



An  
Bord  
Pleanála

**Board Order  
29E.VV.0015**

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**Urban Regeneration and Housing Act 2015**

**Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Authority Reference Number: VS-0013**

**Appeal** by Benburb Street Property Company Limited care of Stephen Little and Associates of 26/27 Upper Pembroke Street, Dublin in accordance with section 9(1) of the Urban Regeneration and Housing Act 2015 against the entry on the Vacant Sites Register by Dublin City Council on the 28<sup>th</sup> day of July, 2017 in respect of the site described below.

**Description:** Site at 32-40 Benburb Street, Dublin.

## **Decision**

**The Board in accordance with section 9(3) of the Urban Regeneration and Housing Act 2015, and based on the reasons and considerations set out below, hereby determines that the above site is a vacant site within the meaning of that Act.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **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 Inspector, and
- (d) the vacant and neglected condition over an extended period of time, of a very prominent site, zoned Z5 in the Dublin City Development Plan 2016-2022 to “consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity” and the resulting adverse effects on the character of the area,

the Board considered that it is appropriate that a notice be issued to the planning authority to confirm the entry on the Vacant Sites Register.

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

**Dated this          day of          2017**