



An
Bord
Pleanála

Board Order
ABP-320314-24

Taxes Consolidation Act 1997, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Authority Reference Number: DM24/3

Appeal by Cairn Homes PLC care of McCutcheon Halley Chartered Planning Consultants of Kreston House, Arran Court, Arran 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 Dún Laoghaire-Rathdown County Council on the 26th day of June 2024 in respect of the site described below.

Lands at: Chesterfield, Cross Avenue, Booterstown, 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 lands identified as part of Parcel ID DELA00002108 on the RZLT Final Map are considered in scope of section 653B(a) of the Taxes Consolidation Act 1997, as amended. The lands are located within an established urban area, and they have access to public infrastructure and facilities necessary for residential development with sufficient service capacity for such development as required by section 653B(b) of the Act, and in accordance with the Objective A residential zoning objective of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 that applies to the lands. It is feasible that the landowner or a prospective applicant could connect into surface water infrastructure by utilising their own lands and those in the control of the local authority. While upgrades are required in terms of water supply infrastructure to serve the lands, there is a viable water supply/connection available in proximity to the site and, therefore, the site can be reasonably serviced in terms of water supply, as per Section 653B(b) of the Taxes Consolidation Act 1997, as amended. No capacity or other reasons have been identified that would prevent the development of these lands in principle for residential purposes in accordance with the residential zoning objective that applies to these lands.



Joe Boland

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 16TH day of October 2024