

An
Bord
Pleanála

Board Order
ABP-316981-23

Taxes Consolidation Act 1997, as amended

Planning Authority: Dublin City Council

Planning Authority Reference Number: RZLT-000095

Appeal by Binford Limited of 13-18 City Quay, 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: The former Cross Guns Flour Mill and Bakery at 113 Phibsborough Road, Dublin.

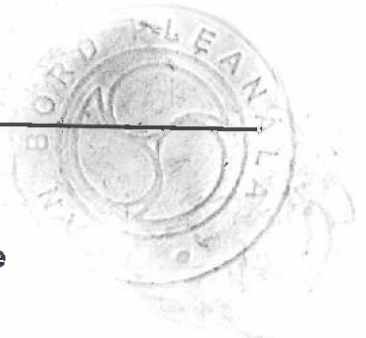
Decision

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. 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 entirety of the lands to remain on the maps except for the section deemed by the planning authority as appropriate to exclude from the maps in order to facilitate the development of the Metrolink project.

Eamonn James Kelly
Eamonn James Kelly
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board



Dated this 14th day of July, 2023

