

An
Bord
Pleanála

Board Order
ABP-320437-24

Taxes Consolidation Act 1997, as amended

Planning Authority: Fingal County Council

Planning Authority Reference Number: FIN-C657-RZT24-15

Appeal by Rhonellen Properties Limited 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 27th day of June 2024 in respect of the site described below.

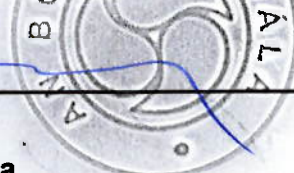

Lands at: Old Tesco Site, Quay Street, Balbriggan, County Dublin.

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 24-15 and Parcel ID numbers FL0000002395 and FL0000001857, located on MC mixed use zoned lands identified within the Fingal County Development Plan 2023-2029 are considered in scope of Section 653B(b) of the Taxes Consolidation Act 1997, as amended. The lands are zoned MC- mixed use within the current development plan where a residential use is permissible in principle. The lands are considered to be vacant and idle, notwithstanding the current proposal seeking planning permission for a residential development within the subject lands. The lands are located 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 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 14th day of October 2024