

From: [REDACTED]
To: [REDACTED]
Cc: [Residential Zoned Land Tax](#)
Subject: Re: RZLT Parcel WW1375 Rathdrum
Date: Monday 23 February 2026 11:16:39
Attachments: [Site Layout Plan 21.22.02 \(2\).pdf](#)
[Cert of Completion 2.pdf](#)
[5_24_110_HC_Site_Inspection_251118.pdf](#)
[image004.png](#)
[image003.png](#)
[image005.png](#)

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Please find request for de-zoning.
Regards
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

23rd February, 2026

Re: RZLT Parcel WW1375 Rathdrum

To whom it concerns,

We wish to formally submit a request to rezone the land parcel WW1375 situated at Poundbrook Lane, Rathdrum, Co. Wicklow, A67 E5R3. Specifically, we would request that this parcel be removed from the scope of the RZLT.

We understand that the RZLT designed to increase housing supply by activating serviced, zoned land for residential or mixed-use development.

The rationale for our submission is that this land parcel has now been activated for housing by the complete renovated of the existing semi-derelict building. This development of this building amounts to a full renovation to a BER A2 rating. Additionally, it is occupied by tenant and

registered as such with the RTB.

This development was completed under Section 5 Exempt status which was confirmed by WCC on 14th June 2024.

I understand the following is required:

- Your name and address

[REDACTED]

- an Ordnance Survey map showing the property at an appropriate scale, 1:1000 (urban areas) or 1:2500 (rural areas) suitable to identify the land in question.

Attached

- If your land is on the map, you may wish to bring to the local authority's attention to matters that demonstrate that the land is not in scope for the tax, or that the date that the land was considered in-scope is not correct and should be changed.

I attach the certification of completion dated 28th January 2026

- Reference to criteria in Section 653B of the Taxes Consolidation Act 1997 – any submission should reference these, along with evidence for consideration by the local authority to support any claims regarding the serviced nature of the land or any exclusions that should be applied. These criteria must also be referenced if the submission seeks to include additional land on the map.

Not applicable

- The submission should set out any justification for inclusion or exclusion of land, with reference to the criteria in the legislation

Include above, in summary; this was a semi-derelict building which has been fully refurbished to modern A2 BER standards – photo attached - per engineers report.

On Thursday, February 19, 2026 at 04:47:35 PM GMT, [REDACTED] wrote:

Dear [REDACTED]

The parcel in question is included in the RZLT Map for 2026. No changes are possible to this map at this time – this is the final map for 2026.

The only way in which a tax would not be liable this year would be if you were to request that the land be **dezoned**. Should you make such a request (which would have to be made by 01 April 2026) , we would in writing acknowledge receipt of same, and I understand that can be presented to the Revenue Commissioners to defer paying the tax this year but only until a decision is made as to whether to de-zone the lands or not.

For more information, please click here [Residential-Zoned-Land-Tax-2026/Making-a-rezoning-request](#)

Otherwise, you can make a formal submission to the Draft RZLT Maps for 2027. Your email would need to have some more detail before we could consider it a formal submission; your submission needs to include at a minimum the following information:

- Your name and address
- an Ordnance Survey map showing the property at an appropriate scale, 1:1000 (urban areas) or 1:2500 (rural areas) suitable to identify the land in question.
- If your land is on the map, you may wish to bring to the local authority's attention to matters that demonstrate that the land is not in scope for the tax, or that the date that the land was considered in-scope is not correct and should be changed.
- Reference to criteria in Section 653B of the Taxes Consolidation Act 1997 – any submission should reference these, along with evidence for consideration by the local authority to support any claims regarding the serviced nature of the land or any exclusions that should be applied. These criteria must also be referenced if the submission seeks to include additional land on the map.
- The submission should set out any justification for inclusion or exclusion of land, with reference to the criteria in the legislation

Any submission will be evaluated and a decision issued to you by 01 July 2026 as to whether your land is deemed to be in scope or not for 2027. If you are unhappy with any decision that might be made, an appeal will be open to you.

For more information, please click here [Residential-Zoned-Land-Tax-2027/Making-a-submission](#)

I hope this assists.

Is mise le meas,

[REDACTED]

[REDACTED]



Comhairle Contae Chill Mhantáin
Wicklow County Council

From: [REDACTED]
Sent: Thursday 19 February 2026 16:03
To: Residential Zoned Land Tax <RZLT@wicklowcoco.ie>
Subject: RZLT Parcel WW1375 Rathdrum

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To whom it concerns,

The parcel WW1375 has recently been subject to a full renovation from derelict. Please find attached the certificate of completion. Should it be now removed from the RZLT?

Note the site size is 0.1881400 ha which is in effect the adjoining garden.

Regards

[REDACTED]

----- Forwarded Message -----

From: [REDACTED]

To: [REDACTED]

Cc: Residential Zoned Land Tax <rzlt@wicklowcoco.ie>; [REDACTED]
[REDACTED]

Sent: Wednesday, February 11, 2026 at 03:15:40 PM GMT

Subject: RE: RZLT Parcel WW1375 Rathdrum

A Chara,

I acknowledge receipt of your email below and advise that submissions should be emailed to rzlt@wicklowcoco.ie in respect of Residential Zoned Land Tax.

Mise, le meas,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Comhairle Contae Chill Mhantáin
Wicklow County Council

From: [REDACTED]

Sent: Wednesday 11 February 2026 14:31

To: [REDACTED]

Cc: Residential Zoned Land Tax <RZLT@wicklowcoco.ie>

Subject: Re: RZLT Parcel WW1375 Rathdrum

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Thanks Michael,

Just checking - do I submit the submission to: rzlt@wicklowcoco.ie

Henry

On Tuesday, February 10, 2026 at 12:41:08 PM GMT, [REDACTED] <[REDACTED]> wrote:

Hi Henry,

Thank you for your phone query.

The 2 No. RZLT maps that are currently on public display are as follows:

The Final Map for 2026 is available at the below link:

<https://experience.arcgis.com/experience/93f225452af04c29bab8fabb9095bc12>

Information about the submissions that can be made on the final map is available [here](#) and generally relates only to requests for rezoning away from residential use or uses allowing for residential development.

The Annual Draft Map for 2027 is available at the below link:

<https://experience.arcgis.com/experience/6fc4a05369044c94982aff8cb442a717>

Information about the submissions that can be made on the annual draft map for 2027 is available [here](#). Submissions to the annual draft map would in relation to land not meeting the criteria to be in scope for the RZLT (which could include matters in relation to a change in vacancy status of mixed use lands as referenced by yourself).

Please note that the criteria for inclusion on the RZLT maps are set out in the Taxes Consolidation Act 1997 (as amended). RZLT [guidelines](#) issued in 2022 may be useful in this regard, however please note there have been legislative changes in the intervening period.

I have had a quick look at both maps and it would appear to me that the provided parcel number (WW1375) is shown as in scope on both maps, however I would ask that you confirm this for yourself.

Please let me know if you have any other queries.

Many thanks,

[Redacted signature block]



Comhairle Contae Chill Mhantáin
Wicklow County Council

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NOTE TO FILE – RECORD OF DISCUSSION



		JOB NUMBER		[REDACTED]
TELEPHONE RECORD		SUB FILE		
RECORD OF MEETING		PROJECT Dwelling – Poundbrook Lane, Rathdrum		
SITE VISIT		X	DATE 18 th Nov 2025	
OTHER		WRITTEN BY Alex Olteanu		
SUBJECT		Inspection of works		

THOSE INVOLVED		CIRCULATION		
		NAME	FOR INFO	FOR ACTION
Alex Olteanu – DJ Fitzpatrick Consulting Engineers				
		B. Mellon	X	X
		H. Cullen	X	

NOTES - COMMENTS	ACTION
Stage of Works: - Inspection of works	
Photographs: - See attached sheets	
Inspection Items Noted:	
<ul style="list-style-type: none"> - Masonry retaining wall works on-going which we did design or inspect; - Photograph of porch foundations with reinforcing to be provided. 	BM BM
General Comments:	
<ul style="list-style-type: none"> - Second fix / finishing works on-going at the time of inspection; - Front porch canopy steel support installed – 80x80mm SHS w/ canopy joists bearing on cap plate & screwed. Contractor to confirm SHS base / bearing detail; 	
Certificates requested:	
<ul style="list-style-type: none"> - Material cert for reinforcing; - Material cert for concrete; - Photos of reinforcing in place; - Cert for structural steel; - Ancillary Cert for timber truss design; - Photograph of radon sump to be provided & cert for radon; - Material cert for hardcore fill; - Photograph of mesh in concrete floor to be provided; - Photographs of works at damaged / cracked gable wall to be provided as previously discussed with BM; - Gable wall strapping at joist level to be confirmed. 	
SIGNED	
DATE	18 th of November 2025



Photograph 1 – Front / Side Elevation of dwelling



Photograph 2 – Side elevation of dwelling



Photograph 3 – Rear elevation of dwelling



Photograph 4 – View of porch columns / supports



Photograph 5 – View of canopy support



Photograph 6 – View of canopy support



Photograph 7 – View of internal finishes



Photograph 8 – View of internal finishes



Photograph 9 – View of internal finishes



Photograph 10 – View of internal finishes



Photograph 11 – View of masonry retaining wall

