



County Wicklow Residential Zoned Land Tax (RZLT)

Submission Template

A: Details of person / representative / agent making submission

Name	[REDACTED]
Address	[REDACTED] [REDACTED]
Phone No.	[REDACTED]
Email Address	[REDACTED]

If you are the landowner of the lands that are the subject of this submission, or making the submission on behalf of the landowner, please complete Part (B) of this form.

If you are not the landowner of the lands that are the subject of this submission or making the submission on behalf of the landowner, (i.e. you are a 'third party') please complete Part (C) of this form.

Please be advised that personal information will be redacted before publishing.

B: Landowner Submission

Town	Rathnew, Co. Wicklow
Landowner name	[REDACTED]
Landowner address	[REDACTED]
Landowner phone	[REDACTED]
Landowner email	[REDACTED]
Address of site	Ballybeg, Rathnew, Co. Wicklow
Site description	Agriculture lands on the edge of Rathnew Village
Site Area	2.9 hectares

Maps / information to accompany submission	Check
Have you included the required Ordnance Survey map showing the lands at an appropriate scale i.e. 1:1000 in urban areas or 1:500 in rural area, clearly identifying the map in question?	Yes
Have you included proof of ownership?	Yes

Are you:	Check
Challenging the inclusion of certain lands on the map?	Yes
Challenging the date that lands are considered to be 'in scope'?	No
Requesting a change in zoning?	No
Identifying additional lands that you believe should be shown on the maps?	No

Grounds for your submission (please see advice at end of this document)

Section 653B TCA 1997 provides that RZLT is to apply to land which "it is **reasonable to consider may have access, or be connected to, public infrastructure and facilities**, including roads and footpaths, public lighting, foul sewerage drainage ..."

The Guidelines for Planning Authorities dated June 2022 provide further guidance at 3.1.1 stating that "the land must be connected to, have access to public infrastructure and facilities necessary for dwellings to be developed." Also, it is a requirement that "provision has been made in existing infrastructure for connection to the land."

This land at Ballybeg, Rathnew is not connected to public water and foul sewerage services listed in S653B above and was not so connected on 1 January 2022. Also, provision has not been made in existing infrastructure for such connection, which is located quite a distance from the land.

The Planning Guidelines state at 4.1.1 that land should not be considered to be within the scope of RZLT where "**significant works** are required to enable connection to services which are outside the control of the applicant or the relevant planning authority to enable".

In terms of the ability to connect to public infrastructure services, the Planning Guidelines at 4.1.1 (iii) provides guidance stating that "where the infrastructure is located **adjoining, intersecting, at a boundary or corner of a landbank**, in a nearby public road, or is connected to an existing development adjoining the landbank, the lands should be considered to be "connected" or "able to connect" and therefore are in-scope."

In case of this land located at Ballybeg, Rathnew Co. Wicklow, the nearest available public infrastructure is c. 206ms distance away and is shown on the attached map. The is clearly not adjoining, intersecting or at a boundary or corner of the land. As such under the terms of the Guidance, these lands should not be regarded as able to connect to the necessary infrastructural services in order for development to begin without the carrying out of "significant works".

I am therefore writing to request that these lands be removed from the RZLT map on the grounds that they were not connected to the required public infrastructural services on 1 January 2022 to allow development to begin. Furthermore, these lands were physically not located close enough to such services meaning that as required by S653B TCA 1997, it was not reasonable to consider that these lands have access to such public infrastructure services. Significant works would be required in order to make such connection and where this is the case, the Guidelines provide that such lands should be outside the scope of RZLT.

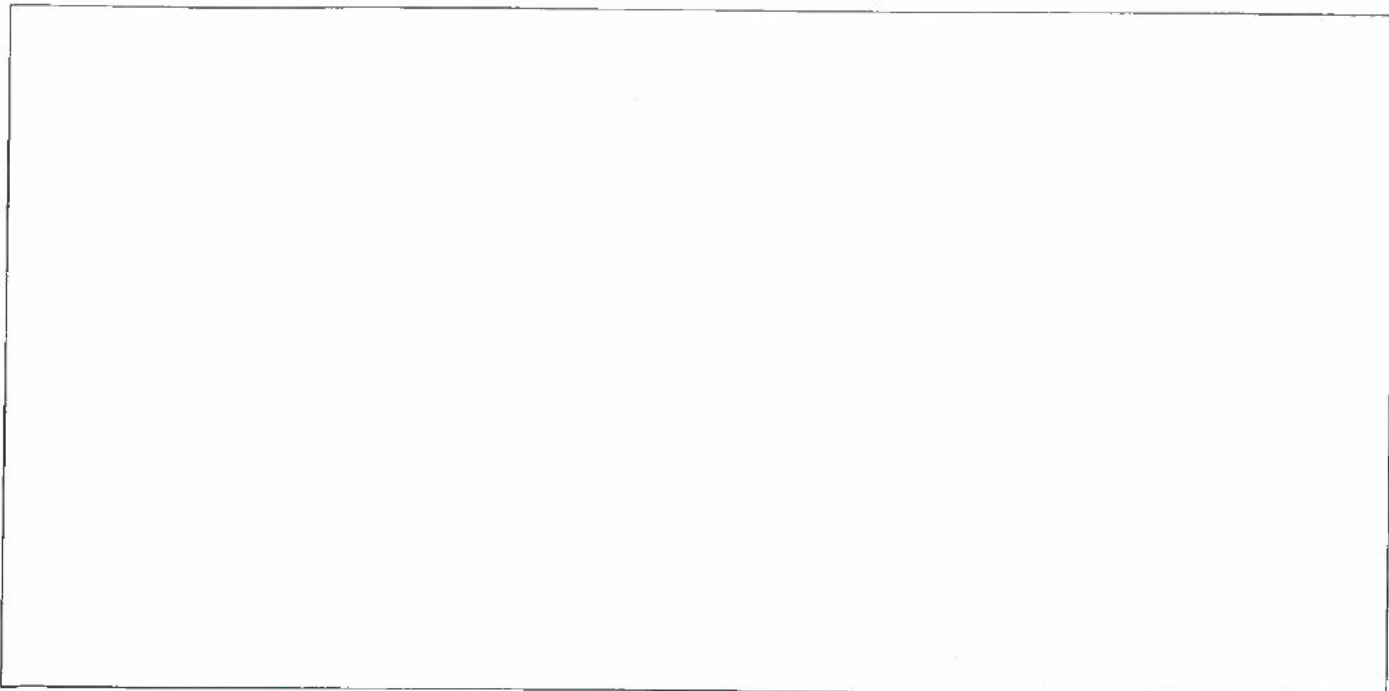
C: Third Party Submission

Town	
Landowner name	(if known)
Landowner address	(include Eircode if known)
Landowner phone	(if known)
Landowner email	(if known)
Address of site	(include Eircode if known)
Site description	(if address is unclear)
Site Area	(if known)

Please include a map if available

Please be advised that where we cannot identify the land we may not be able to take you submission into account.

Are you:	Check
Challenging the inclusion of certain lands on the map?	
Challenging the date that lands are considered to be 'in scope'?	
Identifying additional lands that you believe should be shown on the maps?	
Grounds for your submission (please see advice at end of this document)	
(you can set out grounds on this form, or attach a separate document)	



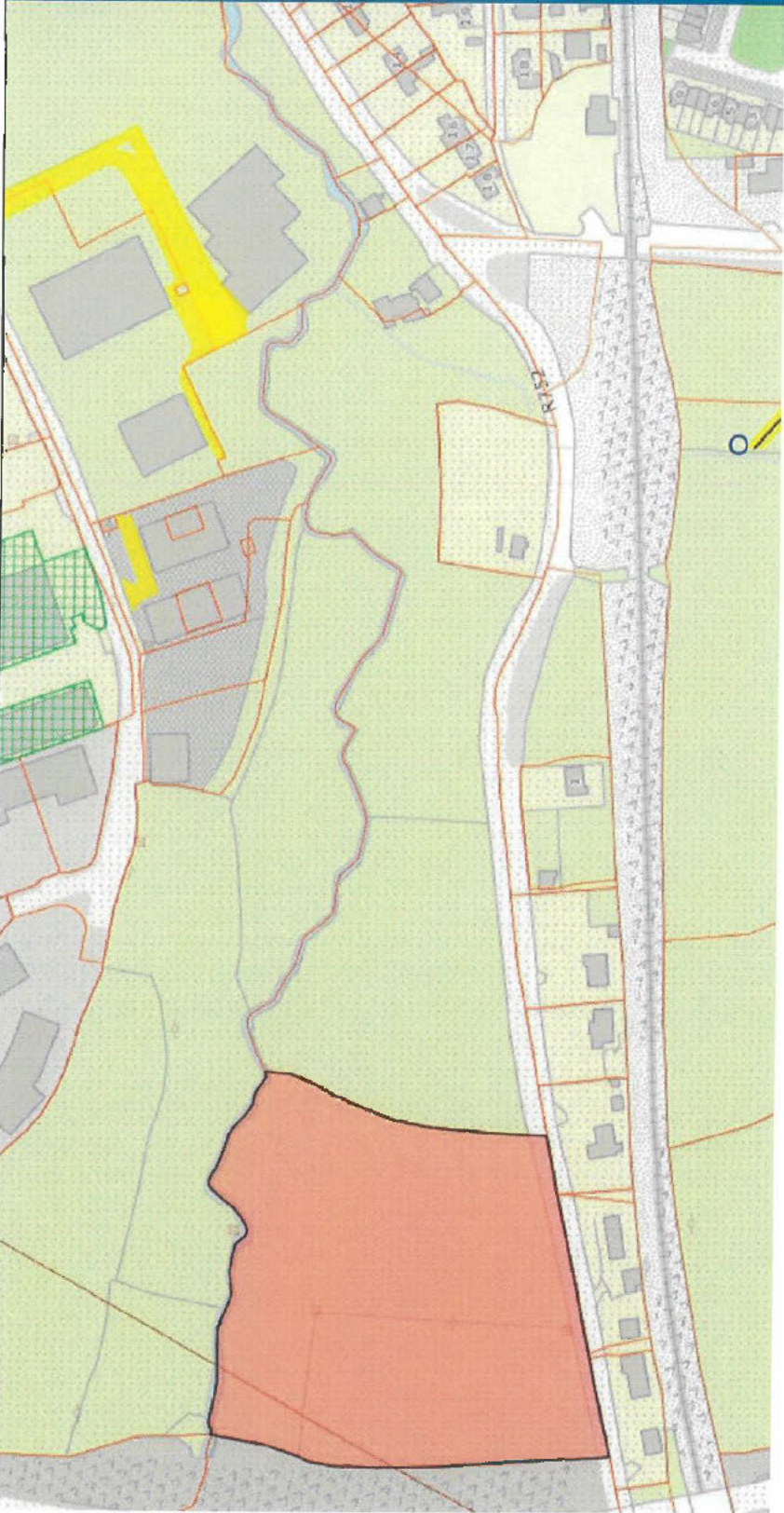
Criteria for inclusion on the map - any submission to exclude or include land should make reference to these criteria:

Land that meets the criteria for inclusion on the map, and therefore liable to the RZLT, is land that –

- is included in a development plan or local area plan and is zoned for residential development or zoned for a mixture of uses, that includes residential development.
- is serviced, or it is reasonable to consider may have access to services. 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.
- 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 archaeological or historic remains.

but which is not –

- land that, while zoned residential, is an authorised development used to carry on a trade or profession by a business liable to pay commercial rates, and which provides services to residents of adjacent residential areas.
- land that is zoned for a mixed used purpose (including residential) unless it is reasonable to consider that such land is vacant or idle.
- land that is required for, or occupied by, other uses such as social, community or governmental infrastructure, including education and healthcare facilities, facilities used for the purposes of public administration, transport facilities and infrastructure, utilities, energy or telecommunications infrastructure and facilities; water and wastewater infrastructure and facilities, waste management and disposal infrastructure, recreational infrastructure including sports facilities and playgrounds.
- land that is subject to a statutory designation that may preclude development.
- land in respect of which the Derelict Sites Levy is payable.



Property Details

> Back

Folio Number

VW809

Title Level

Freehold

Plan Number

A6BWC

Property Number

1

Area of selected plans

2.55 hectares.

Number of Plans on

1

this folio:

Address

Not Available

Add to Basket

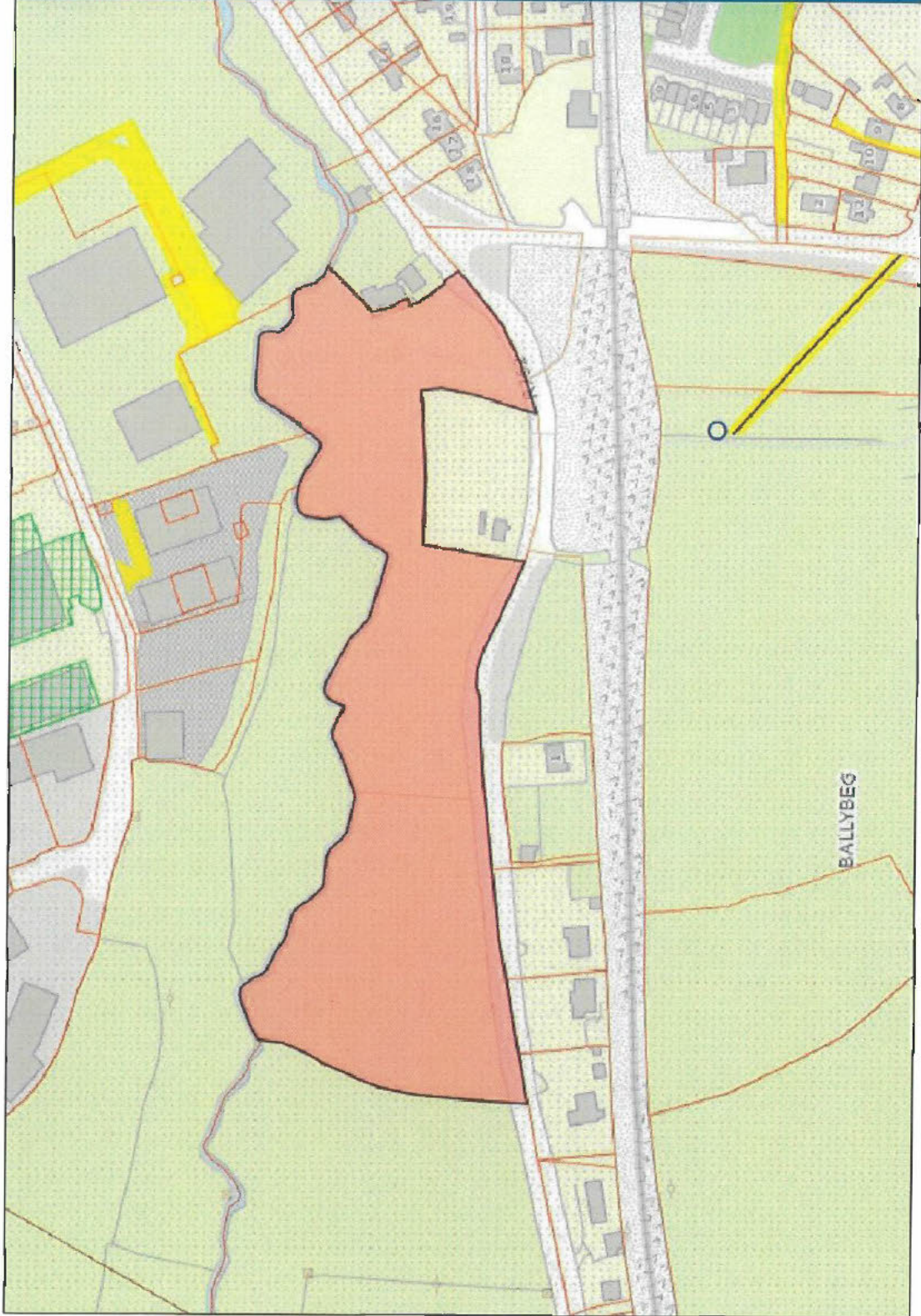
Create Alert

*PRA Boundaries and Plan Area are **not** conclusive. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

View Basket

Print Current View

Help



> Back

Folio Number	WW5576
Title Level	Freehold
Plan Number	15
Property Number	1
Area of selected plans	3.02 hectares.
Number of Plans on this folio:	1
Address	Not Available
<input type="button" value="Add to Basket"/>	
<input type="button" value="Create Alert"/>	

*PRA Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

View Basket

Print Current View

Help

Land Registry Compliant Map

CENTRE COORDINATES:
ITM 728114.695279

PUBLISHED:
12/08/2022

ORDER NO.:
50285250_1

MAP SERIES:
1:2,500
1:2,500

MAP SHEETS:
4019-B
4020-A

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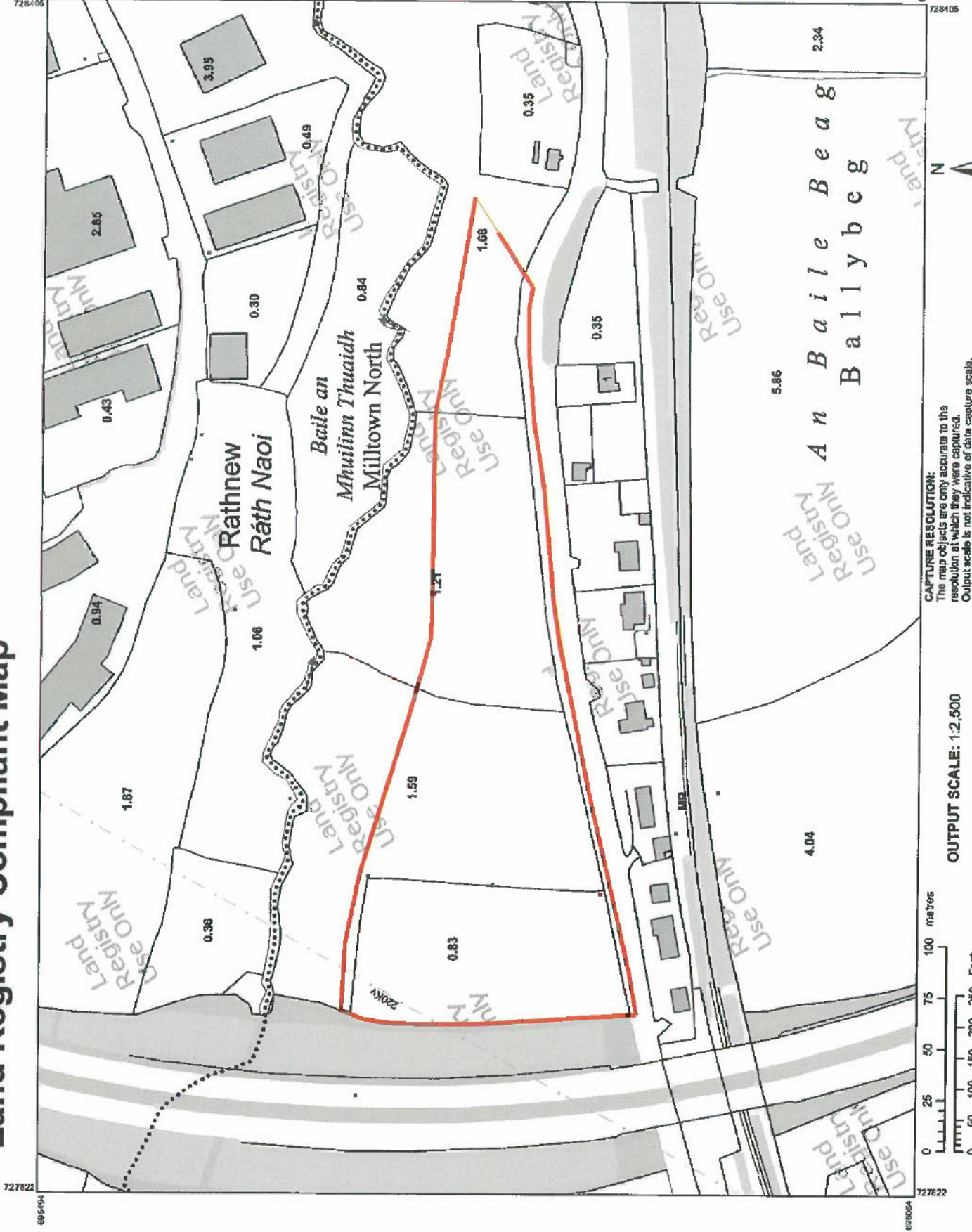
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LEGEND:
<http://www.osi.ie>;
search 'Large Scale Legend'



Irish Water Web Map

UISCE
CELTIC IRISH
WATER

Print Date: 07/12/2022

Printed by: Irish Water

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This map shows the location of the water supply network in the area of the water supply network. It is not intended to be used as a substitute for a site visit or for any other purpose. It is not intended to be used as a substitute for a site visit or for any other purpose.

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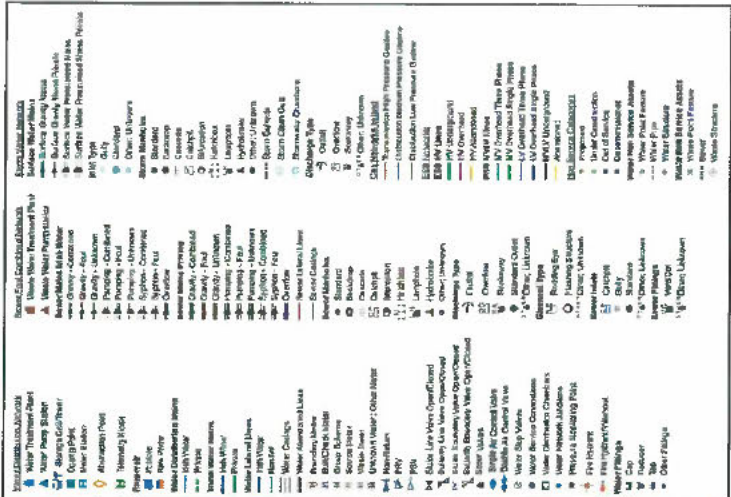
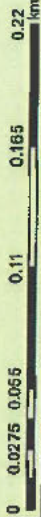
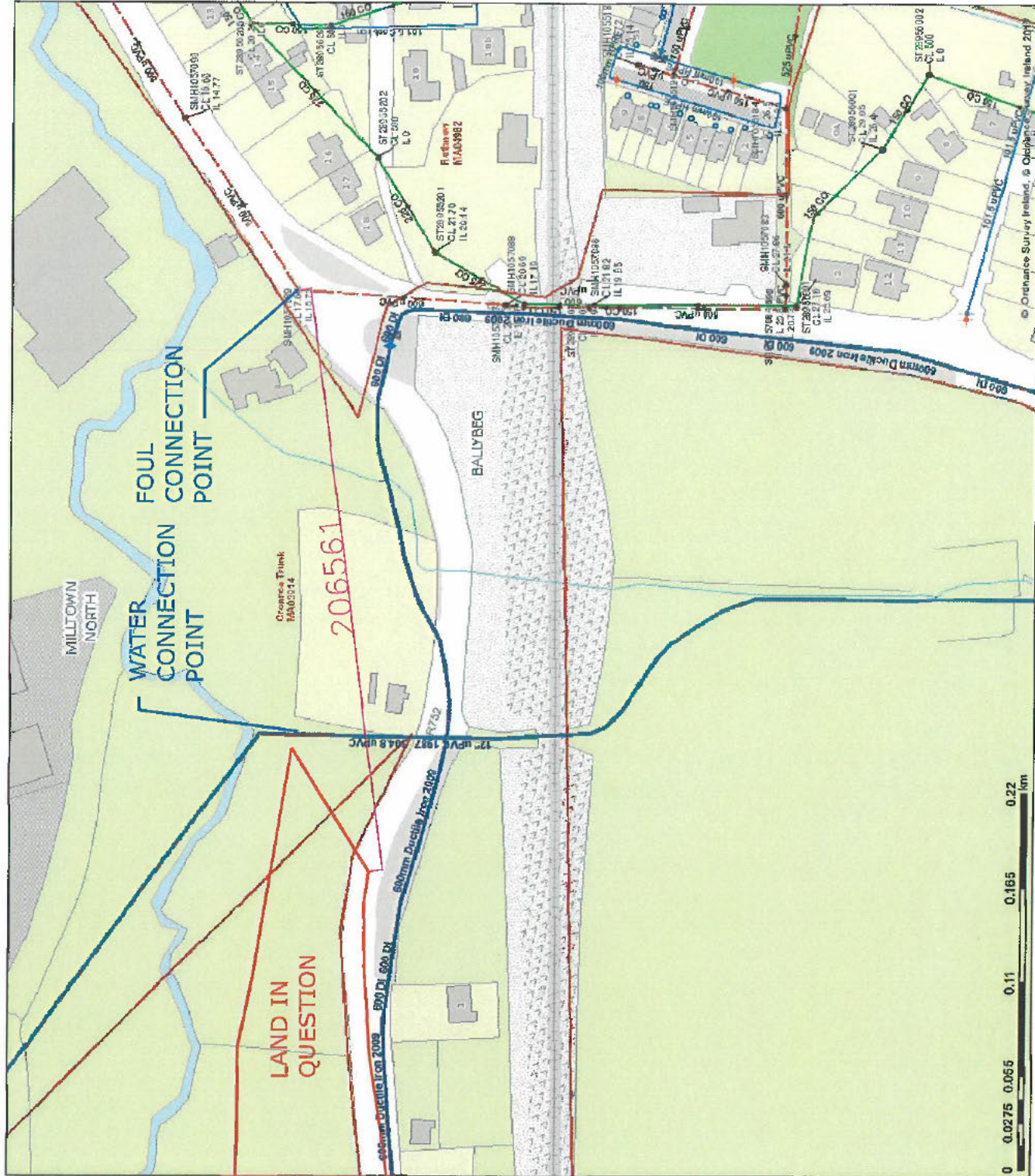
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Scale 1:50,000

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Land Registry

County Wicklow

Folio 5576

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	<p>A plot of ground being part of the Townland of BALLYBEG and Barony of NEWCASTLE containing .5110 Hectares shown as Plan(s) 15 edged RED on the Registry Map (OS MAP Ref(s) 25/10, 25/6).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio WW813

Land Registry

County Wicklow

Folio 5576

Part 1(B) - Property
Parts Transferred

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

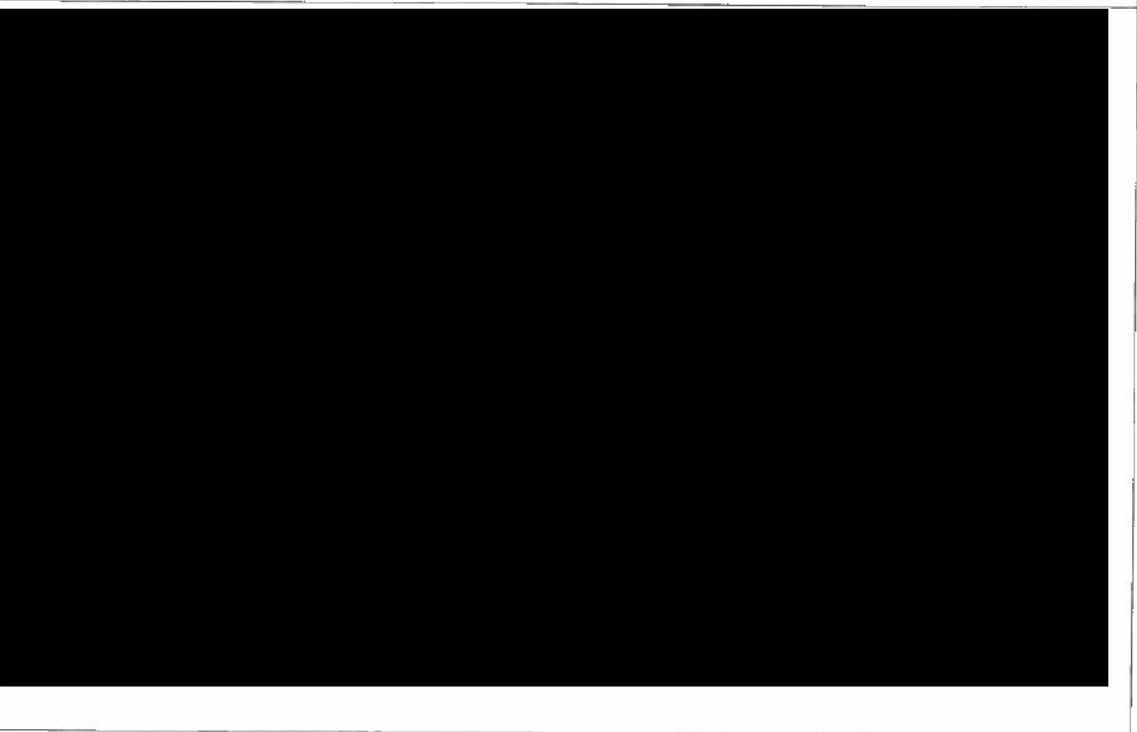
Land Registry

County Wicklow

Folio 5576

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part IV of the Registration of Title Act, 1891.	
1	19 JAN 1962 1602/1/62	
2	05 DEC 2006 B2006KW023675	
3	22-AUG-2019 D2019LR122001	
4	22-AUG-2019 D2019LR122001	
5	22-AUG-2019 D2019LR122001	

Land Registry

County Wicklow

Folio 5576

Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p style="text-align: right;">Cancelled D2006KW023675T 05-DEC-2006</p>
2	<p>22 MAY 1953 1377 5-53</p> <p>The property is subject to a Revised Consolidated Land Purchase Annuity.</p> <p style="text-align: right;">Cancelled D2019LR122001N 22-AUG-2019</p>

Land Registry

County Wicklow

Folio 809

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	<p>A plot of ground being part of the Townland of BALLYBEG and Barony of NEWCASTLE containing 5.9438 Hectares shown as Plan(s) A6BWC, A6BWA, edged RED on the Registry Map (OS MAP Ref(s) 25/10).</p> <p>There is reserved out of these lands and vested in the Irish Land Commission, the exclusive right of mining and taking minerals within the meaning of the Irish Land Act, 1903, and of digging and searching for the same.</p> <p>Note: Incorrect Imaged Filed Plan archived and replaced with correct Filed Plan, 07/07/2004, D2004KW007909B.</p>	Instrument SCH NO. 920

Land Registry

County Wicklow

Folio 809

Part 1(B) - Property Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:
1	1	D2004KW003876R	11-MAR-2004		809	WW25887F
2	1	D2006KW005588T	27-MAR-2006		A6BWA	WW30489F


Land Registry

County Wicklow

Folio 809

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part IV of the Registration of Title Act, 1891.	
1	19 JAN 1962 1602/1/62	
2	05 DEC 2006 D2006KW0236759	
3	22-AUG-2019 D2019LR122001N	
4	22-AUG-2019 D2019LR122001N	
5	22-AUG-2019 D2019LR122001N	

Land Registry

County Wicklow

Folio 809

Part 3 - Burdens and Notices of Burdens

No.	Particulars
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Pauline Conway

From: [REDACTED]
Sent: Thursday 15 December 2022 10:13
To: Planning - Forward Planning
Subject: RZLT submission on draft map - Ballybeg Rathnew
Attachments: RATHNEW.zip

Dear Sirs,

Please see attached submission.

Regards

[REDACTED]