearney of Mount Alto, Knocknahorgan, Glanmire, County Cork 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 Cork City Council on the 26th day of May, 2025, in respect of the site described below.

Description: Site at Knocknahorgan, Glanmire, County Cork.

Decision

The Commission 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 entry on the Vacant Sites Register should be confirmed, and that the demand for payment of the levy has been correctly calculated.

Reasons and Considerations

Having regard to:

- (a) the information placed before the Commission by the planning authority in relation to the entry of the site on the Vacant Sites Register,
- (b) the grounds of the appeal submitted by the appellant,
- (c) the report of the Planning Inspector,
- (d) the need for housing, that the site is suitable for the provision of housing and that insufficient reason is put forward to cancel entry on the Vacant Sites Register, the Commission is satisfied that the site was vacant or idle for the relevant period,
- (e) the majority of the site is and was vacant/idle for the year 2024,
- (f) the amount of the levy has been correctly calculated at 7% of the site value in the relevant year, and
- (g) there has been no change in the ownership of the site during the period concerned, 2024, the Commission is satisfied that the site was a vacant site on the 1st of January, 2024 and was a vacant site on the 20th of June, 2025, 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.

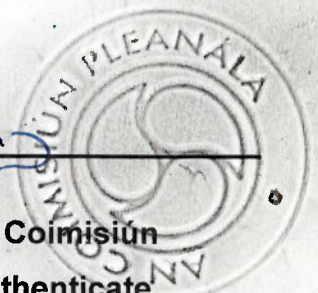
Eamonn James Kelly

Eamonn James Kelly

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *21st* day of *October*, 2025.