

Administrative Officer  
Planning Department  
Wicklow County Council  
County Buildings

1<sup>st</sup> April 2026

By Email: [RZLT@wicklowcoco.ie](mailto:RZLT@wicklowcoco.ie)

**Re: RZLT submission for lands at Ballyraine Upper, Arklow, Co. Wicklow**

Dear Sir/Madam,

We, McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, Cork, represent [REDACTED] and make this Residential Zoned Land Tax (RZLT) submission on their behalf in respect of lands within their ownership at Ballyraine Upper, Arklow, Co. Wicklow.

Having reviewed the Draft 2027 RZLT Map, we note that our client's lands have been included in the RZLT 2027 Annual Draft map. Our client's site is contained within three Wicklow County Land Parcels, as follows:

- WW3232 [REDACTED]
- WW3314 [REDACTED]
- WW3233 [REDACTED]

See Figure 1

It is noted that under the existing Arklow and Environs Local Area Plan (as incorporated into the adopted Wicklow County Development Plan 2022-2028), the site is zoned for 'R28 – New Residential'.

Under Proposed Variation no. 5 to the Wicklow County Development Plan (Draft Arklow Local Planning Framework), much of our client's site is proposed to be re-zoned for OS2 – Natural Areas, with other lands shown as Residential – Phase 2. This includes the Parcel IDs noted above.

See Figure 2.

Our clients have made a submission to the draft Variation no.5 / draft Arklow Local Planning Framework seeking to retain the existing residential zoning on their lands, on Parcel ID No.'s WW3232 and WW3233. This Draft Variation is still being considered by the Elected Members and may be subject to change / material amendments following its consideration in the coming weeks.

We respectfully request that the Final 2027 RZLT Mapping is reflective of the Wicklow County Development Plan 2022-2028, following the adoption of Variation no. 5, and particularly with regard to the zoning of our clients' lands.

Part of Parcel ID WW3314 is in our client's ownership including the sliver of lands which run north and south, east of Parcel ID No.'s WW3233 and 3314. These lands are also not of sufficient size or scale, or

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<sup>1</sup> Jimmy Mellon, Ciaran Mellon and Donal Kavanagh

accessible for new housing development without the adjoining lands. They therefore also fall out of the criteria for liability under Section 653B of the Taxes Consolidation Act 1997 (as amended).

The above is confirmed against the legislation underpinning RZLT i.e. the Taxes Consolidation Act 1997, As Amended. Accordingly, land that meets the criteria for 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 mean 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.** (Emphasis added).

On this basis, any lands within our client's landholding which are deemed not zoned for residential purposes following the adoption of Variation No. 5 and the Arklow Local Planning Framework must be excluded from the Final Map for 2027.

Yours sincerely,



Louise O'Leary

**McCutcheon Halley**

#### Enclosures

- Site Location Map 1:2500 (due to extent of lands)
- Confirmation of Ownership from clients and relevant folios



Figure 1 RZLT Land Parcels (Source: RZLT Annual Draft Map 2027, Wicklow County Council arcgis portal)

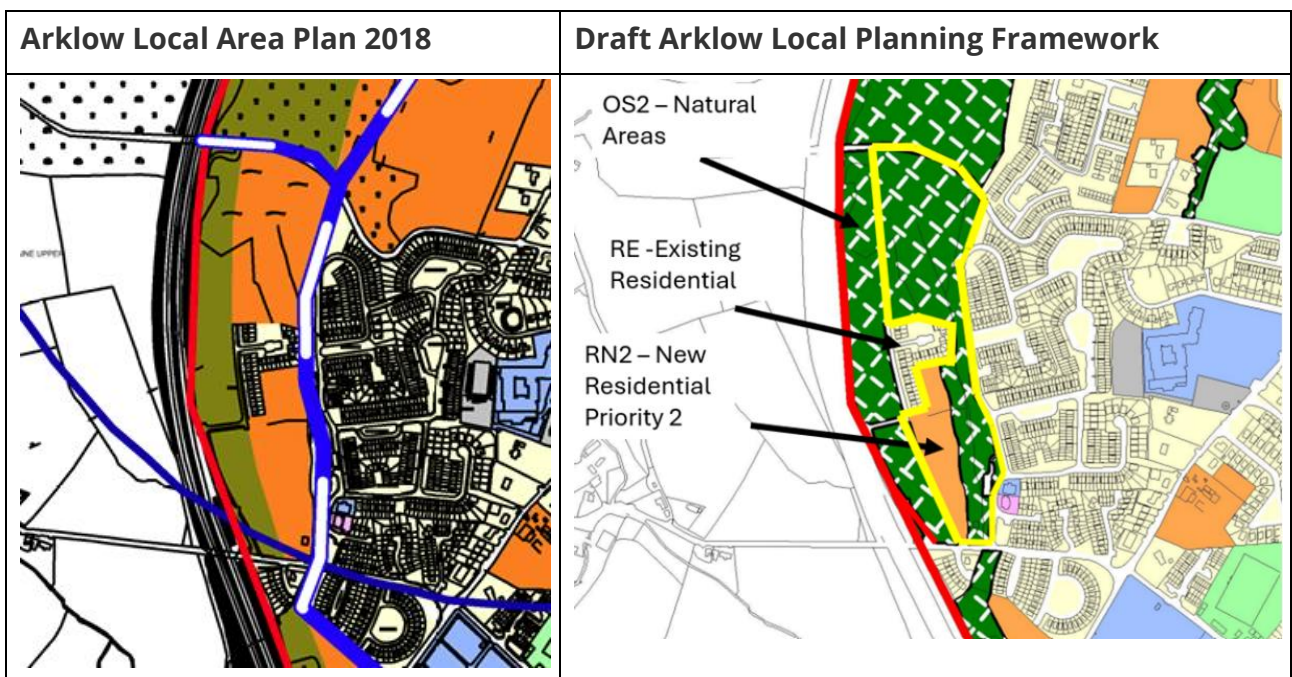


Figure 2 Land Use Zoning – Existing and proposed in Draft Arklow Local Planning Framework





# Land Registry

County Wicklow



## Part 1(B) - Property

### Parts Transferred

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



















# Land Registry

County Wicklow



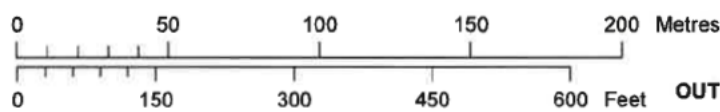
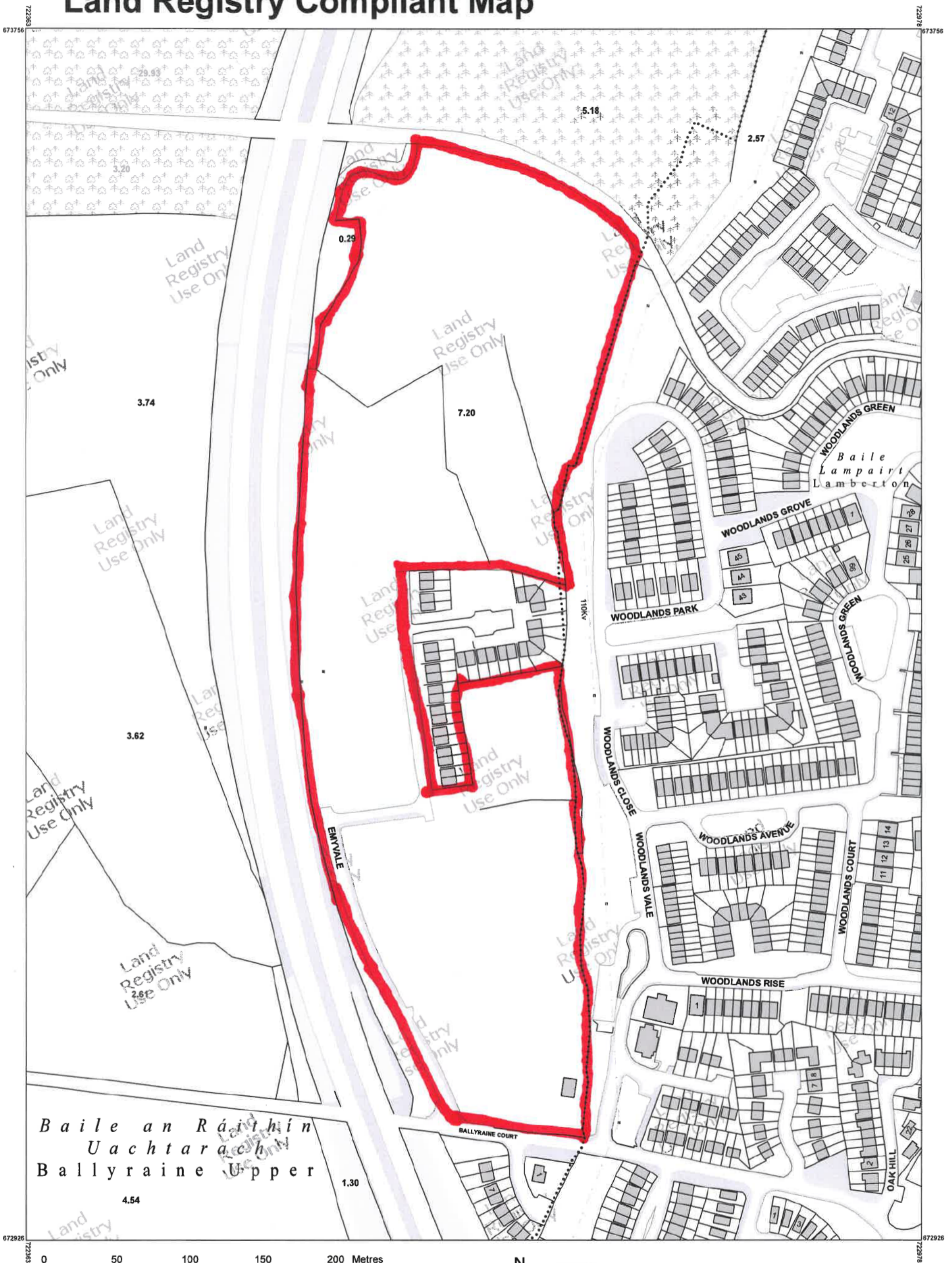
## Part 1(B) - Property Parts Transferred

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





# Land Registry Compliant Map



**CENTRE COORDINATES:**  
ITM 722671,673341

**ORDER NO.:**  
50527661\_1

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

**PUBLISHED:**  
01/04/2026

**MAP SHEETS:**  
4427-B  
4427-D

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