

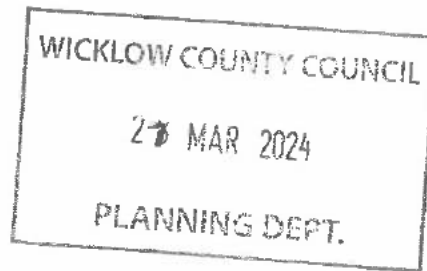
Our Ref: 1302DK



'RZLT' Administrative Officer,  
Planning Department,  
Wicklow County Council,  
County Buildings,  
Whitegates,  
Wicklow Town,  
A67 FW96.

26<sup>th</sup> March, 2024.

Re: Residentially Zoned Land Tax.



Dear Sir/Madam,

On behalf of our client [REDACTED] we wish to make a submission in relation to the RZLT and his lands at Knockroe, Co Wicklow.

The following information is attached:

1. Completed Submission template.
2. Copies of folios WW1116F, WW25450F, WW23520F.
3. PRA map 1:1000 (A3)
4. OS (Táilte Eireann) maps at 1:2500 and 1:1000
5. Letter from Doherty Finegan Kelly Consulting Civil & structural Engineers dated 26<sup>th</sup> March, 2024.
6. Extract form RZLT maps.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Daniel Kelly'.

Daniel Kelly,

Conroy Crowe Kelly  
Architects and Urban Designers



Dublin – Drogheda – Limerick  
 +353 1 8301852  
[www.dfk.ie](http://www.dfk.ie)  
[mailroom@dfk.ie](mailto:mailroom@dfk.ie)

**DOHERTY FINEGAN KELLY**

Botanic Court  
 30-32 Botanic Road  
 Glasnevin, Dublin 9  
 D09 W2V9

CONSULTING CIVIL & STRUCTURAL ENGINEERS

**Danny Kelly**  
**CCK Architects**  
 By Email

26<sup>th</sup> March 2024

**Knockroe Housing**

*Danny,*

We can confirm the site above is not fully serviced –  
 There is no access to surface water sewer or ditch network available.  
 The lands are ‘land locked’ in this regard.  
 Attempts to percolate surface water to the ground via soak pits/ percolation areas have proved un  
 successful as testing for same failed – the standard test for soak pit design is BRE Digest 365 – Soak  
 pit design  
 Independent testing for same was carried out by messrs Geotechnical investigations Ireland , and the  
 tests failed.  
 At this time we don not have a design solution for surface water disposal so therefore the site would be  
 considered ‘un serviced’.

Please do not hesitate to contact me should you wish to discuss any of the above.

**SIGNED**

**Sean Gibbons**  
 On behalf of Doherty Finegan Kelly

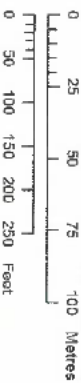
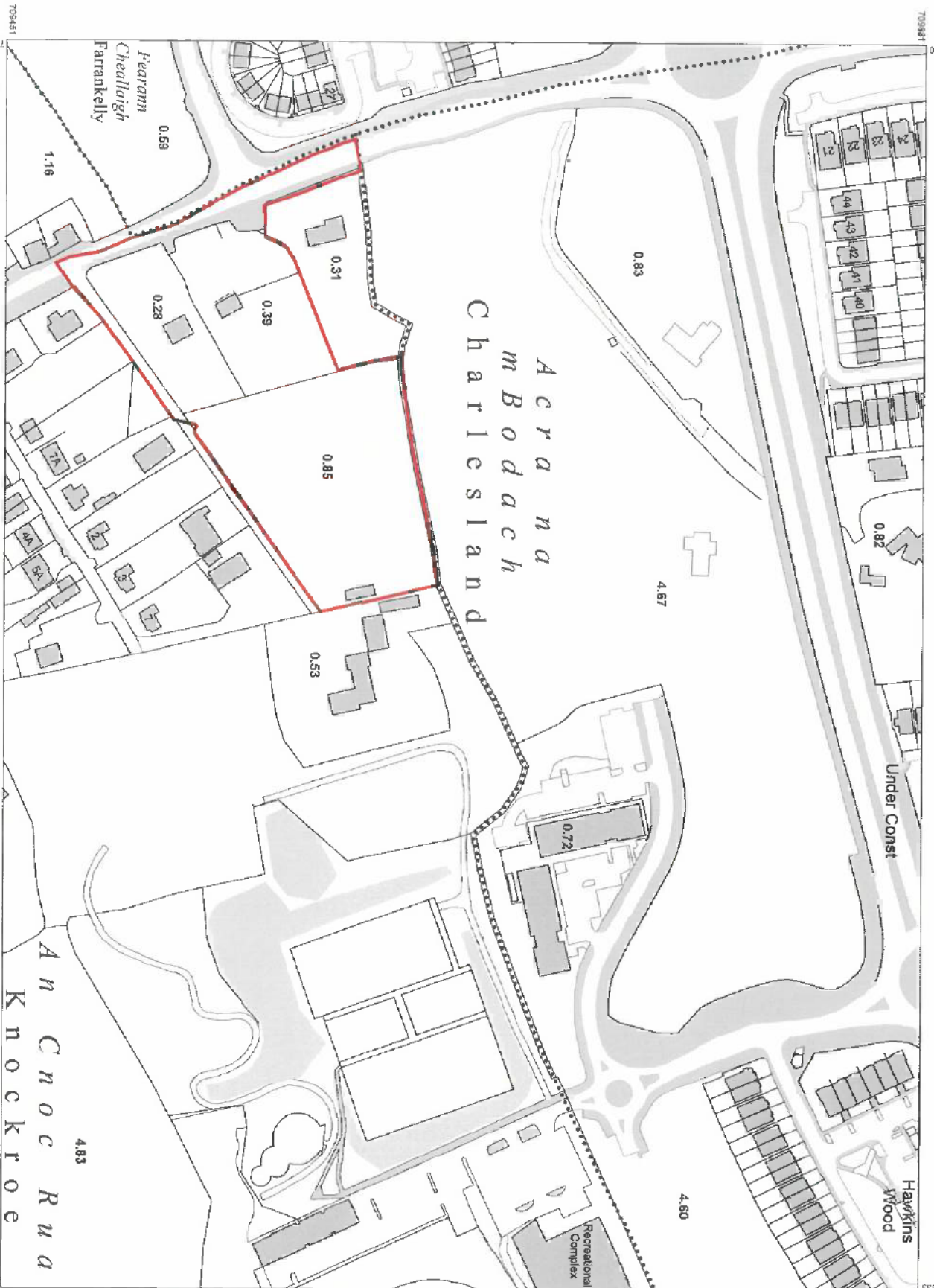
Directors: Francis Doherty B.Sc.(Eng), Dip.Struct.Eng, C.Eng, M.I.Struct.E, Dip.Proj.Man.  
 Emmet Finegan B.S.c.(Eng), Dip.Struct.Eng, C.Eng, M.I.Struct.E, M.I.E.I, RConsEI.  
 Cathal Kelly B.S.c.(Eng), Dip.Struct.Eng, C.Eng, M.I.Struct.E, M.I.E.I, RConsEI, Dip.Proj.Man.

Regional Directors: Liam Murphy B.S.c.(Eng), Dip.Eng, C.Eng, M.I.Struct.E, M.I.E.I.

Doherty Finegan Kelly Ltd., Reg No. 396523



# OSi PLACE Map



OUTPUT SCALE: 1:2,500

**CAPTURE RESOLUTION:**  
 The map outputs are only accurate to the resolution at which they were captured.  
 Output scale is not indicative of data capture scale.  
 Further information is available at:  
[www.osi.ie/search/CaptureResolution](http://www.osi.ie/search/CaptureResolution)

**LEGEND:**  
 To view the legend visit  
[www.osi.ie](http://www.osi.ie) and search for  
 'Large Scale Legend'



**Tailte Éireann**

**CENTRE COORDINATES:**  
 ITM 729242, 709666

**PUBLISHED:** 19/10/2023  
**ORDER NO.:** 50363650\_1

**MAP SERIES:** 1:2,500 3732-A 1:2,500 3732-C

**MAP SHEETS:** 3732-A 3732-C

**Map Series | Map Sheets**  
 1:2500 | 3732-A & C

**COMPILED AND PUBLISHED BY:**  
 National Mapping Division of Tailte Éireann,  
 Phoenix Park,  
 Dublin 8,  
 Ireland.  
 D08F6E4  
[www.tailte.ie](http://www.tailte.ie)

Any unauthorised reproduction infringes Tailte Éireann copyright.  
 No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Topographic maps produced by the National Mapping Division of Tailte Éireann never show legal property boundaries, nor do they show ownership of physical features.

© National Mapping Division of Tailte Éireann, 2023. All rights reserved.



This map was produced by the National Mapping Division of Tailte Éireann, formerly Ordnance Survey Ireland (OSi)

Licence No. CYAL50382574  
© Tailte Éireann – Surveying  
Map Series | Map Sheets  
1:1000 | 3732-A & C



27

0.59

*earann  
eallaigh  
rankelly*

1.16

0.31

0.39

0.28

0.85

0.53

7

3

2

7A

5A

7A

7A

7A

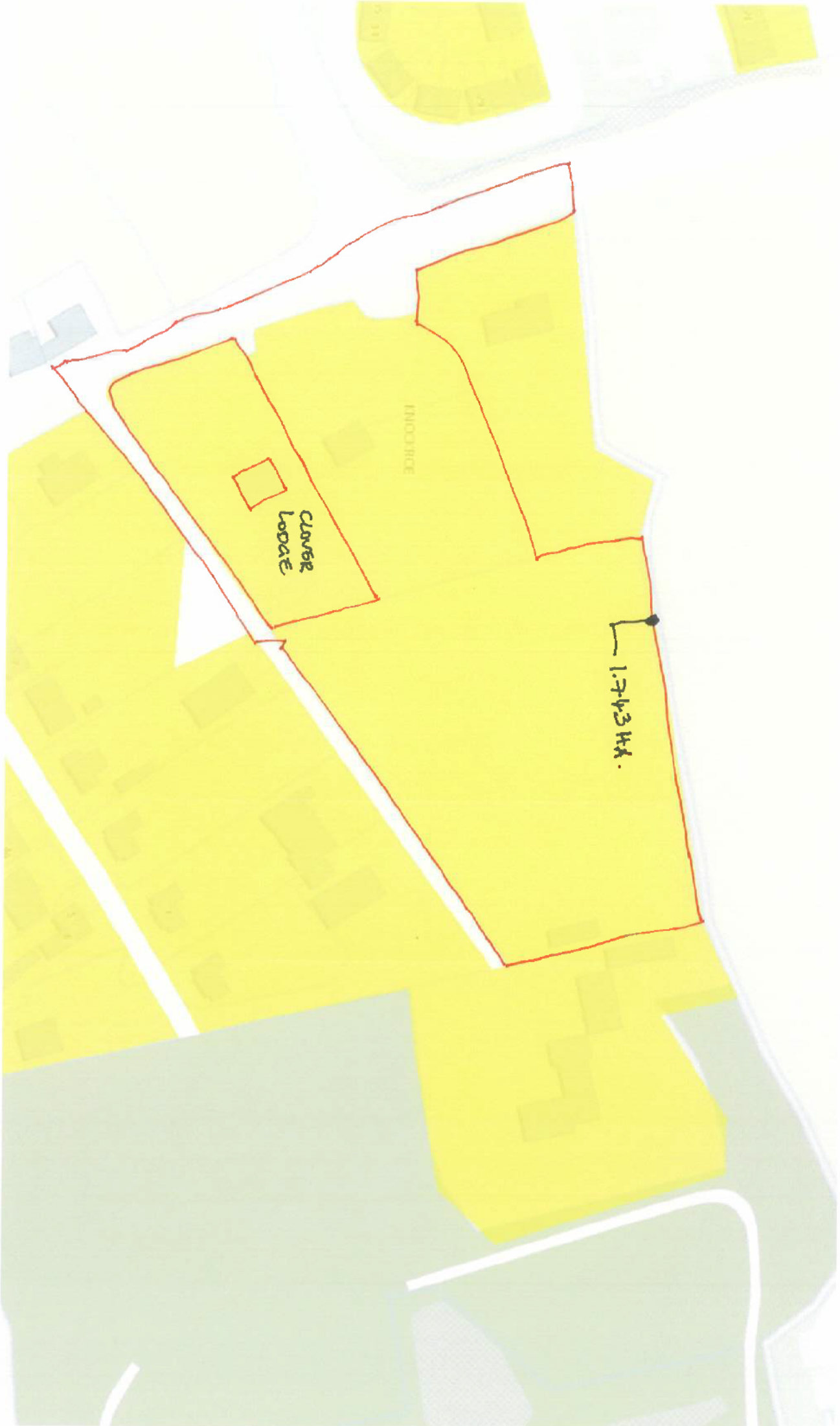
7A

7A

7A



RZLT MAP NTS.





**The Property  
Registration Authority**  
**An tÚdarás  
Clárúcháin Maoine**

**Official Property Registration Map**

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see [www.pra.ie](http://www.pra.ie).

This map incorporates Ordnance Survey Ireland (OSi) mapping data under a licence from OSi. Copyright © OSi and Government of Ireland.

(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

**Burdens** (may not all be represented on map)

Right of Way / Wayleave

- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- ▽ Soak Pit

A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



**1:1000**

729290 mE, 709690 mN



728970 mE, 709430 mN

Creation Date: 22 January 2014 11:42:37

Application Number: S2014LR001632G



## County Wicklow Residential Zoned Land Tax (RZLT)

### Submission Template

#### A: Details of person / representative / agent making submission

<b>Name</b>	Conroy Crowe Kelly Architects
<b>Address</b>	65 Merrion Square, Dublin D02 DT32  (include Eircode please)
<b>Phone No.</b>	01 6613990
<b>Email Address</b>	info@cck.ie

**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**

<b>Town</b>	Greystones - Knockroe
<b>Landowner name</b>	[REDACTED]
<b>Landowner address</b>	[REDACTED]  (include Eircode if known)
<b>Landowner phone</b>	[REDACTED]
<b>Landowner email</b>	[REDACTED]
<b>Address of site</b>	Knockroe, Kilcoole Road, Greystones, Co. Wicklow A63NW84  (include Eircode if known)
<b>Site description</b>	(if address is unclear)
<b>Site Area</b>	1.743HA

<b>Maps / information to accompany submission</b>	Check
Have you included the <b>required</b> 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

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

**Grounds for your submission** (you can set out grounds on this form, or attach a separate document)

**The lands currently are not serviced for surfacewater disposal.**

**See attached engineer's letter in this regard.**

**The site contains a dwelling house (Clover lodge) on a site which is less than 0.4047 HA.**

Please see Advice Note 1 at end of this document with respect to the grounds for inclusion for the RZLT.

Please see Advice Note 2 at end of this document with respect to requests for a change in zoning.



--

**C: Third Party Submission**

<b>Town</b>	
<b>Landowner name</b>	(if known)
<b>Landowner address</b>	(include Eircode if known)
<b>Landowner phone</b>	(if known)
<b>Landowner email</b>	(if known)
<b>Address of site</b>	(include Eircode if known)
<b>Site description</b>	(if address is unclear)
<b>Site Area</b>	(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 your submission into account.

<b>Are you:</b>	<b>Check</b>
<b>Challenging the inclusion of certain lands on the map?</b>	
<b>Challenging the date that lands are considered to be 'in scope'?</b>	
<b>Identifying additional lands that you believe should be shown on the maps?</b>	
<p><b>Grounds for your submission</b> (please see Advice Note. 1 at end of this document)</p> <p>(you can set out grounds on this form, or attach a separate document)</p>	

**Advice Note 1**

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

Land is deemed in scope for the RZLT is lands that –

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

(iii) that it is reasonable to consider is required for, or is integral to, occupation by -

(I) social, community or governmental infrastructure and facilities, including infrastructure and facilities used for the purposes of public administration or the provision of education or healthcare,

(II) transport facilities and infrastructure,

(III) energy infrastructure and facilities,

(IV) telecommunications infrastructure and facilities,

(V) water and wastewater infrastructure and facilities,

(VI) waste management and disposal infrastructure, or

(VII) recreational infrastructure, including sports facilities and playgrounds,

(iv) that is subject to a statutory designation that may preclude development, or

(v) on which the derelict sites levy is payable in accordance with the Derelict Sites Act 1990.

## Advice Note 2

### Rezoning request

Where land is identified on the annual draft map as being subject to the residential zoned land tax and where the land identified on the draft map is included in a development plan or local area plan in accordance with section 10(2)(a) or 19(2)(a) of the Act of 2000 zoned -

- (i) solely or primarily for residential use, or
- (ii) for a mixture of uses, including residential use,

a person may on or before **31 May 2024**, in respect of aforementioned land that such a person owns, make a submission to Wicklow County Council requesting a variation of the zoning of that land.

**Any such submission should include evidence of ownership, detailed reasons for any rezoning request, along with a map to a scale of 1:1,000 (urban) or 1:2,500 (rural) clearly identifying the relevant plot of land.**

Any such written rezoning requests received by 31 May 2024 other than such elements of a submission which may constitute personal data, shall be published on the website maintained by Wicklow County Council concerned not later than 10 June 2024.

All rezoning requests made will be considered by Wicklow County Council having regard to the proper planning and sustainable development of the area.

C

FOR REFERENCE PURPOSES ONLY



Foto : WW 1116 F





# Land Registry

County Wicklow

Folio 1116F

Register of Ownership of Freehold Land

Part 1(A) - The Property

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	<p>A plot of ground being part of the Townland of KNOCKROE and Barony of NEWCASTLE containing 1.0648 Hectares shown as Plan(s) 26, 55 edged RED on the Registry Map (OS MAP Ref(s) 13/6, 3232-C).</p> <p>The Registration does not extend to the mines and minerals</p>	Instrument F.R. 412 75

File Plan Issued: Yes  
Land Cert Issued: Yes

Page 1 of 4

Collection No.:



Land Registry

County Wicklow

Folio 1116F

Part 1(B) - Property  
Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:
1	1	D2000KW005653D	27-APR-2000		26	WW23520F

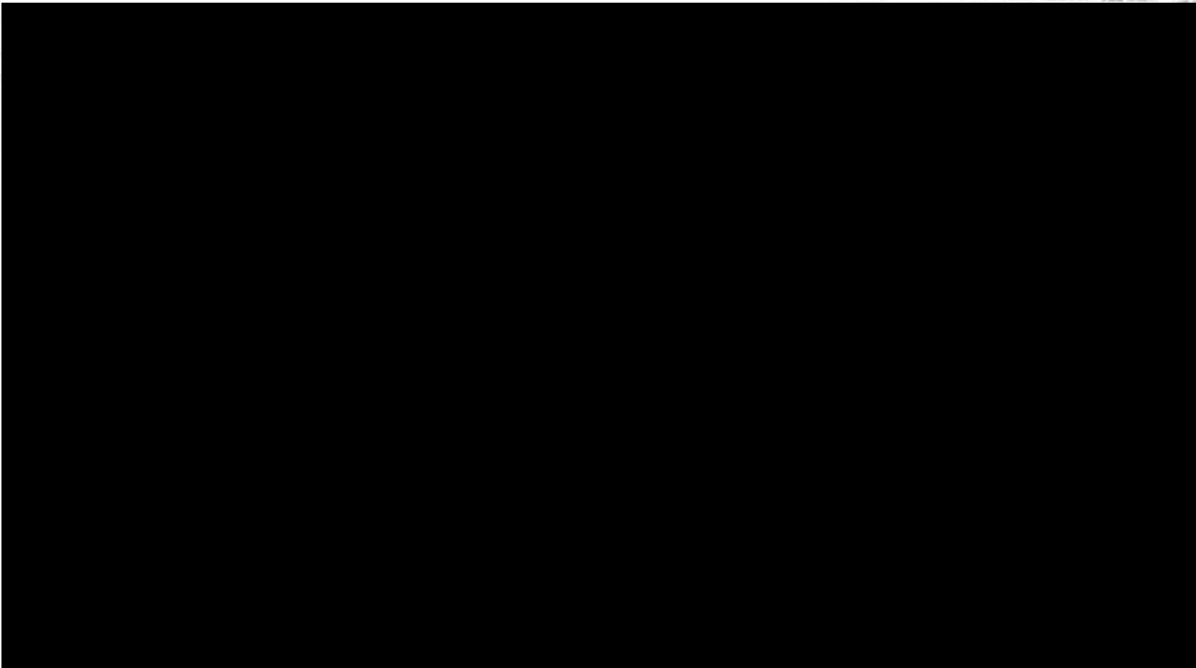
Land Registry

County Wicklow

Folio 1116F

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	

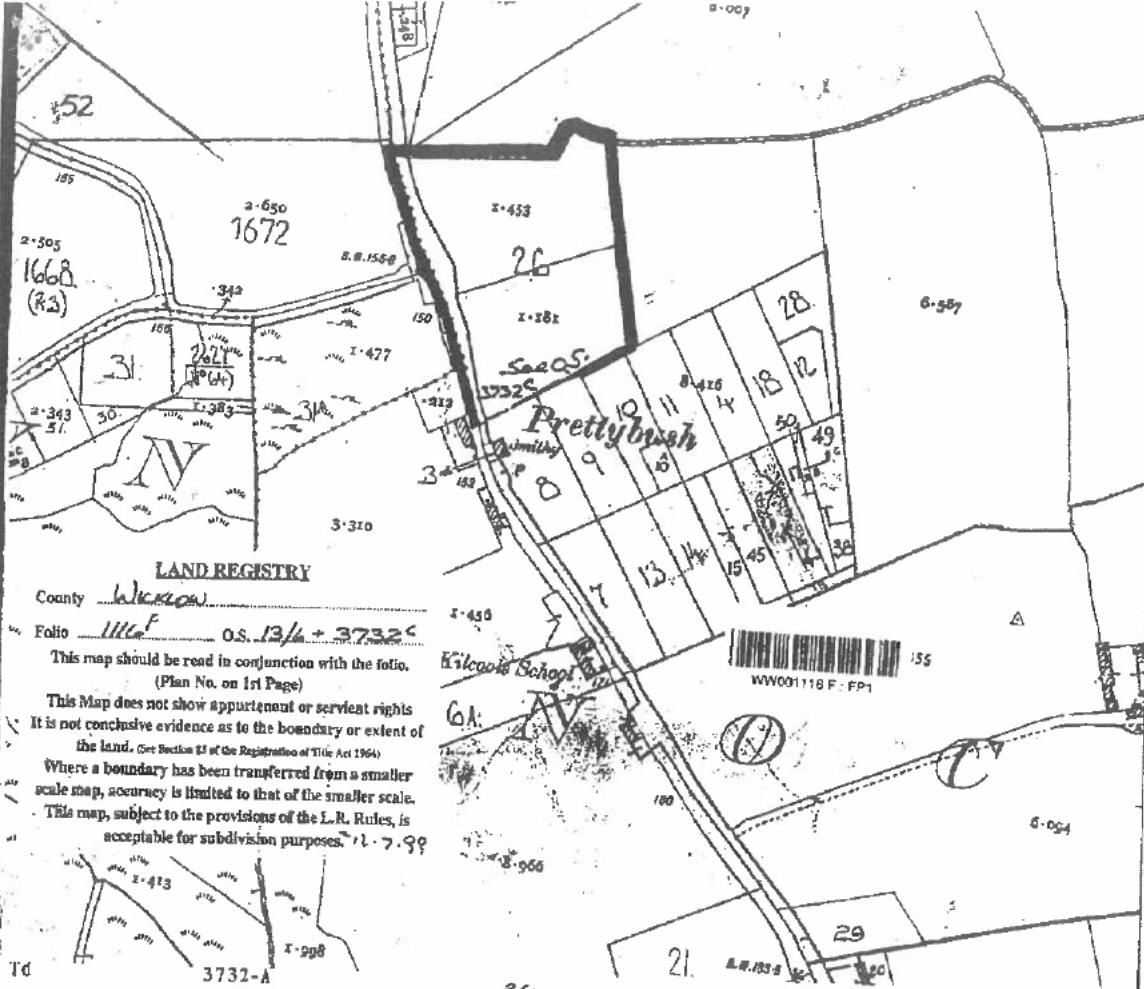
Land Registry

County Wicklow

Folio 1116F

Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	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.



**LAND REGISTRY**

County Wicklow

Folio 1166 O.S. 13/4 + 3732c

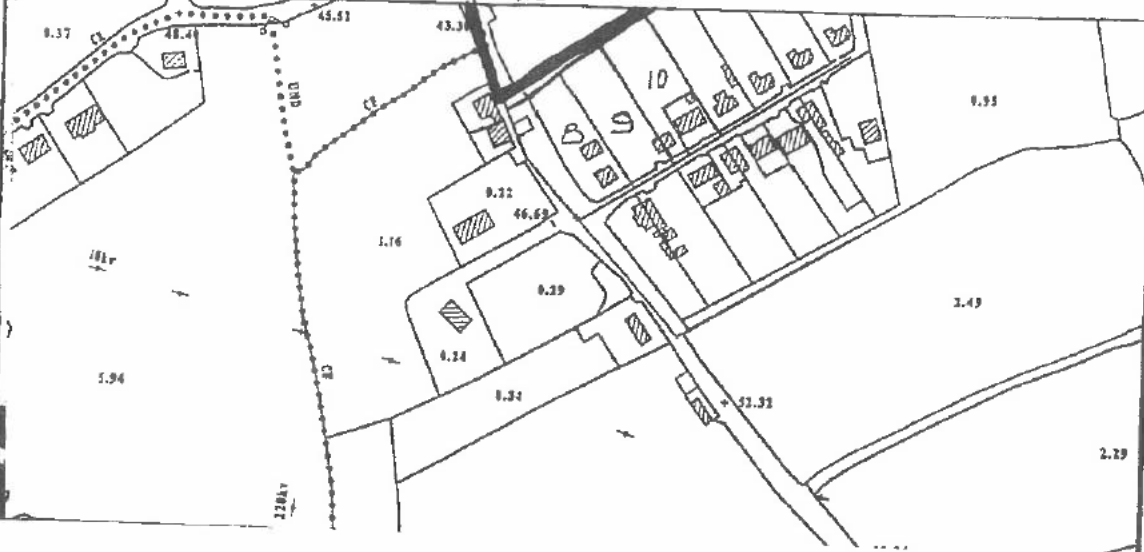
This map should be read in conjunction with the folio.  
(Plan No. on 1st Page)

This Map does not show appurtenant or servient rights  
It is not conclusive evidence as to the boundary or extent of  
the land. (See Section 23 of the Registration of Title Act 1964)

Where a boundary has been transferred from a smaller  
scale map, accuracy is limited to that of the smaller scale.

This map, subject to the provisions of the L.R. Rules, is  
acceptable for subdivision purposes. 1.7.99

Td 3732-A

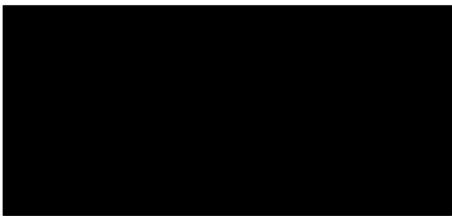


22007

# LandRegistry

(B)

FOR REFERENCE PURPOSES ONLY



WW  
25450 F



# Land Registry

County Wicklow

Folio 25450F

Register of Ownership of Freehold Land

Part 1(A) - The Property

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	<p>A plot of ground known as being part of the Townland of KNOCKROE and Barony of NEWCASTLE shown as Plan(s) A5PU3 edged RED on the Registry Map (OS MAP Ref(s) 3732-A &amp; 3732-B).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio WW20269F

File Plan Issued: Yes

Page 1 of 4

Land Cert Issued: No

Collection No.:

Land Registry

County Wicklow

Folio 25450F

Part 1(B) - Property  
Parts Transferred

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

Land Registry

County Wicklow

Folio 25450F

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



# Land Registry

County Wicklow

Folio 25450F

## Part 3 - Burdens and Notices of Burdens

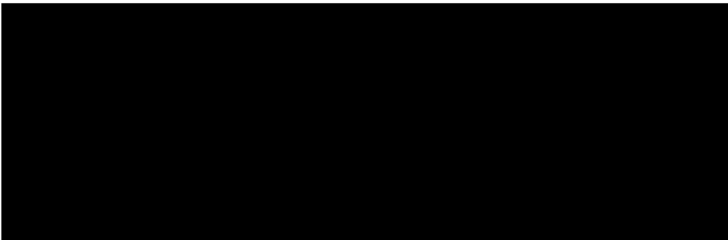
No.	Particulars
1	The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.

D

FOR REFERENCE PURPOSES ONLY



Folio : WW 23520F





# Land Registry

County Wicklow

Folio 23520F

## 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 KNOCKROE and Barony of NEWCASTLE shown as Plan(s) 26, edged RED on the Registry Map (OS MAP Ref(s) 13/6, 3232-C).  The Registration does not extend to the mines and minerals	From Folio WW1116F

# Land Registry

County Wicklow

Folio 23520F

## Part 1(B) - Property Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:
1	1	D2008KW002284J	31-JAN-2008		C4N37	WW36185F
2	1	D2008KW002285K	31-JAN-2008		C4N4P	WW36186F



Land Registry

County Wicklow

Folio 23520F

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	

Land Registry

County Wicklow

Folio 23520F

Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	
2	
3	
4	