

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021313-25**  
**ACP-323314-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 17/11/2025.

The Commission decided to set aside the determination of the local authority in generally in accordance with the Inspector's recommendation, reasons and considerations.

### **Reasons and Consideration**

The lands identified as part of Land Parcel ID DCC000063880 on the RZLT Final Map zoned Z2 'are considered out of scope under the provisions of Sections 653B(i) of the Taxes Consolidation Act 1997, as amended. The lands are zoned solely or primarily for residential use and are located within an established urban area with services available therefore accord with Section 653B (a), (b) and (c) of the Act. However, given the evidence provided at appeal stage and the planning history of the site the appellant has demonstrated that the commercial use is authorised and that Section 653B (i) of the Act applies, therefore the determination of the local authority is set aside.

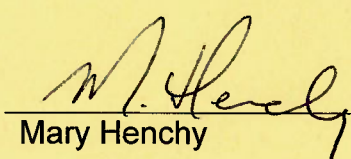
### **Note:**

The Commission noted clerical errors in the Inspectors recommendation but considered the assessment correctly reflected the matters and circumstances that related to this appeal.

### **Planning**

**Commissioner:**

**Date:** 18/11/2025

  
Mary Henchy