

An
Bord
Pleanála

Board Direction
BD-014614-23
ABP-316833-23

Re: Amending Board Order under S146A of the Planning and Development Act, 2000, as amended

The submissions on this file were considered at a Board meeting held on 17/11/2023.

The Board decided to exercise its powers under section 146A(1)(b)(i) of the Planning and Development Act 2000, as amended, to amend its Order of 11/09/2023 for the purpose of correcting a clerical error therein.

The Board decided that amendment of the Board Order would not result in a material alteration of the terms of the development, the subject of the permission or decision.

Having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from any person who had made submissions or observations to the Board in relation to the permission.

Accordingly, the Board hereby amends the above-mentioned decision by the removal of reference of individual land parcels in the reasons and considerations set out, in accordance with the provisions of section 146A(1)(b)(i) of the Planning and Development Act, 2000, as amended, specifically to correct a clerical error.

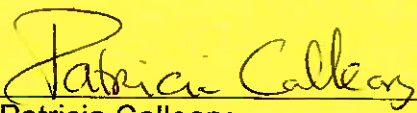
The amended reasons and considerations in the amended decision shall read as follows:

Amended Reasons and Considerations

Having considered the provisions of section 653B of the Tax Consolidation Act 1997 as amended, the 'Residential Zoned Land Tax – Guidelines for Planning Authorities' (Department of Housing, Local Government and Heritage, June 2022), the local authority determination, the grounds of appeal, the file documentation and the inspector's report and recommendation decided to confirm the determination of the local authority that the indicated site be retained on the Residential Zoned Land Tax map.

The lands are zoned residential within an established urban area with services available and no capacity or other reasons have been identified that would prevent the development of these lands in principle for residential purposes. The lands are accessible and there is no reason why they cannot be developed in principle in accordance with the residential zoning objective that applies to these lands which meet the qualifying criteria set out in section 653B of the Taxes Consolidation Act 1997, as amended, and there are no matters arising that warrant exclusion from the Residential Zoned Land Tax map.

Board Member


Patricia Calleary

Date: 17/11/2023