

23 DEC 2022

WW-RZLT-73

# ALPHAPLAN DESIGN

## HOME DESIGN AND PLANNING SERVICES

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Reg. Vat. No. IE3212037H

RE: Residential Zoned Land Tax

Submission on behalf of land owner of zoned residential lands at Broomhall  
Rathnew, Co. Wicklow.

Dear Sir / Madam,

I wish to make a submission regarding the existing residentially zoned land consisting of circa 11.50 hectares on behalf of [REDACTED] who is a partner in the development company Broomhall Estates Ltd. This plot is part of the land identified under GZT R1.6 in the RZLT Register.

The plot in question is the final parcel to be developed for residential units and is part of an on-going programme of house building which commenced 20 years ago and to date has constructed over 600 dwelling units in this area.

Planning permission is sought in continual stages for development of these lands and the lands are serviced at the time of construction. The land immediately to the north of this plot is currently under construction for 93 residential units and a crèche.

As this plot is part of an ongoing continual development programme I request that it is not included in the RZLT scope. The land will be developed over the next 10 years in stages of 30 units per year.

I trust the above will be taken into account when assessing this property and should you require further information please contact this practice.

Yours sincerely,

  
EUGENE COPELAND

21<sup>st</sup> December 2022





**County Wicklow Residential Zoned Land Tax (RZLT)**

**Submission Template**

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

<b>Name</b>	EUGENE COPELAND (AGENT)
<b>Address</b>	ALPHAPLAN DESIGN Suite 14 Block 1, Broomhall Business Park Rathnew, Co. Wicklow Tel: 086 2461269 & 0404 64123 Email: eugene@alphaplandesign.com Website: www.alphaplandesign.com (include Eircode please) A67 C634
<b>Phone No.</b>	
<b>Email Address</b>	


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.

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**B: Landowner Submission**

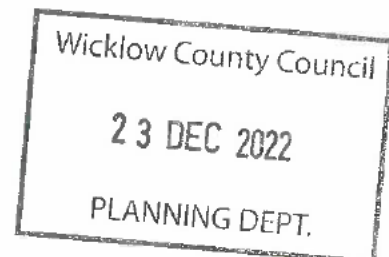
<b>Town</b>	RATHNEW
<b>Landowner name</b>	
<b>Landowner address</b>	
<b>Landowner phone</b>	
<b>Landowner email</b>	
<b>Address of site</b>	<p>BLOOMHALL RATHNEW Co Wicklow</p> <p>(include Eircode if known)</p>
<b>Site description</b>	<p>(if address is unclear)</p> <p>RESIDENTIALLY ZONED LAND</p>
<b>Site Area</b>	11.50 HECT

Maps / information to accompany submission	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?	<input checked="" type="checkbox"/>
Have you included proof of ownership?	<input type="checkbox"/>

Are you:	Check
<b>Challenging the inclusion of certain lands on the map?</b>	<input type="checkbox"/>
<b>Challenging the date that lands are considered to be 'in scope'?</b>	<input checked="" type="checkbox"/>
<b>Requesting a change in zoning?</b>	<input type="checkbox"/>
<b>Identifying additional lands that you believe should be shown on the maps?</b>	<input type="checkbox"/>

**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)



**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.

Are you:	Check
<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>	

**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)

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**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.

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