

An
Bord
Pleanála

Board Order
ABP-316773-23

Taxes Consolidation Act 1997, as amended

Planning Authority: Fingal County Council

Planning Authority Reference Number: RZLT037/22

Appeal by Castlethorn Construction Unlimited Company care of Stephen Little and Associates, Chartered Town Planners and Development Consultants of 26/27 Upper Pembroke Street, 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 29th day of March, 2023 in respect of the site described below.

Lands at: Kellystown, Clonsilla, 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

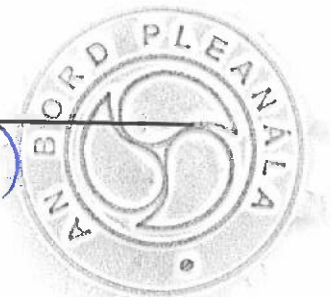
1. The appellant requested that their site be removed from the map due to volatility in the construction sector and also due to the need for infrastructure works in the area. The site is zoned for residential development and a local area plan in the form of the Kellystown Local Area Plan has been prepared to provide for the proper planning of the area.
2. 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. The lands do satisfy the criterion for inclusion on the map set out in section 653B(c) of the Taxes Consolidation Act 1997, as amended.



Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**



Dated this 19th day of June 2023