

# Submission on the Draft Residential Zoned Land Tax Wicklow Town



Land at Dunbur, Wicklow Town

For



Prepared By

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## 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 Dunbur, 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 all of the land hatched in orange on the map in Appendix A which is currently identified within the scope of the RZLT be removed.

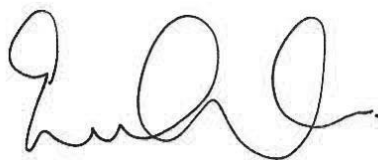
The **criteria** set out in Section 653B of the Taxes Consolidation Act 1997 on which our client relies on for the land being out of scope:

- A) The land is affected in terms of its physical condition, by matters to a sufficient extent to preclude the provision of dwellings, including contamination or the presence of archaeological or historic remains.**

The land is affected in terms of its physical condition. The area and shape of the land in question is too small to cater for even one dwelling. It extends to approximately 12m in width only and this is not enough area to provide a dwelling and associated parking and areas or private amenity space in accordance with current development plan standards.

We trust that the Planning Authority will consider 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

