

Submission on the Draft Residential Zoned Land Tax Greystones North



Land at Kindlestown Upper, Delgany

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

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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 1st of November 2022.

The submission is made in advance of the deadline of the 1st of January 2023.

The submission is made in relation to the Greystones North Residential Zoned Lands Tax Map.

Our client is the owner of the land.

1.02 Location of Land

The land is located at Kindlestown Upper, Delgany 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 Greystones North RZLT Map and indicates the extent of our client's land currently within the scope of the Residential Zoned Land Tax outlined in red.

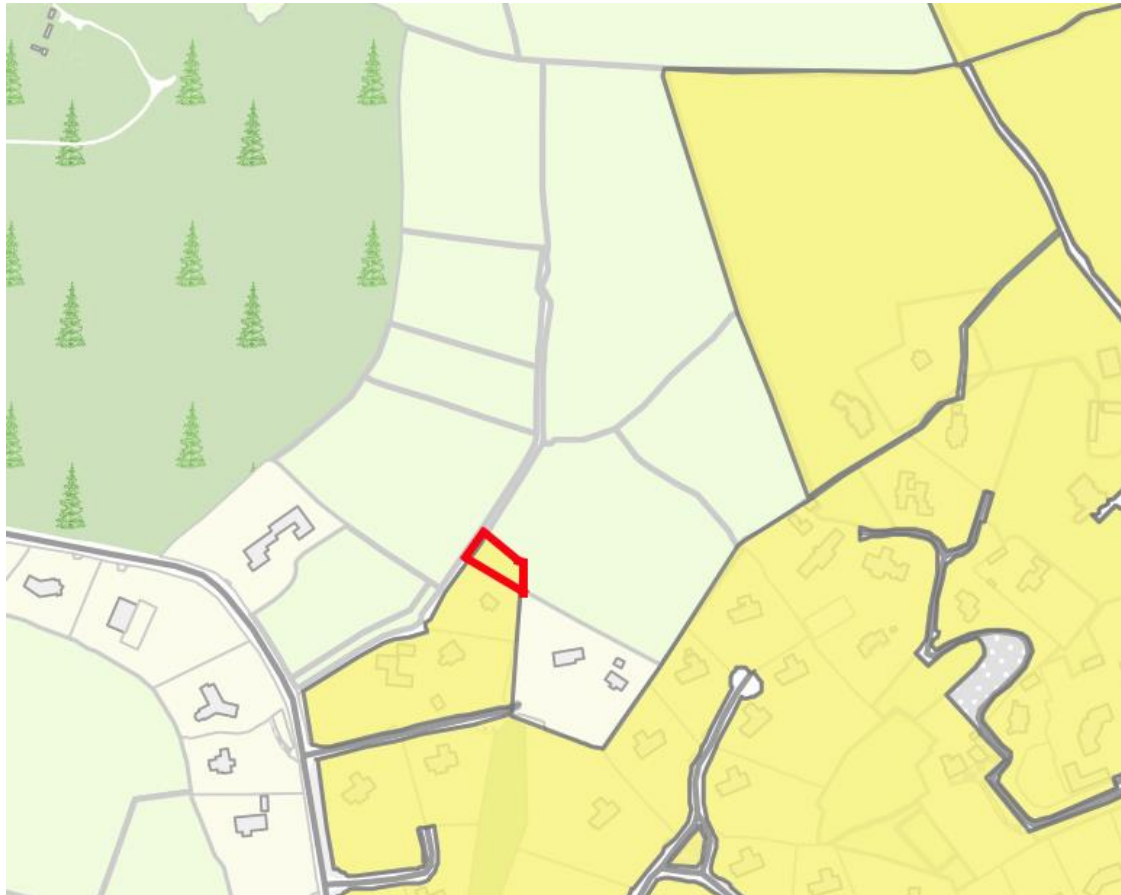


Figure 1-1 Draft Greystones North Map (Extract)

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 outlined in red 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 part of the land in question is land that is not serviced nor is it reasonable to consider that the land may have access to services.

Where serviced is defined as follows:

Serviced means having access to the necessary public infrastructure and facilities including road and footpath access, public lighting, foul sewer drainage, surface water drainage and water supply necessary for dwellings to be developed and for which there is service capacity available sufficient to enable housing to be developed.

This land does not have a footpath connection, it is not serviced with a mains water supply, it does not have a connection to foul sewer drainage and it does not have a surface water drain serving it.

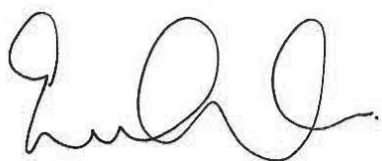
B) The land is affected in terms of its physical condition, by matters to a sufficient extent to preclude the provision of dwellings, including contamination or the presence of archaeological or historic remains.

The land is affected in terms of its physical condition. The area of land in question is too small to cater for even one dwelling. It extends to 0.1Ha in area 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. Nor is it enough to accommodate an on site waste water treatment system and percolation area which would be required as the land is not serviced.

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.

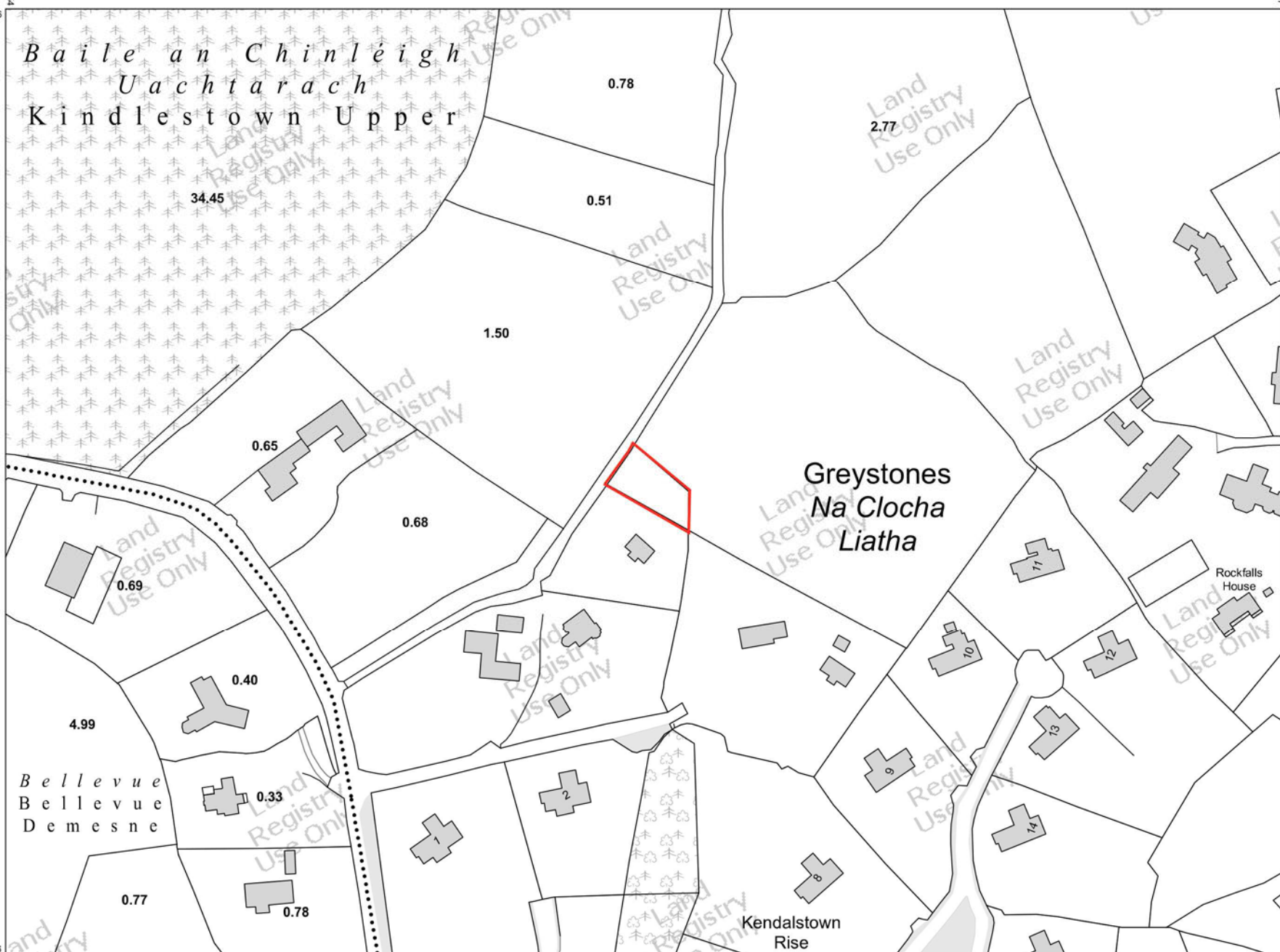
In the meantime, should your department have any questions in relation to this submission please do not hesitate to contact this office.



Eoin Carroll MRIA

APPENDIX A

Land Registry Compliant Map



CENTRE COORDINATES:
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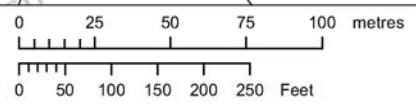
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