

Residential Zoned Land Tax,
Administrative Officer,
Planning Department
Wicklow County Council,
County Buildings,
Whitegates,
Wicklow Town,
A67 FW96.

RZLT@wicklowcoco.ie

Date: 28/03/2024
Our Ref: PT - VR 22124

Dear Sir/Madam,

**RE: RESIDENTIAL ZONED LAND TAX SUBMISSION IN RESPECT OF LANDS AT
VEVAY ROAD AND BOGHALL ROAD (THE FORMER DELL SITE), BRAY, CO.
WICKLOW**

1.0 INTRODUCTION

I, has instructed John Spain Associates, 39 Fitzwilliam Place, Dublin 2, to prepare a submission in respect of lands in their ownership at Vevay Road and Boghall Road (the former Dell site), Bray, Co. Wicklow, and the proposal to include same on the draft mapping for lands subject to the Residential Zoned Land Tax.

This submission is made in accordance with Section 653D (1)(a) and Section 653M (2)(f) of the Taxes Consolidation Act 1997, as amended.

A submission was previously made to Wicklow County Council (WCC Reg. Ref.: RZLT077/22) and a subsequent appeal to An Bord Pleanála (ABP Ref.: 316489-23) requesting that the subject lands be removed from the 2023 Draft RZLT Maps, under the provisions of Section 653B(b) of the Act. The Planning Authority determined that the lands were to be included on the final RZLT map and this was upheld by An Bord Pleanála. However, since this time, as noted in the Department of Housing, Local Government and Heritage Circular issued on the 12th January 2024 (Circular NRUP Ref. 01/2024), the enactment of the Finance (No. 2) Act 2023 amends Section 653B of the Act and identifies an exclusion for land which is subject to phasing objectives in a development plan or a local area plan, and the development of which would not conform with those objectives.

Having regard to the new provision and as set out herein, this submission seeks that the southern portion of the overall landholding should be excluded, as the LAP / extant permissions excludes residential development being delivered on this portion of the site, as reflected in the recent notification of decision to grant permission for a LRD development on

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the northern portion of the lands. The subject lands in our client's ownership are illustrated in the Site Location Map included as Appendix 1. The relevant criteria under Section 653B(a) of the Act supporting the proposed removal are addressed in Section 5 of this submission.

In accordance with Section 653D (3), an Ordnance Survey Ireland based map is included in Appendix 1 identifying the location of the lands the subject of this submission. In accordance with Section 653D (4), Appendix 2 includes details of the landowner and the folios relating to the lands, which confirms that the subject lands are in [redacted]'s ownership.

2.0 LOCATION OF SUBJECT SITE

The former Dell site is located to the south of Boghall Road and west of Vevay Road and has an overall area of c. 3.75 hectares. It is occupied by the former Dell factory which is vacant. The site has remained derelict since the early 2000's following the closure of the Dell factory. Access to the site is currently provided via Boghall Road and Vevay Road.

As outlined in Section 3 below, permission has been granted for an LRD development on the northern part of the landholding, with the remainder of the lands identified for employment generating uses in accordance with the provisions of SLO 4 of the LAP, and therefore we request that the RZLT map be amended to only relate to the portion of the site where residential development is proposed.

The site area of the Phase 2 residential development, excluding the Phase 1 and 3 areas of the site is 1.83 ha, and is illustrated in Figure 3.1 below. Thus, the remaining section of land has an area of c. 1.92 ha, and this submission requests that portion of the landholding be removed from the RZLT map.

Figure 2.1: OS Map with extent of land ownership outlined in red (see Appendix 1 also)



3.0 RELEVANT RECENT PLANNING HISTORY

The following provides an overview of the relevant planning history for the subject lands.

WCC Reg. Ref.: WW-RZLT-42 RZLT077/22 and ABP Ref.: 316351-23- Previous RZLT Submission

On behalf of [redacted] submission was made to Wicklow County Council on the 23rd December 2022 requesting that the subject lands be removed from the 2023 Draft RZLT Maps, under the provisions of Section 653B(b) of the Taxes Consolidation Act 1997, as amended.

WCC's decision to include the lands on the RZLT map, dated the 24th of March 2023, was appealed to An Bord Pleanála on the 20th of April 2023, and the Board upheld WCC's decision in a decision dated [redacted], due to the following reasons:

"The lands are suitably zoned and no restrictions in terms of service provision have been identified. The zoning / Specific Local Objective (SLO 4) does not prevent residential development and the lands should therefore remain on the map. The lands meet the qualifying criteria for inclusion on the map, as set out in section 653B of the Taxes Consolidation Act 1997 as amended"

As outlined in Section 5 of this submission, it is respectfully noted that while the lands are zoned 'Mixed Use' in the Bray and Environs Local Area Plan 2018, the southern portion of the lands satisfy specific criteria to be removed from the draft RZLT maps under Section 653B(b) and Section 653B(ia)(i) (following the enactment of the Finance (No. 2) Act 2023) due to continued specific provisions of SLO 4 and the phasing plans for the overall lands, which only provide for residential development under Phase 2 and on the northern portion of the lands as summarised below.

WCC Reg. Ref.: 24/46- Large-Scale Residential Development (Phase 2 of overall development on the former Dell site)

WCC issued a notification decision to grant permission, dated the 15th of March 2024, for a Large-scale Residential development, subject to 22 no. conditions. The development was described as follows in the public notices:

"The proposed Large-scale Residential Development includes the demolition of the existing vacant manufacturing building on site, all associated site clearance and enabling works, and the construction of a residential development (Phase 2 development on the overall landholding) comprising 178 no. apartments (with a mix of 78 no. 1 bed apartments, 79 no. 2 bed apartments, and 21 no. 3 bed apartments), and a childcare facility, in 3 no. buildings (Blocks 1, 2 and 3), ranging from 3 to 4 no. storeys in height, over a basement level, and all associated site and infrastructural works.

The detailed description of the development is as follows:

- *Demolition of the existing vacant manufacturing building on the site and associated site clearance and enabling works;*
- *Block 1 contains 29 no. apartments, including 16 no. 1 bed, 10 no. 2 bed, and 3 no. 3 bed apartments in a three storey building partially over a basement level. Balconies / private terraces are provided for all apartments on the western and eastern elevations. Block 1 includes a childcare facility with a Gross Floor Area (GFA) of 427.6 sq.m at ground floor level and associated play area for the childcare facility;*

- *Block 2 contains 57 no. apartments, including 20 no. 1 bed, 29 no. 2 bed, and 8 no. 3 bed apartments in a three storey building over a basement level. Balconies / private terraces are provided for all apartments on the north-east, north-west, south-east and south-west elevations;*
- *Block 3 contains 92 no. apartments, including 42 no. 1 bed, 40 no. 2 bed, and 10 no. 3 bed apartments in a four storey building partially over a basement level. Balconies / private terraces are provided for all apartments on the north-east, north-west, south-east and south-west elevations;*
- *155 no. car parking spaces and 311 no. cycle parking spaces for the residential units are provided at basement level, and secure allocated storage space is provided at basement level for the residential units. 23 no. car parking spaces, 111 no. cycle parking spaces, and a set down area are provided at surface level to serve the residential units and childcare facility;*
- *Vehicular access will be via the existing access from Vevay Road and via a new vehicular access from Boghall Road, and the proposal includes associated internal road infrastructure, which provides pedestrian, cyclist and vehicular access to the basement level. The proposed development includes associated improvements to Vevay Road and Boghall Road to facilitate the proposed development (which includes alterations to the existing footpaths / public road);*
- *The proposed development includes public open space, communal open space, boundary treatments, hard and soft landscaping, bin stores, an ESB substation and cycle lift, external fire escape cores, plant rooms, green roofs, and PV panels at roof level. The associated site and infrastructural works include provision of utilities and associated civil works, foul and surface water drainage and public lighting, along with all associated ancillary development."*

The application site is the northern portion of the former Dell site at Vevay Road and Boghall Road, Bray Co. Wicklow. The southern portion of the site is subject to an extant planning permission for an office and nursing development (Phase 1) under WCC Reg. Ref.: 22/823, as referenced below.

As illustrated in Figure 3.1 the LRD residential development relates to the northern part of the landholding, with the remainder allocated to employment generating uses in accordance with the requirements of SLO 4, as illustrated in Figure 3.2. Accordingly, this submission requests that the RZLT map be amended to omit the southern portion of the site which is designated for employment generating uses under the LAP.

Figure 3.1: TOTA Proposed Phase 2 Site Plan

Phasing and Masterplan

The application documentation submitted with the LRD application, includes a TOTA Masterplan and Phasing Statement, outlining how the Phase 2 residential development in conjunction with the permitted Phase 1 development (WCC Reg. Ref.: 22/823) and a future Phase 3 office application will satisfy the overall requirements of the Mixed Use zoning and the associated SLO 4 map based objective in the Bray Municipal District LAP 2018 (See Figure 3.2).

A detailed Phasing and Implementation Strategy Brochure was prepared by TOTA, with input from the applicant and the design team, and submitted with the LRD application. In summary, it is proposed that the overall development of the former Dell site will be delivered in three distinct phases, with the subject application comprising of Phase 2.

As part of the Phase 1 planning application for the southern portion of the site, a masterplan was submitted indicating a potential residential and office scheme on the northern portion of the landholding as a Phase 2 development which would be fully consistent with the SLO 4 criteria. Since this time, the proposals have evolved.

The revised masterplan and phasing proposals will deliver on the requirements of SLO 4 and provide for a mixed use employment and residential redevelopment of the overall lands and ensure that employment remains the predominant use as part of the overall redevelopment of the lands. The LRD application for a residential development (Phase 2 development of the subject lands) comprising c. 178 residential units, and a childcare facility, in association with the permitted Phase 1 development (Reg. Ref.: 22/823) and a future

Phase 3 office application will satisfy the Mixed Use zoning and the overall requirements of associated SLO 4 map based objective in the Bray Municipal District LAP 2018.

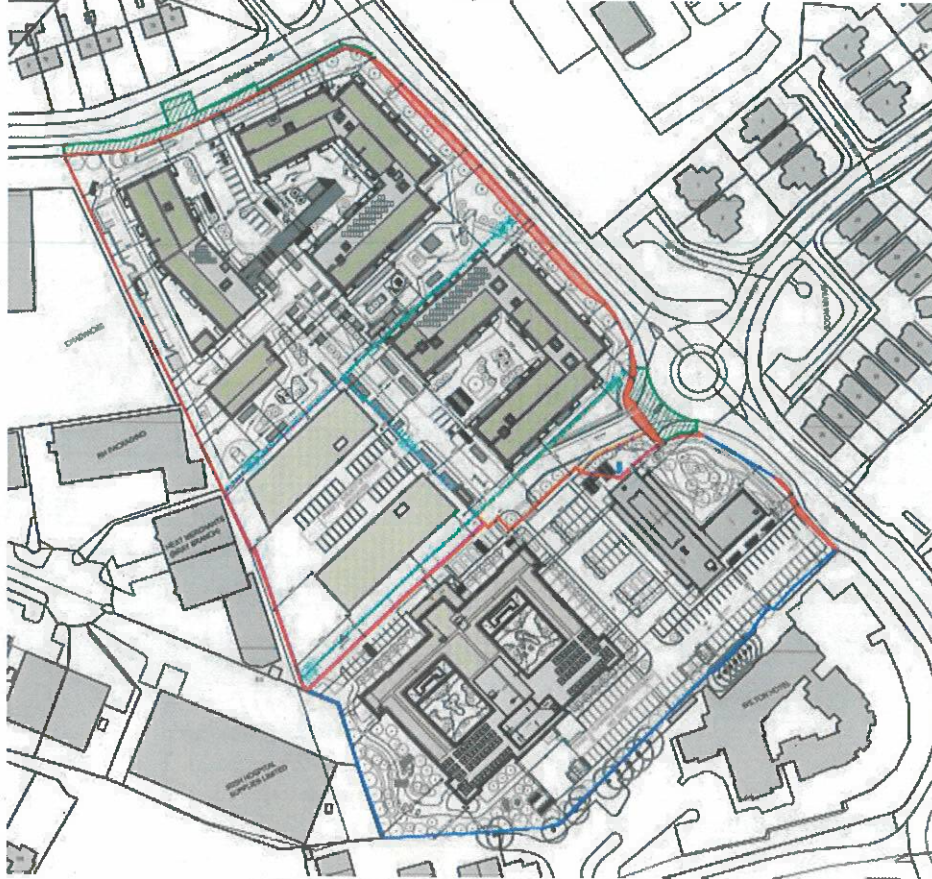
It was considered appropriate from a design and build and practical perspective to keep Phase 2 and Phase 3 as separate applications, which the Planning Authority accepted when assessing the principle of Phase 2 in the context of the requirements of SLO 4.

Table 3.1: Proposed Phasing

	Key Supporting Infrastructure / Development
Phase 1 (Permitted Development granted under Reg. Ref.: 22/823)	<ul style="list-style-type: none"> • Nursing Home (8,666 sq.m) • Office Building (3,354 sq.m) • Provision of associated landscaping and site services
Phase 2a	<ul style="list-style-type: none"> • Demolition of existing building • Blocks 1 and 2 (86 no. residential units) and associated communal open space • Childcare facility (Block 1) • Infrastructure and vehicular access to Boghall Road • Access to basement level and associated basement parking and surface parking to serve Phase 2a • Provision of public open space • Provision of associated landscaping and site services
Phase 2b	<ul style="list-style-type: none"> • Blocks 3 (92 no. residential units) and associated communal open space • Associated basement parking and surface parking to serve Phase 2b • Infrastructure and vehicular access to Boghall Road • Provision of associated landscaping and site services
Phase 3 (Future Application)	<ul style="list-style-type: none"> • 2 no. commercial office buildings • Associated basement parking and surface parking to serve Phase 3 • All associated landscaping, site works and infrastructure.

In the context of SLO 4, and as accepted by the Planning Authority, the revised phasing proposals will deliver on the requirements of SLO 4 and provide for a mixed use employment and residential redevelopment of the overall lands, and ensure that employment remains the predominant use as part of the overall redevelopment of the lands.

Condition No. 3 of the Notification of Decision to Grant relates to phasing and states that the phasing shall accord with the Phasing and Implementation Strategy, the TTA and the Landscape & Biodiversity Design Statement, subject to Phase 1 (permitted nursing home and office) being commenced in conjunction with Phase 2(b), unless otherwise agreed in writing with the Planning Authority.

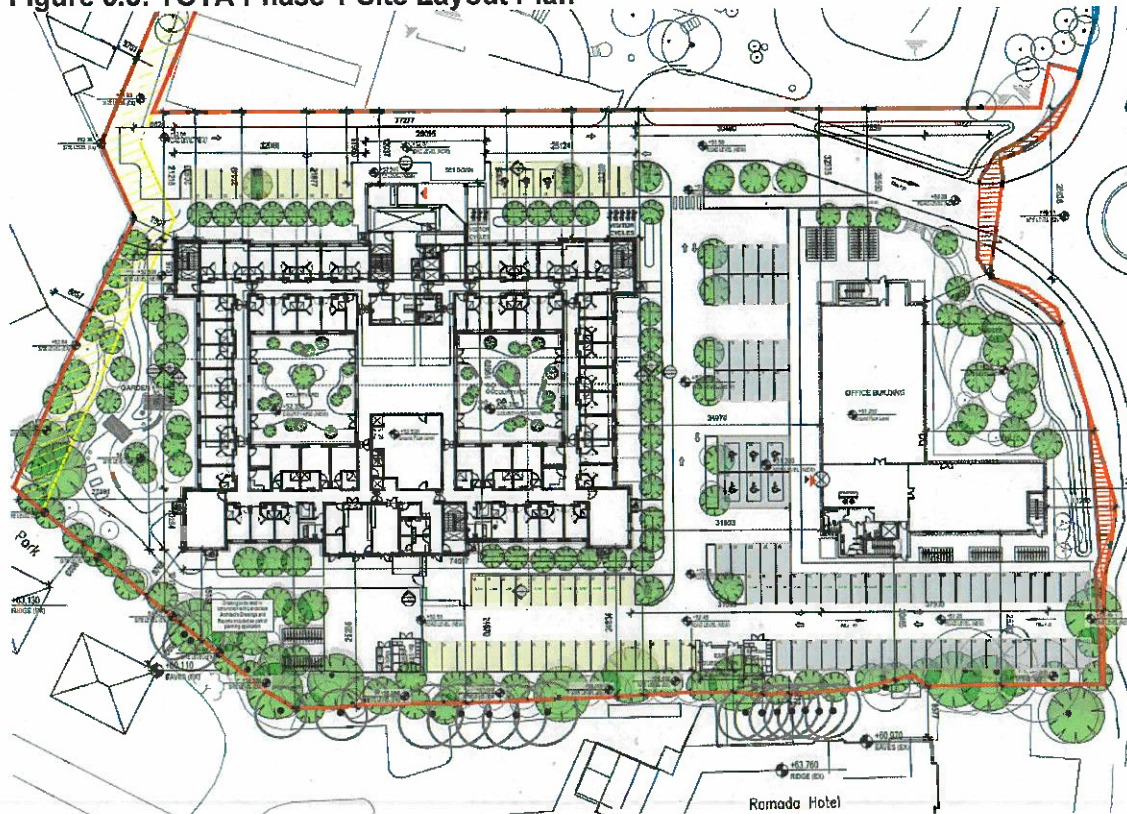
Figure 3.2: TOTA Proposed Masterplan

As noted in Section 2 above, the Phase 2 site area, excluding WCC Road Upgrade Reservation area and the Phase 3 development area, is 1.83 ha.

WCC Reg. Ref.: 22/823 – Phase 1 Nursing Home and Office Building

A final grant of permission was issued by WCC on the 20th October 2022, subject to 17 no. conditions for a revised Phase 1 office and nursing development, on the southern part of the subject lands. This application was brought forward to improve the commercial viability of the Phase 1 application for employment uses on the subject lands.

Figure 3.3: TOTA Phase 1 Site Layout Plan



Source: TOTA Architectural Drawings

The key changes proposed from the original grant of planning permission, under WCC Reg. Ref.: 18/1181 / ABP Ref.: 304425-19 (referenced below), related to a reduction in the number of bed spaces / floor area in the Nursing Home (including a reduction in height from 4 no. to 3 no. storeys), removal of the basement, revised parking, and all associated site and infrastructural works.

The part three storey, part four-storey office building, with plant area at roof level, retained the same building design and layout as the permitted scheme, under Reg. Ref.: 18/1181 and ABP Ref.: 304425-19.

The proposed changes to the previously permitted development reflected the specific requirements of the nursing home sector, which has significantly changed over the intervening years, with the scale of the original proposal not in line with current best practice for new nursing homes in Ireland and proving to be problematic in respect to the commercial viability of the development in this location. The omission of the basement was necessary to ensure the viability of the scheme and to kickstart the redevelopment of the overall site.

As part of this revised Phase 1 planning application for the southern portion of the site, a masterplan for the overall SLO 4 landholding was included with the application. The masterplan illustrated how the revised Phase 1 proposals and updated Phase 2 proposals remain fully consistent with the SLO 4 criteria. The loss of commercial floorspace in the nursing home part of the Phase 1 site (noting the reduction from that permitted in the previous permission) was compensated for in the overall masterplan through an increase in office floorspace on the Phase 2 part of the site, thereby retaining the required mix of office / commercial to residential use on the overall landholding as required by the Planning Authority to comply with SLO 4.

Figure 3.4: Revised Phase 1 and Phase 2 Proposals Masterplan

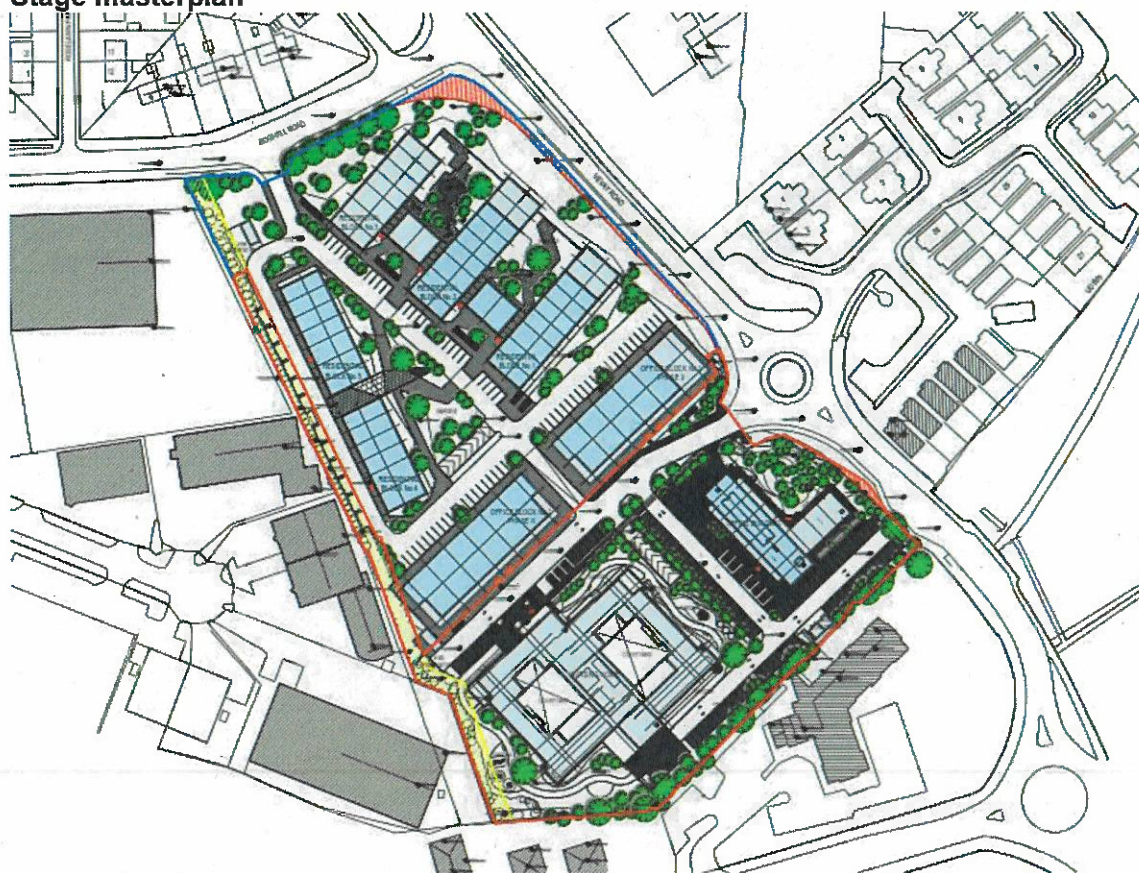
Source: TOTA Architectural Drawings

WCC Reg. Ref.: 18/1181 and ABP Ref.: 304425-19 – Phase 1 Nursing Home and Office Building

On the 24th October 2019, an Order to grant permission, subject to 18 no. conditions, was issued by An Bord Pleanála for the Phase 1 office and nursing development, on the southern part of the subject lands. The Board's Order to grant permission followed from the Planning Authority's notification to grant permission, which was subject to first party and third party appeals.

An indicative Masterplan was submitted with the application, and amended as part of the FI Response, to demonstrate consistency with the criteria of SLO 4 of the LAP. This indicated the potential to provide 151 no. residential units and 9,480 sq.m of office space on the northern portion of the landholding, i.e. through a Phase 2 development, and subject to a separate future planning application.

Figure 3.5: Phase 1 and Phase 2 Proposals as Per TOTA Masterplan Submitted at FI Stage masterplan



Source: TOTA Architectural Drawings

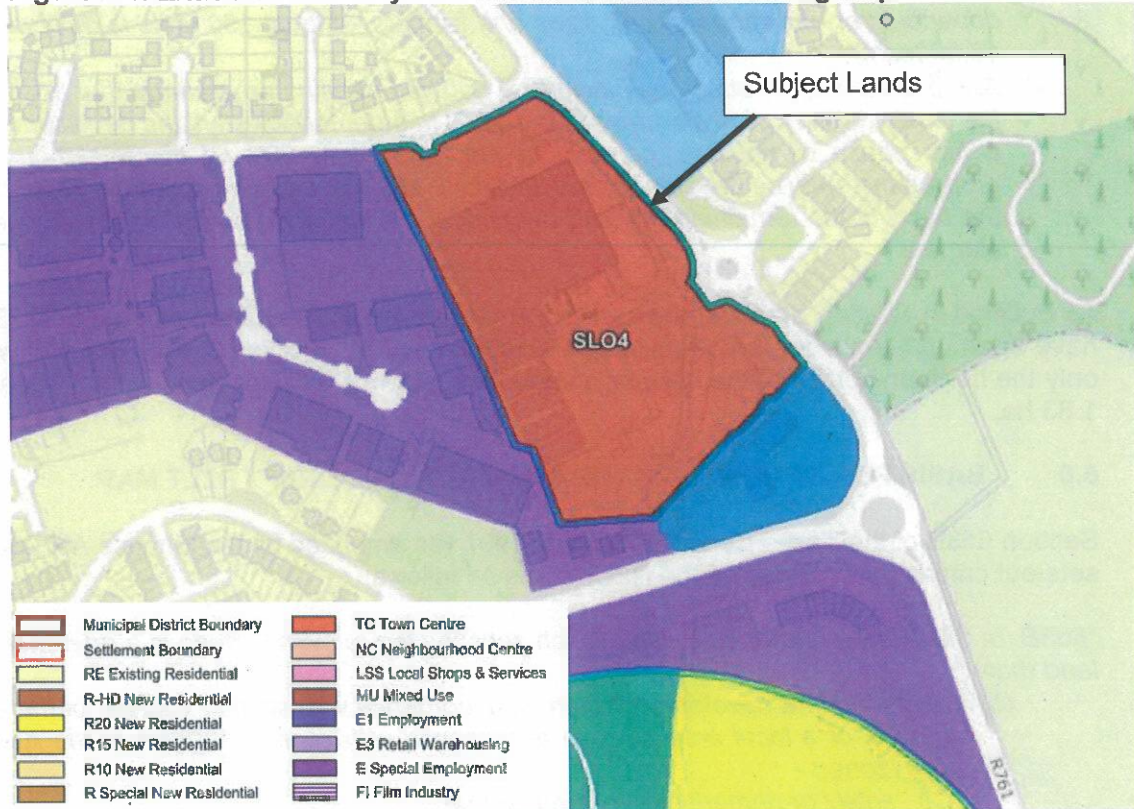
4.0 PLANNING POLICY CONTEXT

The LAP for Bray Town and Environs, which came into effect on the 10th of June 2018, provides the planning policy framework for the Bray and Environs area.

Land Use Zoning

The site is currently zoned for 'MU' Mixed Use development with the stated land use zoning objective '*to provide for mixed use development*', subject to Specific Local Objective 4, which provides for high intensity employment and a residential scheme as discussed further below.

Figure 4.1: Extract of the Bray MD LAP 2018 Land Use Zoning Map



Chapter 10 of the LAP which states that the purpose of the 'Site Specific Objectives', such as SLO 4, "is to guide developers as to the aspirations of the plan regarding the development of certain lands where more than one land use is proposed or the lands are zoned for 'mixed use', in a manner similar to Action Areas, but with the exception that no masterplan will be required to be agreed prior to the submission of a planning application."

Chapter 11 of the LAP outlines that 'The nature of the mixed use development envisaged for any particular site is set out in the text of the plan' and that 'uses generally appropriate for any mixed use area will be specified in the plan'.

Specific Local Objective 4 (SLO 4) states (emphasis added) "Given that this site is surrounded by both residential and employment uses, it is considered that a **mixed, high intensity employment and residential scheme** would be suitable on these lands, in accordance with the following criteria:

- The development shall be delivered in a high density format and in particular, shall have a plot ratio of not less than 1:1. Development of up to 4 storeys may be considered on the western and southern parts of the site, with heights on the northern and eastern parts of the site being more consistent with and respecting the existing amenity of existing residential areas surrounding the site;
- **The employment element shall be in a high employment intensity format** and low density manufacturing / warehousing will not be considered; on the basis of achievement of a 1:1 plot ratio, a total employment floor space yield of at least 20,000sqm is desired;
- **A nursing home and / or health care facility will be considered subject to such use not comprising more than 50% of the employment floorspace requirement on site and being delivered in conjunction with the remaining employment elements;**

- **Not more than 40% of total floor space shall be devoted to residential use; depending on the range of unit sizes and formats, at least 150 units is desired (c. 15,000sqm)**
- **Any planning application shall include a detailed phasing programme that ensures the timely delivery of all elements of the SLO. In order to 'kick start' the development, a first phase of housing, comprising not more than 50% of the total housing programme, may be developed as a 'Phase 1' of the overall development, strictly on the basis of the remaining housing being delivered in tandem with the employment element."**

As outlined in Section 3 above, the phasing and land use mix requirements under SLO 4 have been updated in the LRD application and accepted by Wicklow County Council, with only the northern portion of the site designated for residential development, with an area of 1.83 ha.

5.0 BASIS FOR REMOVAL OF THE SITE FROM THE DRAFT RZLT MAP

Section 653B of the Taxes Consolidation Act 1997 (as amended by the Finance Act 2021) sets out criteria for inclusion on the RZLT maps as follows:

"653B. In this Part, a reference to land which satisfies the relevant criteria is a reference to land that—

- (a) is included in a development plan, in accordance with section 10(2)(a) of the Act of 2000, or a local area plan, in accordance with section 19(2)(a) of the Act of 2000, zoned—*
 - (i) solely or primarily for residential use*
 - (ii) for a mixture of uses including residential use*

However, Section 653B(b) and Section 653(c)(ii)(l) of the Act, as amended, sets out further criteria which a residential or mixed use zoned site must satisfy for inclusion in the RZLT mapping, including the following:

*"(b) it is reasonable to consider may have access, or be connected, to public infrastructure and facilities, including roads and footpaths, public lighting, **foul sewer drainage**, surface water drainage and water supply, **necessary for dwellings to be developed and with sufficient service capacity available for such development***

(c) it is reasonable to consider is not 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 known archaeological or historic remains,

but which is not land—

- (i) that is referred to in paragraph (a)(i) and, having regard only to development (within the meaning of the Act of 2000) which is not unauthorised development (within the meaning of the Act of 2000), is in use as premises, in which a trade or profession is being carried on, that is liable to commercial rates, that it is reasonable to consider is being used to provides services to residents of adjacent residential areas,*
- (ii) that is referred to in paragraph (a)(ii), unless it is reasonable to consider that the land is vacant or idle*
- (iia) the development of which would not conform with—*

(I) in a case in which the land is zoned in a development plan, the phased basis in accordance with which development of land is to take place under the plan, as detailed in the core strategy included in that plan in accordance with section 10(2A)(d) of the Act of 2000, or

(II) in a case in which the land is zoned in a local area plan, the objective, consistent with the objectives and core strategy of the development plan for the area in respect of which the local area plan is prepared, of development of land on a phased basis, included in the local area plan in accordance with section 19(2) of the Act of 2000,

on the date on which satisfaction of the criteria in this section is being assessed". (Emphasis Added)

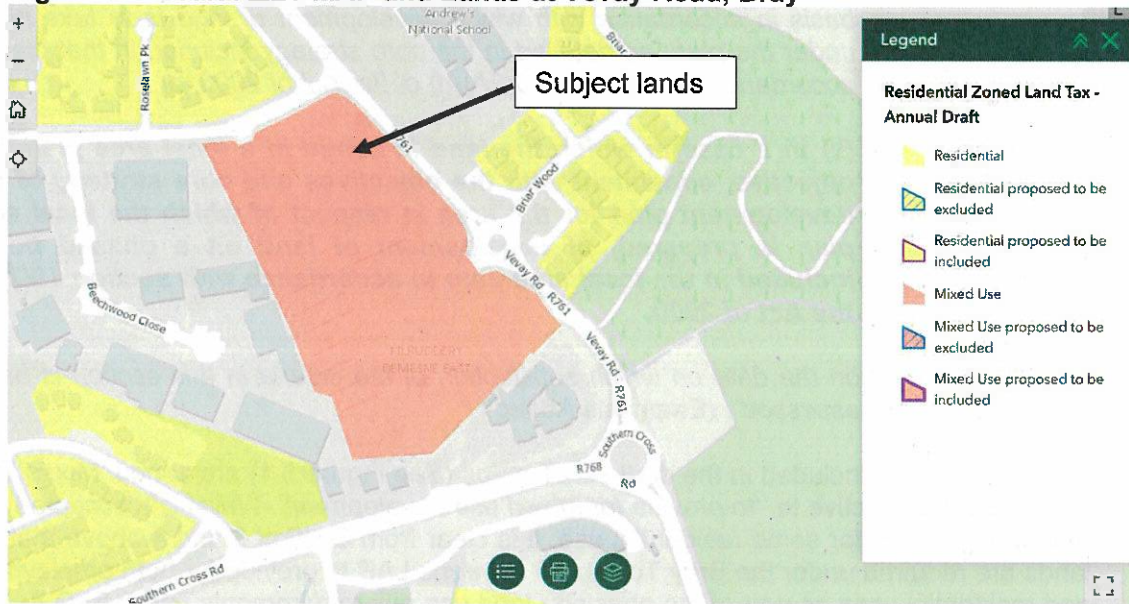
Our client's lands included in the draft RZLT maps (See Figure 5.1) are zoned 'Mixed Use' which has an objective to '*to provide for mixed use development*'. Whilst it is accepted that the zoning allows for some residential use, it is clear from Section 3 and 4 above that the lands are required under the Bray Town and Environs LAP to provide for both employment and residential uses as part of the phasing / land use mix requirements under SLO 4. It is considered unreasonable for the entire lands to be included within the draft RZLT maps, given only the northern portion of the site is planned to provide for the residential use facilitated under SLO 4 as set out in Section 3.

As set out below, the southern portion of the lands, with an area of c. 1.92 ha as indicated in Figure 5.2, do not satisfy the highlighted criteria above under Section 653(c)(iia)(I) and therefore should not be included on the RZLT mapping.

The LAP and SLO4 are clear on the scale of employment uses (i.e. employment floor space yield of at least 20,000 sq.m is desired, and not more than 40% of total floor space shall be devoted to residential use) required on the subject lands. Any planning application is also subject to consideration of the phasing requirements set out in SLO4, where the first phase of housing cannot comprise of wholly residential in any event, as SLO4 states the Phase 1 '*cannot comprise more than 50% of the total housing programme*', with the remaining housing being delivered in tandem with the employment element.

The Planning Authority's requirements in respect to the redevelopment of the subject site is apparent from the extant permissions (LRD Reg. Ref.: 24/46, WCC Reg. Ref.: 22/823 and WCC Reg. Ref.: 18/1181 / ABP Ref.: 304425-19, as referenced in Section 3) for the Phase 1 nursing home and office building on the southern portion of the subject lands. As part of each of these applications, it was necessary to include a masterplan for the entire landholding to demonstrate how the overall redevelopment of the site would comply with the SLO4 criteria as outlined in Section 3.

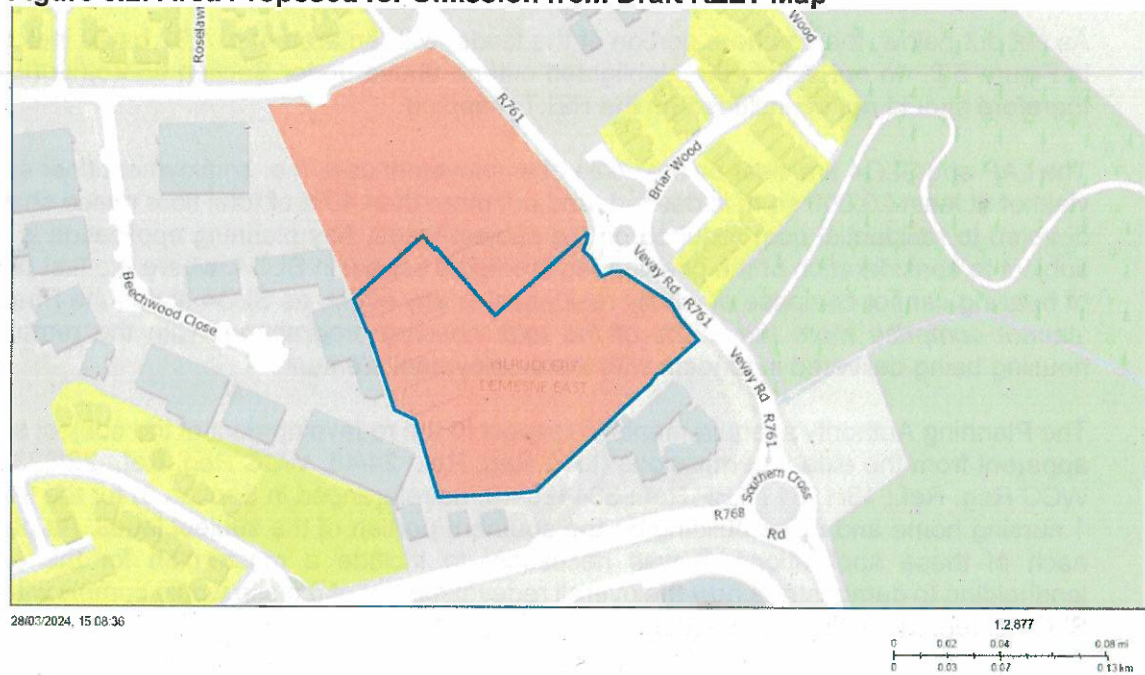
Figure 5.1: Draft RZLT MAP and Lands at Vevay Road, Bray



Source: RZLT Draft Maps

(<https://experience.arcgis.com/experience/93ca19516de44f6dbd54bcc13eb0bb96/>)

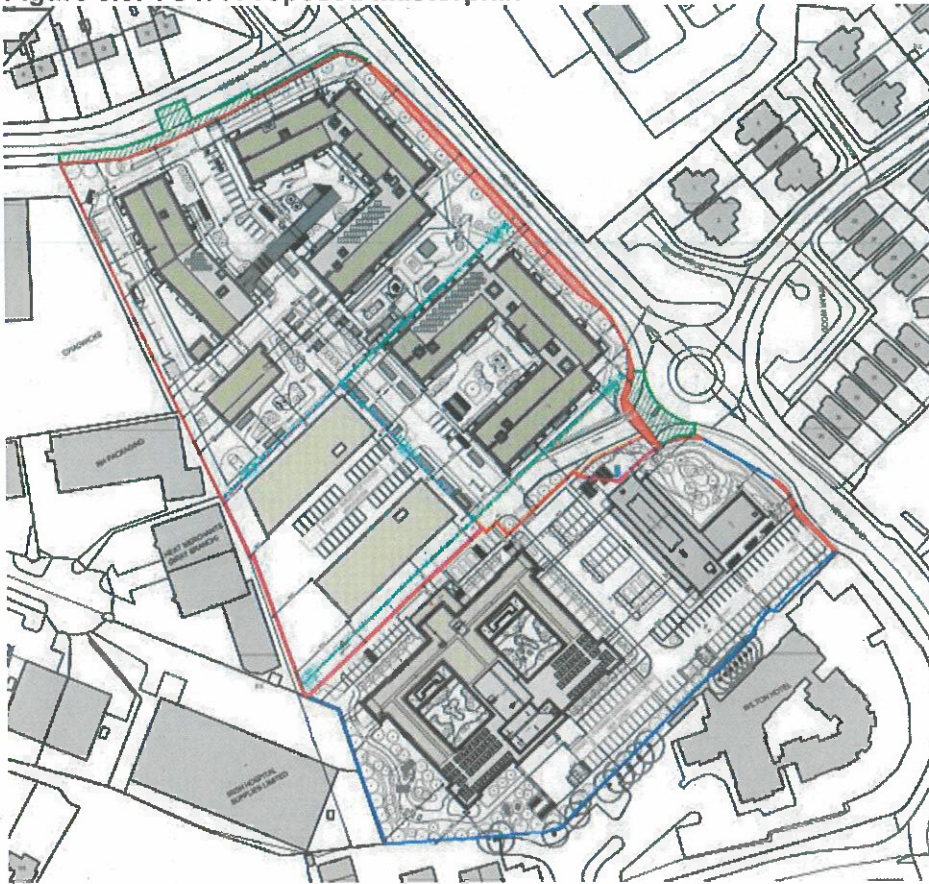
Figure 5.2: Area Proposed for Omission from Draft RZLT Map



Source: TOT Architects

The area identified for removal from the Draft RZLT Map coincides with the area designated for employment uses in the TOTA Masterplan (see Figure 5.3 below), with the residential part of the site to be retained on the RZLT map.

Figure 5.3: TOTA Proposed Masterplan



Thus, in the context of the provisions of the legislation, i.e. *“(II) in a case in which the land is zoned in a local area plan, the objective, consistent with the objectives and core strategy of the development plan for the area in respect of which the local area plan is prepared, of development of land on a phased basis, included in the local area plan in accordance with section 19(2) of the Act of 2000”*, and the specific requirements of SLO 4, it is submitted that the area of the site identified for employment generating uses, i.e. Phase 1 and 3 should be removed from the Draft RZLT map.

Having regard to the above, we respectfully request that the lands, as outlined in red on the RZLT map presented at Figure 5.2 above, be excluded from the RZLT mapping given the requirements of SLO 4 and the fact that the LRD permission has demonstrated that the residential portion of development allocated for the lands under SLO 4 will be met on the northern portion of the landholding (see Section 3 and Figure 3.1).

The above request has regard to the Section 28 RZLT Guidelines, which states that where LAP's include specific phasing requirements in Section 4.1.1 of the Guidelines. It states that in such instances and where plans *“allow for a certain quantum of residential development prior to such projects being permitted or constructed, all of the land which may be able to access the infrastructure, or if specifically identified in the plan, the relevant phased area of land, should be considered in scope. Where development takes place and capacity no longer remains, then the annual review of the map should reflect this and lands may be removed from scope”*. It is respectfully submitted that in this instance where the LAP includes phasing requirements in respect to the delivery of employment floorspace in advance / concurrent to the residential development, that the subject portion of the overall lands should be considered outside the scope of the RZLT.

6.0 SUMMARY AND CONCLUSIONS

respectfully request that the Planning Authority takes into account the content of this submission and it is respectfully request that the subject portion of the overall landholding as identified in Figure 5.2 be removed from the RZLT map.

In particular we note the recently introduced provisions in respect to development plans, local area plans and phasing, and having regard to the recent LRD permission for the northern portion of the lands, we request that the Phase 1 and Phase 3 employment portion of the landholding be removed from the Draft RZLT maps.

If you require any further information, please do not hesitate to contact us.

Yours sincerely,



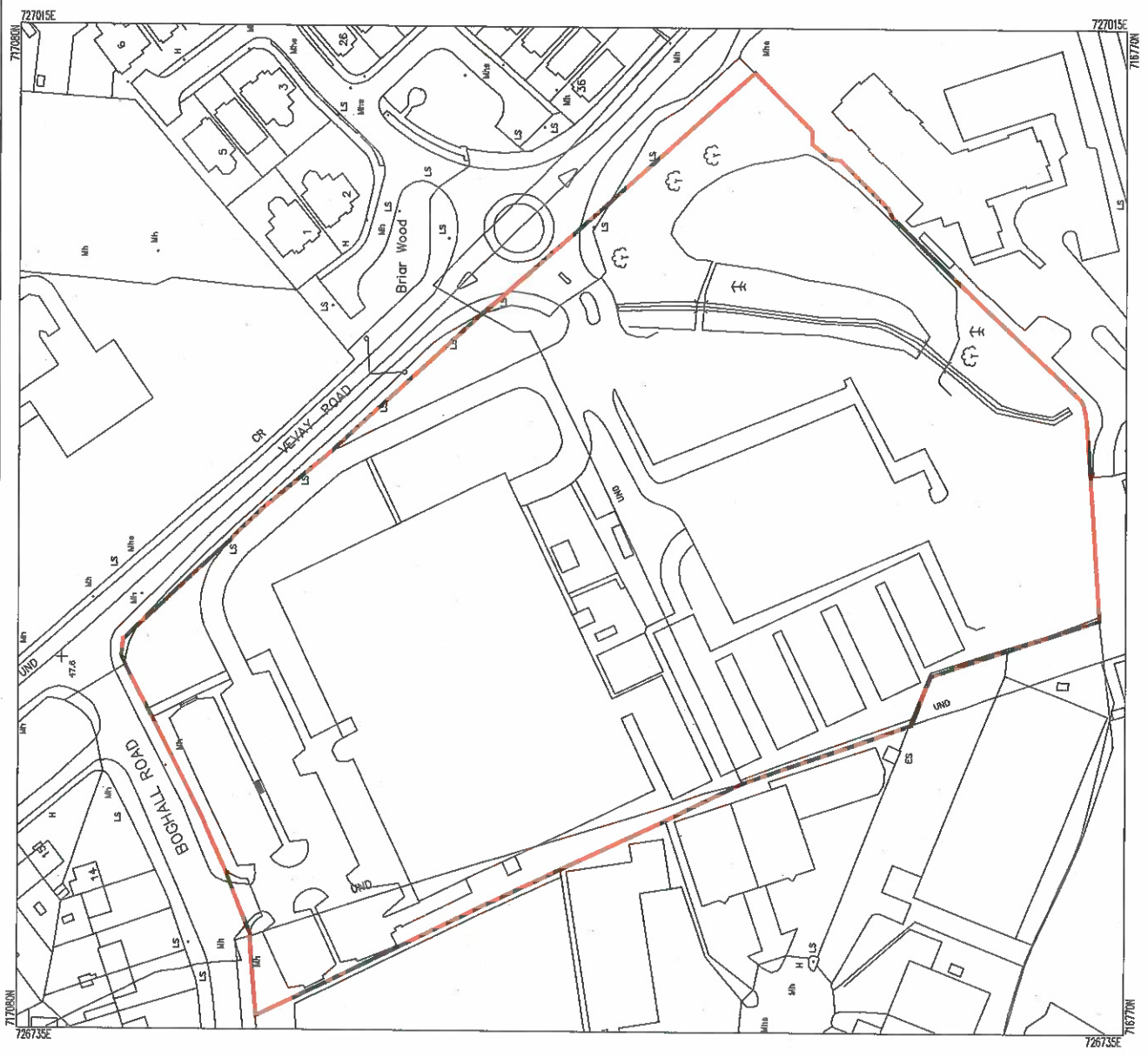
John Spain Associates

THIS DRAWING IS A DIGITISED EXTRACT FROM THE
 ORDNANCE SURVEY DUBLIN DIGITAL FILE: E.COM. 377844.
 DATED 01 MARCH 2007. 1/1000 SCALE PLOTTED AT 1/1250.

ORDNANCE SURVEY DETAIL SHOWN IN BLACK.
 NON-ORDNANCE SURVEY DETAIL SHOWN IN GREEN.

ORDNANCE SURVEY (IRELAND) LICENSE NO. EN 0000077
 O - ORDNANCE SURVEY (IRELAND) GOVERNMENT OF IRELAND.

PROJECT	VEWAY ROAD BRAY
SCALE	1:1250 (X2)
DRAWN	RED LINE BOUNDARY
DATE	DEC 2002
BY	GIS PFM BATHA
PROJECT NO.	VRB-RLB-001



APPENDIX 1 – LAND OWNERSHIP MAP

Appendix 2- LAND OWNER DETAILS AND FOLIO'S

Town	Bray
Landowner name	
Folios	WW3264L and WW19531F in _____'s ownership
Landowner address	
Landowner phone	
Landowner email	
Address of site	Site at Vevay Road and Boghall Road (the former Dell site), Bray, Co. Wicklow.
Overall Site Area	3.75 ha
Area subject to request from removal of RZLT map	1.92 ha (see Figure 5.2 above)

Land Registry

County Wicklow

Folio 19531F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	A plot of ground being part of the Townland of KILRUDDERY DEMESNE EAST and Barony of RATHDOWN shown as Plan(s) 17 edged RED on the Registry Map (OS MAP Ref(s) 3617/4). The Registration does not extend to the mines and minerals	From Folio WW14235F

Land Registry

County Wicklow

Folio 19531F

**Part 1(B) - Property
Parts Transferred**

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:

Land Registry

County Wicklow

Folio 19531F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	
2	
3	

Land Registry

County Wicklow

Folio 19531F

Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p>Faint, illegible text describing a burden or notice.</p>
2	<p>Faint, illegible text describing a burden or notice.</p>

Land Registry

County Wicklow

Folio 3264L

Register of Ownership of Leasehold Interest

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>The leasehold interest in the property shown coloured Green as Plan(s) 104 on the Registry Map, in the Parish of BRAY, situate in the Townland of OLDCOURT, in the Barony of RATHDOWN, in the Electoral Division of KILMACANOGE; and shown coloured Green as Plan(s) 1 on the Registry Map, containing 1.7830 Hectares, in the Parish of BRAY, situate in the Townland of KILRUDDERY DEMESNE EAST, in the Barony of RATHDOWN, in the Electoral Division of KILMACANOGE, created</p> <p>The Registration does not extend to the mines and minerals</p>	Instrument D93KW01748P

Land Registry

County Wicklow

Folio 3264L

**Part 1(B) - Property
Parts Transferred**

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:

Land Registry

County Wicklow

Folio 3264L

Part 2 - Ownership

Title ABSOLUTE

No.	
1	
2	
3	

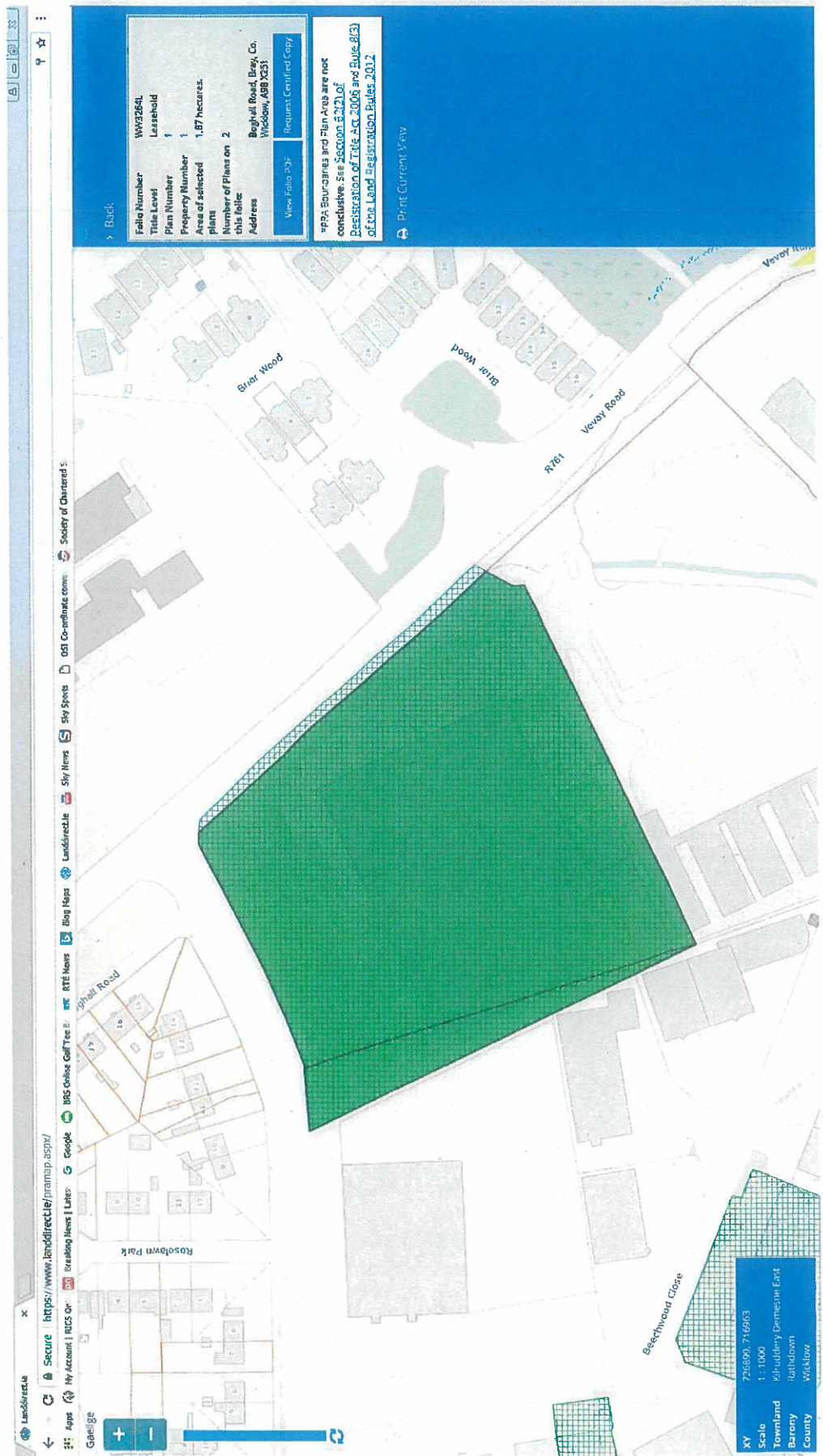
Land Registry

County Wicklow

Folio 3264L

Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	



Back

Folio Number: **WV3264**
 Title Level: **Leasehold**
 Plan Number: **1**
 Proprietary Number: **1**
 Area of selected Plans: **1.87 hectares**
 Number of Plans on this folio: **2**
 Address: **Beghill Road, Bally, Co. Wicklow, ABB 8251**

View Folio (3)

Request Certified Copy

vppa boundaries and plan area are not
 conclusive. See Section 2(2) of
 Registration of Title Act 2006 and Rules 8(3)
 of the Land Registration Rules 2012

Print Current View

XY: 726899, 746903
 Scale: 1:1000
 Townland: Kihuddy Domesne East
 Barony: Rathdown
 County: Wicklow