



An
Bord
Pleanála

Board Order
ABP-320383-24

Taxes Consolidation Act 1997, as amended

Planning Authority: Fingal County Council

Planning Authority Reference Number: FIN-C657-RZT-2421

Appeal by Castlethorn and its Group Companies care of Stephen Little and Associates 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 21st day of June 2024 in respect of the site described below.

Lands at: Saint Mochta's, Porterstown, Clonsilla.

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 lands at St. Mochta's, Porterstown, Clonsilla, Dublin 15 (Parcel ID FL0000002622) are located on lands zoned RA-Residential Area and are, therefore, considered in scope of section 653B(a) of the Taxes Consolidation Act 1997, as amended. The site immediately adjoins the Diswellstown Road and, therefore, it is reasonable to consider that the site can connect to the road network. Correspondence from Uisce Éireann confirms that the site can connect to existing water infrastructure, and that there is capacity in the system to serve the site. The subject site does not contain the lands of St. Mochta's FC, therefore, development at the site is not predicated on the relocation of these sports facilities. The location of the site immediately adjoining St. Mochta's FC does not preclude the provision of dwellings at the site. No physical constraints 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 *15th* day of *October* 2024