



An  
Bord  
Pleanála

**Board Direction**  
**BD-013688-23**  
**ABP-316485-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/09/23 wherein the Board, in accordance with the Inspector's recommendation, decided to set aside the determination of the Local Authority for the following reasons and considerations .

#### **Reasons and Considerations**

Having regard to the determination by the local authority and the submitted grounds of appeal, the site is zoned 'Existing Residential/Mixed Residential and Other Uses', being a mixture of uses, and is not vacant or idle, and therefore does not meet the criteria for inclusion in the map with reference to section 653B(a)(ii),(ii) of the Taxes Consolidation Act 1997 as amended. In addition, with reference to the provisions of the section 653B of the Taxes Consolidation Act 1997, as amended, and Section 4.1.1 (iii) of the RZLT Guidelines, existing wastewater treatment infrastructure capacity to serve the site has not been demonstrated. As such the site cannot be considered in-scope for the RZLT.

**Board Member**

  
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Joe Boland

**Date:** 12/09/2023