

Wicklow Residential Zoning Land Tax (RZLT)



RZLT Submission

[REDACTED]

[REDACTED]

Folio – [REDACTED]

Third Party Submission – Contact Details

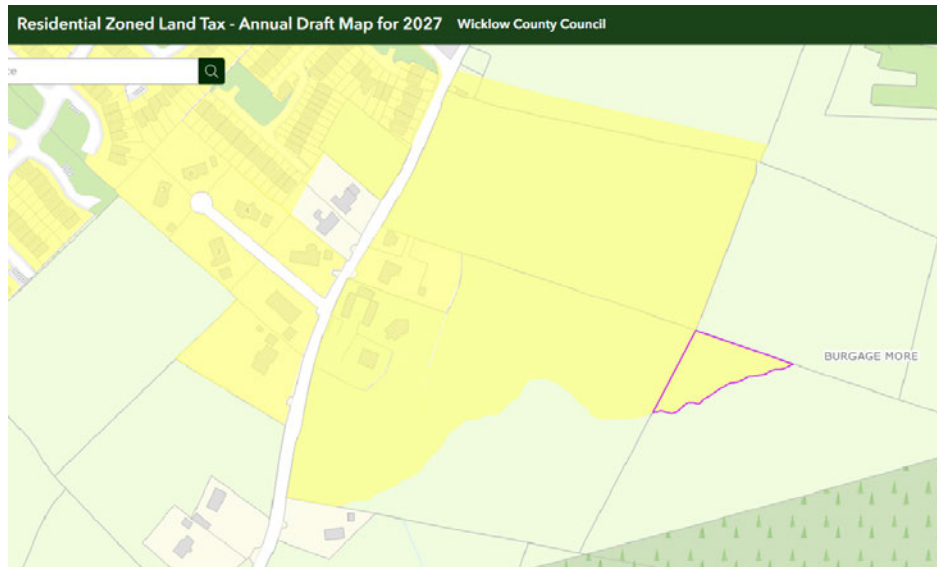
Adam Cullen

[REDACTED]

[REDACTED]

1) Introduction

As per the image below from the RZLT website, these lands at Burgage More, Blessington are highlighted for tax liability under the RZLT in Wicklow as they are zoned residential. Parcels WW296, WW302 & WW3191.



I will outline in the following document the reasons as to why these lands should be removed from the RZLT maps and not be processed as liable for RZLT.

2) Exclusion from RZLT

The Blessington LAP has recently been adopted and as per this Local Area Plan these lands at Burgage More can only be accessed from the Northern lands owned by Wicklow County Council for development to occur, see below Specific Local Objective 7 – Burgage More.

Specific Local Objective 7 – Burgage More (South)



Figure B.8.10: Specific Local Objective 7

This SLO is located in the townland of Burgage More. The SLO measures c.3.6 ha and comprises c.3.6 ha zoned RN2 'New Residential Priority 2'. The boundary of the SLO and OS2 zone to the east is defined by the 194m contour. Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:

- Development within this SLO shall be accessed via SLO6 to the north **only**.
- Development within this SLO shall maintain the hedgerows and rural character of Burgage More lane to the west and provide an appropriate buffer to this lane for such purposes.
- The development of a pedestrian and cyclist link along the boundary of OS2 lands as per objective BLESS46, which should continue through land zoned RN2 to Burgage More lane to the west.
- Lighting must be bat friendly as per Dark Sky guidelines.

This land to the North has not been developed as yet and so the lands owned by [REDACTED] cannot be liable for any tax if they cannot be developed in line with the planning legislation.

The image below from the local development Burgage Castle shows the drainage layout and where the foul sewer mains ceases along this road.



Also in the below image the X marks this foul mains location which is roughly 200m north of [REDACTED] lands and at present gives no scope for connection to these lands and its development.



The images below highlighted the lands in ownership by [REDACTED].

The image shows a map of a large land parcel in Burgage More, Wicklow, highlighted in red. The parcel is adjacent to a residential area and a tennis court. To the right is a 'Property Details' sidebar with the following information:

- Folio Number: [REDACTED]
- Title Level: Freehold
- Plan Number: [REDACTED]
- Property Number: 1
- Area of selected plans: 9.24 hectares.
- Number of Plans on this folio: 1
- Address: Not Available

Buttons: View Folio PDF, Request Certified Copy. A disclaimer states: '*Taithe Éireann Registration 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.' Other options include Print Current View and Help.

Folio	Owner Details	Copy Type
[REDACTED]	[REDACTED] (Burgage More Blessington County Wicklow)	Copy Folio

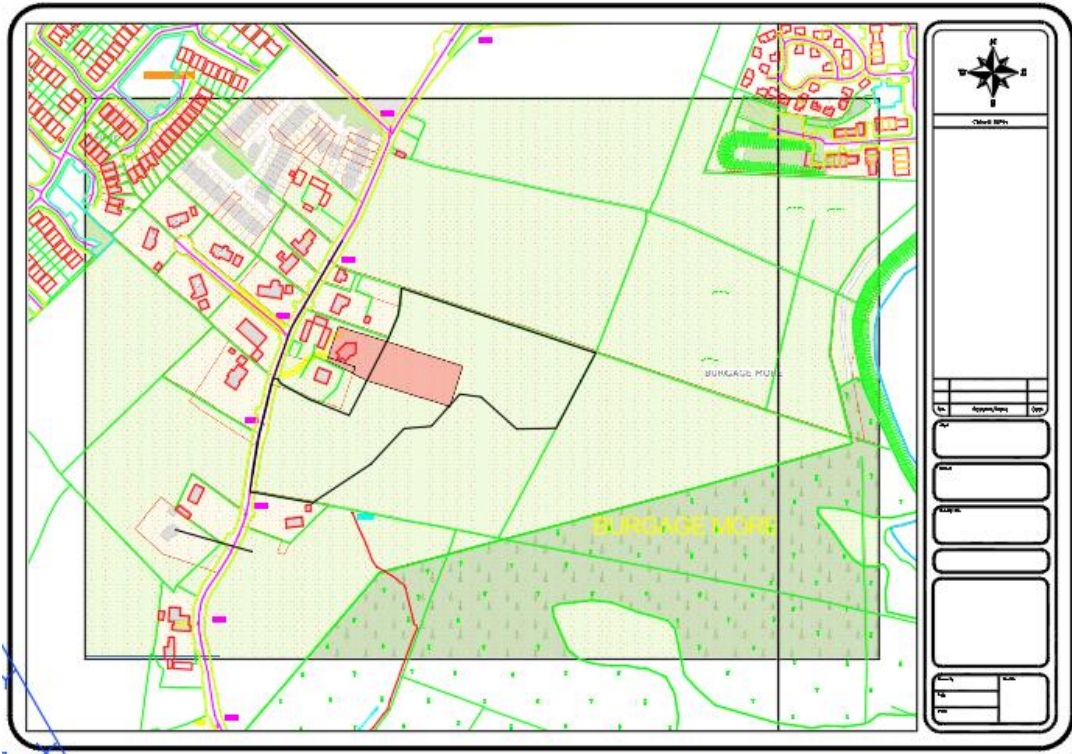
The image shows a map of a smaller land parcel in Burgage More, Wicklow, highlighted in red. The parcel is adjacent to a residential area and a tennis court. To the right is a 'Property Details' sidebar with the following information:

- Folio Number: [REDACTED]
- Title Level: Freehold
- Plan Number: [REDACTED]
- Property Number: 1
- Area of selected plans: 0.47 hectares.
- Number of Plans on this folio: 2
- Address: Burgage More, Blessington, Co. Wicklow, W91 A3F9

Buttons: View Folio PDF, Request Certified Copy. A disclaimer states: '*Taithe Éireann Registration 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.' Other options include Print Current View and Help.

Folio	Owner Details	Copy Type
[REDACTED]	[REDACTED] (Burgagemore Blessington County Wicklow)	Copy Folio

From the above images and with reference to the below image also, it clearly highlights an issue with developing the lands to the south of [REDACTED] lands. As there is no clear access through his land which is required to remain this size from planning legislation regarding percolation systems & site suitability in regard to foul sewerage.



3) Further Information

Some further information surrounding these lands regarding the RZLT is that there is a long-term lease on these lands for an equine business which employs 2 people. This can be seen from the google maps image below.



The land owners would also like the opportunity to discuss with the council how these lands could be utilised in the future.

4) Conclusion

In conclusion, as per the above outlined reasons these lands should be removed from the RZLT land maps and should not have tax liability currently.

If you need any further details or would like to discuss anything regarding this submission, please use contact details above.