

An
Coimisiún
Pleanála

Commission Order ACP-323354-25

Urban Regeneration and Housing Act 2015

Planning and Development Acts 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: VS-0043

Appeal by Bord Ospidéal Naomh Shéamais (St. James's Hospital) care of IMG Planning of 75 Fitzwilliam Lane, 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 14th day of July, 2025 in respect of the site described below.

Description: 1-4 Brandon Terrace, Dublin.

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 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

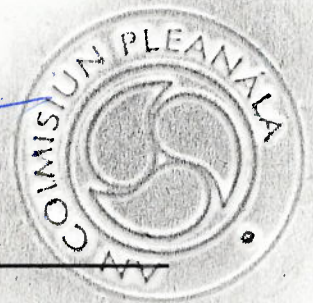
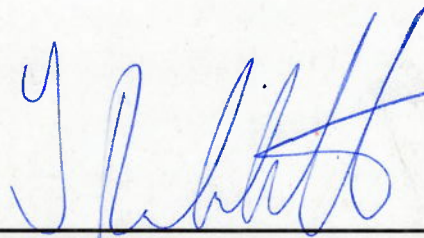
Having regard to:

- (a) the information submitted to the Commission 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 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 2024, 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 January 2024 and was a vacant site on the 11th day of August, 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.

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



Tom Rabbette

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 21st day of Nov. 2025