



An
Bord
Pleanála

Commission Order ABP-324052-26

Urban Regeneration and Housing Act 2015

Planning and Development Acts 2000 to 2020

Planning Authority: Cork County Council

Planning Register Reference Number: VS-0019

Appeal by Wayleaf Limited 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 County Council on the 7th day of January, 2026 in respect of the site described below.

Description: Carrignafof, Cobh, 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 above site was no longer a vacant site within the meaning of that Act.

Reasons and Considerations

Having regard to:

- (a) the information placed before the Commission by the planning authority including Commencement Notices from 2024,
- (b) the grounds of appeal submitted by the appellant;
- (c) the report of the Planning Inspector,
- (d) the extent of construction works on the site on which the appeal was made, and
- (e) the provisions of Section 18(3) of the Urban Regeneration and Housing Act 2015, as amended, where the Commission determined that the site was no longer a vacant site on the date on which the appeal to the Commission was made,

the Commission is not satisfied that the site was a vacant site on the date on which the appeal was made on the 3rd day of February. The demand for payment of the vacant site levy as calculated by the planning authority under section 15 of the Urban Regeneration and Housing Act 2015, as amended, is, therefore, cancelled.



Paul Caprani

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

Dated this *14th* day of *April* 2026.

