



An  
Bord  
Pleanála

Board Order  
ABP-316586-23

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**Taxes Consolidation Act 1997, as amended**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: RZLT048/22**

**Appeal** by Jacko Investments Limited care of Hughes Planning and Development Consultants of 85 Merrion 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 Fingal County Council on the 30<sup>th</sup> day of March, 2023 in respect of the site described below.

**Lands at:** The Lord Mayor's Public House, Main Street, Swords, County 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 location of the site on lands zoned MC Town Centre for a mixture of uses, including for residential, falls within the scope of the criteria under 653B of the Taxes Consolidation Act 1997, as amended. The site falls within the scope of vacant or idle required for mixed use land uses as required under section 653B (c)(ii) of that act.

The site has reasonable access to public infrastructure and facilities, including roads and footpaths, public lighting, foul sewer drainage, surface water drainage and water supply, necessary for dwellings to be developed and with sufficient service capacity available for such development. The development of these lands is not constrained by deficiencies in existing roads and footpaths with the lands having significant road frontage to facilitate necessary improvements. The location of part of the lands within a zone of archaeological notification does not preclude the development of such lands.

The site, therefore, satisfies the criterion for inclusion on the map set out in section 653B(c) of the Taxes Consolidation Act 1997, as amended.



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**Peter Mullan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *27th* day of *July*, 2023