

An
Bord
Pleanála

**Board Order
ABP-320389-24**

Taxes Consolidation Act 1997, as amended

Planning Authority: Fingal County Council

Planning Authority Reference Number: FIN-C657-RZT24-26C

Appeal by Dean Swift Property Holdings Unlimited Company care of Hughes Planning and Development Consultants of 85 Merrion Square, 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: Stephenstown, Balbriggan, 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

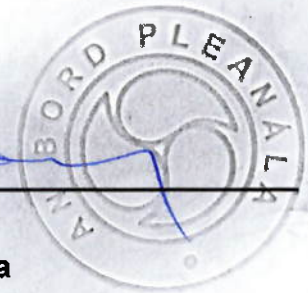
The lands identified as FIN-C657-RZT 24-26C (Parcel ID number FL0000002178 -part of) located on residentially zoned lands identified within the Fingal County Development Plan 2023-2029 are considered in scope of Section 653B(a) of the Taxes Consolidation Act 1997, as amended. The lands are stated to form part of an agricultural holding however, they are zoned for residential purposes. The lands are located within an established urban area with services available, and no piped services capacity or other reasons including access to roads infrastructure 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.



Martina Hennessy

Member of An Bord Pleanála

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



Dated this 22nd day of October 2024