

An  
Coimisiún  
Pleanála

**Commission Order**  
**ACP-323329-25**

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**Taxes Consolidation Act 1997, as amended**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: FIN-C790-RZD26-16**

**Appeal** by MKN Properties Limited of 18 The Seapoint Building, Clontarf, 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 25<sup>th</sup> day of June, 2025 in respect of the site described below.

**Proposed Development:** Lands at Fosterstown, Pinnock Hill, Forest Road, Swords, County Dublin.

## **Decision**

The Commission 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 planning authority.

## Reasons and Considerations

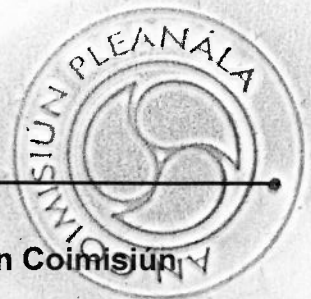
The lands identified as FIN-C790-RZD-26-16 (Parcel ID numbers FL0000002137, part of, and FL0000002469, part of) are zoned RA-Residential Area and MC-Major Town Centre in the Fingal Development Plan 2023-2029 and are considered in scope of Section 653B(a) of the Taxes Consolidation Act 1997, as amended. Given the location of the site, proximate to existing roads and water services infrastructure, it is considered reasonable that a connection to public infrastructure and facilities can be achieved. Uisce Éireann capacity registers indicate that there is capacity to serve the site and Uisce Éireann has confirmed that the lands are serviceable. 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 and Major town centre zoning objectives that apply to these lands. The lands satisfy the criterion for inclusion on the map set out in Section 653B of the Taxes Consolidation Act 1997, as amended.



**Mary Henchy**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this *20<sup>th</sup>* day of *November* 2025.