



An
Bord
Pleanála

Board Order
ABP-316958-23

Taxes Consolidation Act 1997, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: RZLT-000079

Appeal by Sister Marian Harte (Daughters of Charity of Saint Vincent de Paul) care of WKN Real Estate Advisors of Digital Office Centre, 12 Camden Row, 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 29th day of March, 2023 in respect of the site described below.

Lands at: 109 Mount Prospect Avenue, Clontarf, 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. 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. The land meets the qualifying criteria set out in section 653B of the Tax Consolidation Act 1997, as amended, and there are no matters arising that warrant exclusion from the map.



Stephen Bohan

Member of An Bord Pleanála

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

Dated this *21st* day of *August* 2023