



An  
Bord  
Pleanála

Board Order  
ABP-316563-23

---

**Taxes Consolidation Act 1997, as amended**

**Planning Authority: Dublin City Council**

**Planning Authority Reference Number: RZLT-000067**

**Appeal** by Stafford and Sons ULC care of Hughes Planning and Development Consultants of 85 Marrion Square, Dublin in accordance with section 653J of the Taxes Consolidation Act 1997, as amended, against the inclusion of land on the map of the Residential Zoned Land Tax by Dublin City Council on the 29<sup>th</sup> day of March, 2023 in respect of the site described below.

**Lands at:** Rear of 56-60 North Strand Road, Dublin.

## **Decision**

**The Board in accordance with section 653J of the Taxes Consolidation Act 1997, as amended, and based on the reasons and considerations set out below, hereby decides to confirm the determination of the local authority.**

## Reasons and Considerations

The site is 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 for residential purposes. While the Board noted the information provided in relation to the premises at number 60 North Strand Road, no evidence has been provided that the use of the lands currently under consideration has the benefit of planning permission or is otherwise authorised. The lands are accessible and there is no reason why they cannot be developed in accordance with the zoning objective – Z1 that applies to this site.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

Dated this *14<sup>th</sup>* day of *July*, 2023

