



An  
Bord  
Pleanála

**Board Order  
ABP-320492-24**

---

**Taxes Consolidation Act 1997, as amended**

**Planning Authority: Cavan County Council**

**Planning Authority Reference Number: RZLT Map Submission Number  
7**

**Appeal** by Aidan Fortune on behalf of AGML Partnership of Tullylough House, Tullylough, County Cavan 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 Cavan County Council on the 27<sup>th</sup> day of June 2024 in respect of the site described below.

**Lands at:** Swellan Lower, Cavan Town, Cavan.

## **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 Land Parcel ID CNLA00000054 on the RZLT Final Map zoned Proposed Residential are considered to be within scope of Section 653B(a) of the Taxes Consolidation Act 1997, as amended. The lands are located within an established urban area and the Uisce Éireann water supply and wastewater capacity registers confirm capacity to serve the lands. The lands have access onto existing road infrastructure or access could be provided. As such 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.



---

Liam Bergin

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

Dated this 08<sup>th</sup> day of October. 2024