# Submission on the Draft Residential Zoned Land Tax Wicklow Town

Land at Dunbur, Wicklow Town

For

Prepared By

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#### DECEMBER 2022

### Introduction

1.01 General

This submission is prepared by Eoin J. Carroll Architects on behalf of

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

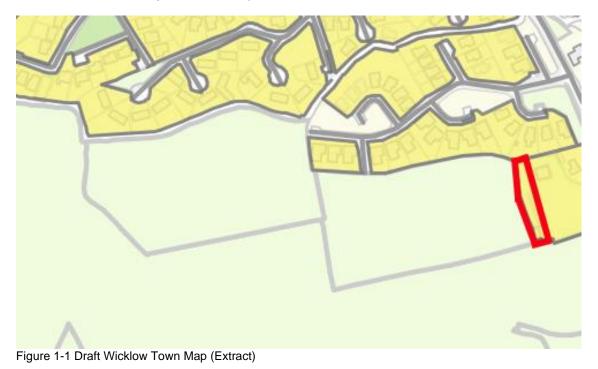
The land is located at Dunbur, Wicklow Town and indicated in red outline on the map attached in Appendix A.

## 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.



2245 RZLT Submission – Dunbur

#### 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.

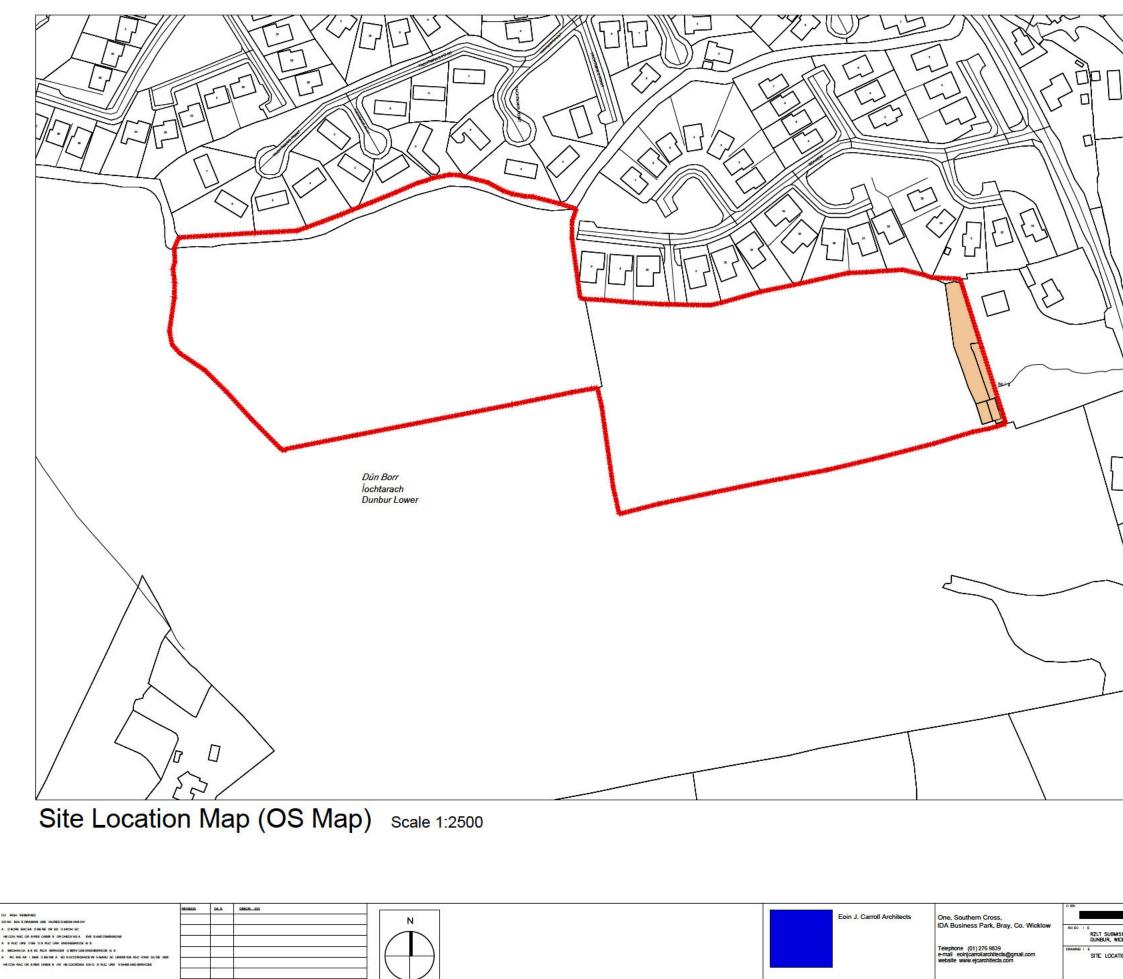
The land is affected in terms of its physical condition. The area and shape of the land in question is too small to cater for even one dwelling. It extends to approximately 12m in width only and this is not enough area to provide a dwelling and associated parking and areas or private amenity space in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

Eoin Carroll MRIAI

APPENDIX A



Description	in:
Digital La	andscape Model (DLM)
Publisher	/ Source:
Ordnance	Survey heland (OSi)
Data Sou	irce / Reference:
PRINE2	
File Form	not:
Autodesk	AutoCAD (DWG_R2013)
File Nam	e:
v_50294	646_1.dwg
Cin Exte	nt / Area of Interest (ADI):
	731786.0055,692332.1546
LRX,LRY= ULX,ULY=	732616.0055,692332,1546 731786.0055,692947.1546 732616.0055,692947.1546
Projectio	n / Spatial Reference:
Projectio	n- IRENET95_hish_Transverse_Mercator
Centre P	oint Coordinates:
X,Y= 73	2201.0055,692639.6546
Reference	e Index:
	es   Map Sheets
1:2,500	4079–B 4080–A
	raction Date:
Date= 0.	3-Oct-2022
Source [	tata Release:
DCMLS R	eleose V1.156.113
Product	Version:
Version=	
License ,	/ Copyright:
	: Survey heland Terms of Use apply. sit www.osi.ie/about/terms-conditions'.
Ordnan	ce Survey Ireland, 2022
Compiled	and published by Ordnance Survey Phoenix Park, Dublin 8, Ireland.
Unauthor	hoenix Park, Dubin B, Feidnd. ised reproduction infringes Ordnance eland and Government of Feland
Al rights may be form or permissio	: reserved. No port of this publication copied, reproduced or transmitted in any by any means without the prior written in of the copyright owners.
	esentation on this map of a road, track ath is not evidence of the existence of a
Ordnance boundarie features.	Survey maps never show legal property se, nor do they show ownership of physical
Suirbhé	ireacht Ordanáis Éireann, 2022
Suirbhéin	vrnsú agus arna fholisiú ag eacht Ordanáis Éireann, Páirc an ce, Baile Átha Cliath B, Éire.
Shuirbhéi na hÉire	reacht Ordanáis Éireann agus Rialtas ann.
chuid de atâirgeac bhealach	ud ar cesnamh. Ní ceadmhach conn n fhoilseachán seo a chóipeáil, a n hú a thorchur in aon fhoirm ná ar ach gan cead i scríbhinn roimh ré ó úinéirí chirt.
Ní hiona	nn bóthar, bealach nó cosán a bheith ar
Ní thaisp Shuirbhei	eánann léarscaíl de chuid Ordanáis reacht na hÉireann teorann phointí dleathúil
Shuirbhéi no hÉirei Gach cei chuid de atáirgeac bhealach an chốip Ní hiona an léarai Shuirbhei	nn. nd ar cossamh. Ní ceadmhach aon n fhoilseachán seo a chóipeáil, a n hó a tharchuar in aon fhoirm nd ar aon gan cead i scríbhinn roimh ré ó únéirí chirt. ns bóthar, bedach nó cosán a bheith ar séil seo agus fianaise ar chead slí.

	DA 6	RO RC NO
	DECEMBER 2022	22-45
sison Icklow, co. Wicklow.	1 : 2500 @ A3	W:JOBS
TION MAP (OS MAP)	EC	2245-001
		REVISION