

# Submission on the Draft Residential Zoned Land Tax Wicklow Town



Land at Greenhills Road, Wicklow Town

For



Prepared By

**Eoin J. Carroll Architects**

One Southern Cross  
IDA Business Park, Bray  
Co. Wicklow.

Tel: 01-276 9839

E-mail: [info@ejcarchitects.com](mailto:info@ejcarchitects.com)

**DECEMBER 2022**

## Introduction

### 1.01 General

This submission is prepared by Eoin J. Carroll Architects on behalf of [REDACTED] and is in response to the invitation for public observations on the Draft Residential Zoned Lands Map issued by Wicklow County Council on the 1<sup>st</sup> of November 2022.

The submission is made in advance of the deadline of the 1<sup>st</sup> of January 2023.

The submission is made in relation to the Wicklow Town Residential Zoned Lands Tax Map.

Our client is the owner of the land.

### 1.02 Location of Land

The land is located at Greenhills Road, Wicklow Town and indicated in red outline on the map attached in Appendix A.

## 2.0 Submission

### Draft RZLT Map

Extent of Land within Scope of RZLT

The figure below is an extract from the Draft Wicklow Town RZLT Map and indicates the extent of our client's land currently within the scope of the Residential Zoned Land Tax outlined in red.



Figure 1-1 Draft Wicklow Town Map (Extract)

### 3.0 Proposal to omit lands from the RZLT Map

#### Extent of land proposed to be omitted from scope of RZLT Map

Our client requests that the land identified in orange hatch on the map in Appendix A which is currently identified within the scope of the RZLT be removed.

The **criteria** set out in Section 653B of the Taxes Consolidation Act 1997 on which our client relies on for the land being out of scope:

**The part of the land in question is land that is subject to a statutory designation that may preclude development.**

This part of the land contains a protected structure.

RPS Reference No. W29.

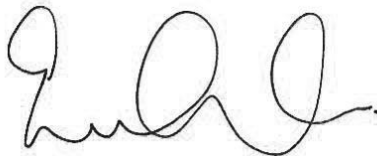
Name: The Cholera House, Greenhills Road, Wicklow Town

Description: Ruin of a stone house. Thought to have been built to treat victims of cholera in the outbreak of 1866. Up to c.1990's it had a corrugated roof and was used as cattle sheds.

We trust that the Planning Authority will consider all of the above points, the criteria as set out in legislation, and we look forward to a favourable outcome for our client.

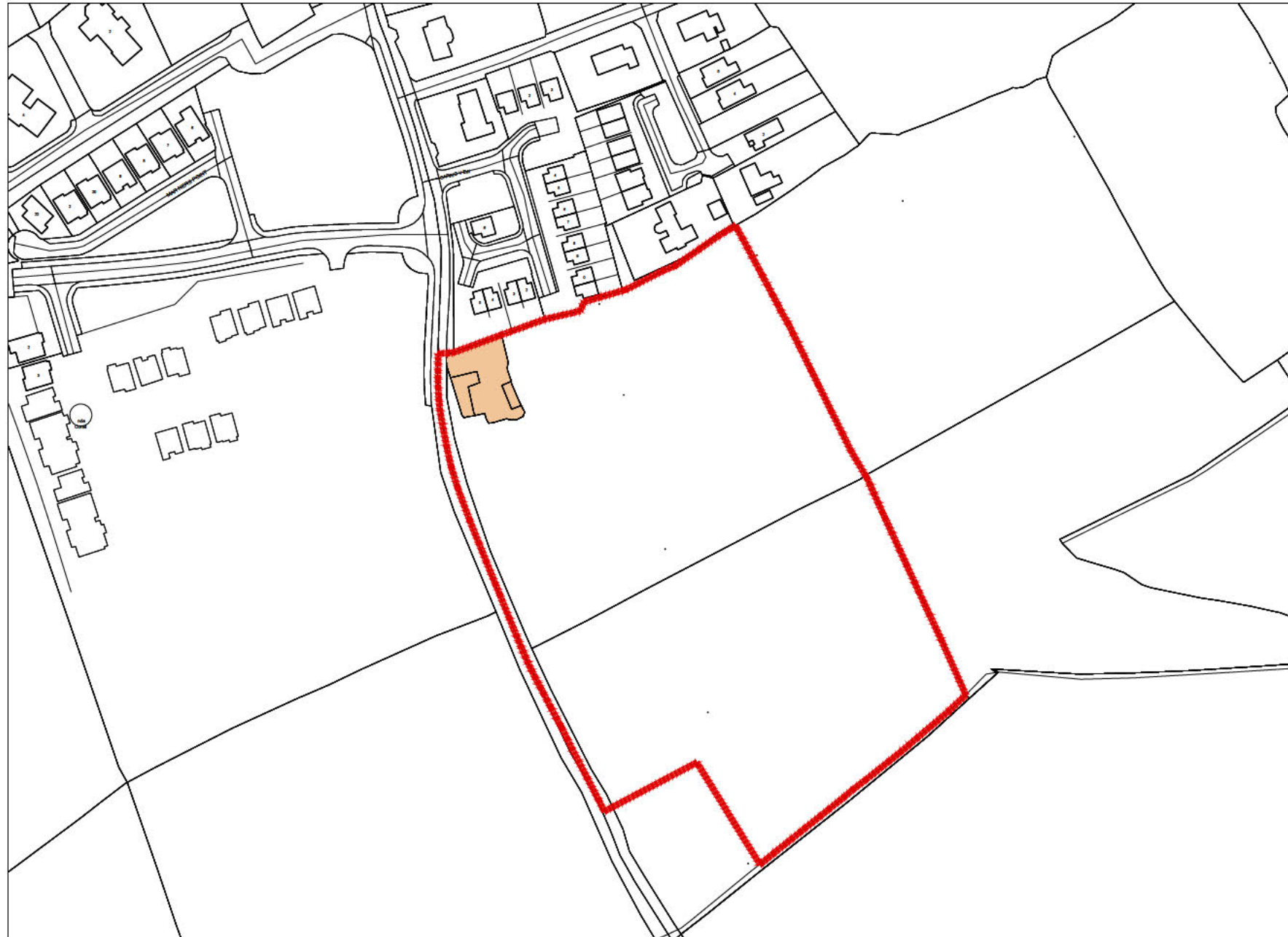
Our client reserves the right to appeal any future decision in relation to these matters.

In the meantime, should your department have any questions in relation to this submission please do not hesitate to contact this office.

A handwritten signature in black ink, appearing to read 'Eoin Carroll', with a stylized, cursive script.

Eoin Carroll MRIA

## APPENDIX A

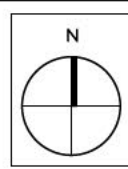


Site Location Map (OS Map) Scale 1:2500

Description: Digital Landscape Model (DLM)  
 Publisher / Source: Ordnance Survey Ireland (OSI)  
 Data Source / Reference: PRIME2  
 File Format: Autodesk AutoCAD (DWG\_R2013)  
 File Name: v\_50294646\_1.dwg  
 Clip Extent / Area of Interest (AOI):  
 ULX,LY= 731786.0055,692332.1546  
 URX,LY= 732616.0055,692947.1546  
 ULX,LY= 731786.0055,692947.1546  
 URX,LY= 732616.0055,692947.1546  
 Projection / Spatial Reference: IRENET95\_High\_Transverse\_Mercator  
 Centre Point Coordinates: X,Y= 732201.0055,692639.6546  
 Reference Index: Map Series | Map Sheets  
 1:2,500 | 4079-S  
 1:2,500 | 4080-A  
 Data Extraction Date: Date= 03-Oct-2022  
 Source Data Release: DCMS Release V1.156.113  
 Product Version: Version= 1.4  
 License / Copyright: Ordnance Survey Ireland Terms of Use apply. Please visit [www.osi.ie/about/terms-conditions](http://www.osi.ie/about/terms-conditions).  
 © Ordnance Survey Ireland, 2022  
 Compiled and published by Ordnance Survey Ireland, Phoenix Park, Dublin 8, Ireland.  
 Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.  
 All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.  
 The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.  
 Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.  
 © Suirbhíreacht Ordánais Éireann, 2022  
 An t-ádh eile agus an t-ádh eile ag Suirbhíreacht Ordánais Éireann, Páirc an Fhionnuisce, Baile Átha Cliath 8, Éire.  
 Sáráil an ádh eile neamh-ádh eile clóicheart Suirbhíreacht Ordánais Éireann agus Rialtas na hÉireann.  
 Gach cead ar cosamh. Ní ceodmhach an chuid den fhaisic seo a chloipeáil, a athscríobh nó a tharchur in aon fhorm nó ar aon bhealach gan cead i scríbhinn raimh ré 6 úinéirí an chloipeáil.  
 Ní hionann báthar, bealach nó cead a bhéith ar an t-ádh seo agus fairsíse ar chead aif.  
 Ní thaispeánann léarsaíl de chuid Ordánais Suirbhíreacht na hÉireann teorann phointí deathúil de mhéin raimh, nó úinéirí de ghréithe fhisicúla.

© Eoin J. Carroll Architects  
 1. DO NOT SCALE DRAWING LINE WEIGHTS OR DIMENSIONS  
 2. A. DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE TAKEN FROM THE DIMENSION LINES UNLESS OTHERWISE SPECIFIED  
 3. A. DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE TAKEN FROM THE DIMENSION LINES UNLESS OTHERWISE SPECIFIED  
 4. A. DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE TAKEN FROM THE DIMENSION LINES UNLESS OTHERWISE SPECIFIED  
 5. A. DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE TAKEN FROM THE DIMENSION LINES UNLESS OTHERWISE SPECIFIED  
 6. A. DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE TAKEN FROM THE DIMENSION LINES UNLESS OTHERWISE SPECIFIED  
 7. A. DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE TAKEN FROM THE DIMENSION LINES UNLESS OTHERWISE SPECIFIED  
 8. A. DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE TAKEN FROM THE DIMENSION LINES UNLESS OTHERWISE SPECIFIED  
 9. A. DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE TAKEN FROM THE DIMENSION LINES UNLESS OTHERWISE SPECIFIED  
 10. A. DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE TAKEN FROM THE DIMENSION LINES UNLESS OTHERWISE SPECIFIED

NO.	DATE	DESCRIPTION



© Eoin J. Carroll Architects  
 One, Southern Cross,  
 IDA Business Park, Bray, Co. Wicklow  
 Telephone (01) 276 9839  
 e-mail [eoin@carrollarchitects.com](mailto:eoin@carrollarchitects.com)  
 website [www.ejcarrollarchitects.com](http://www.ejcarrollarchitects.com)

NO. 1  
 22LY SUBMISSION  
 GREENHILLS ROAD, WICKLOW, CO. WICKLOW.  
 DRAWING 1  
 SITE LOCATION MAP (OS MAP)

NO. 1	NO. 2
DECEMBER 2022	22-45
1 : 2500 @ A3	W:JOBS
EC	2245-001
INFORMATION	

NO. 1	NO. 2
DECEMBER 2022	22-45
1 : 2500 @ A3	W:JOBS
EC	2245-001
INFORMATION	