



County Wicklow Residential Zoned Land Tax (RZLT)

Submission Template

A: Details of person / representative / agent making submission

Name	SLR Consulting Ireland
Address	7 Dundrum Business Park, Windy Arbour, Dublin, D14 N2Y7
Phone No.	01-2964667
Email Address	aobrien@slrconsulting.com

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

Town	Blessington, Co. Wicklow
Landowner name	[REDACTED]
Landowner address	[REDACTED]
Landowner phone	[REDACTED]
Landowner email	[REDACTED]
Address of site	Doran's Pit, Blessington, Co. Wicklow
Site description	Lands relating to an operational Sand & Gravel Pit totalling 18ha
Site Area	Site 1 = 16.3 ha Site 2a = 1.0 ha Site 2b = 0.7 ha Total Area = 18ha

Maps / information to accompany submission	Check
Have you included the required 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"/> See Drawing B1
Have you included proof of ownership?	<input checked="" type="checkbox"/> See land registry folio details on Drawing B1

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

Grounds for your submission Refer to separate document attached SLR Ref. 501.00456.064892/B1 Dated 22nd December 2022.

C: Third Party Submission

N/A

Town	
Landowner name	(if known)
Landowner address	(include Eircode if known)
Landowner phone	(if known)
Landowner email	(if known)
Address of site	(include Eircode if known)
Site description	(if address is unclear)
Site Area	(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
Challenging the inclusion of certain lands on the map?	
Challenging the date that lands are considered to be 'in scope'?	
Identifying additional lands that you believe should be shown on the maps?	

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)

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.

22 December 2022

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

Our Ref: 501.00456.064892/B1

Your Ref: Wicklow County Council RZLT draft map

BY EMAIL: RZLT@wicklowcoco.ie

Dear Sir/ Madam

RE: BLESSINGTON - RZLT DRAFT MAP SUBMISSION: [REDACTED]

This submission is prepared on behalf of [REDACTED] (folios WW2654, WW5863F, and WW8940) and Belgard Estates Limited (folio WW10473) of [REDACTED] (the "Landowners") and relates to lands in their ownership at Blessington, Co. Wicklow (the "Blessington Lands") and the inclusion of these lands on the Wicklow County Council residential zoned land tax ("RZLT") draft map published in accordance with Section 653C Taxes Consolidation Act 1997 ("TCA 1997").

We have set out below further background information concerning the Blessington Lands and have detailed the specific reasons why the lands do not currently satisfy the relevant criteria (as set out in Section 653B TCA 1997) for inclusion in the final RZLT map to be published in accordance with Section 653K TCA 1997.

1. SITE INFORMATION - CONFIRMATION OF SITE ZONING

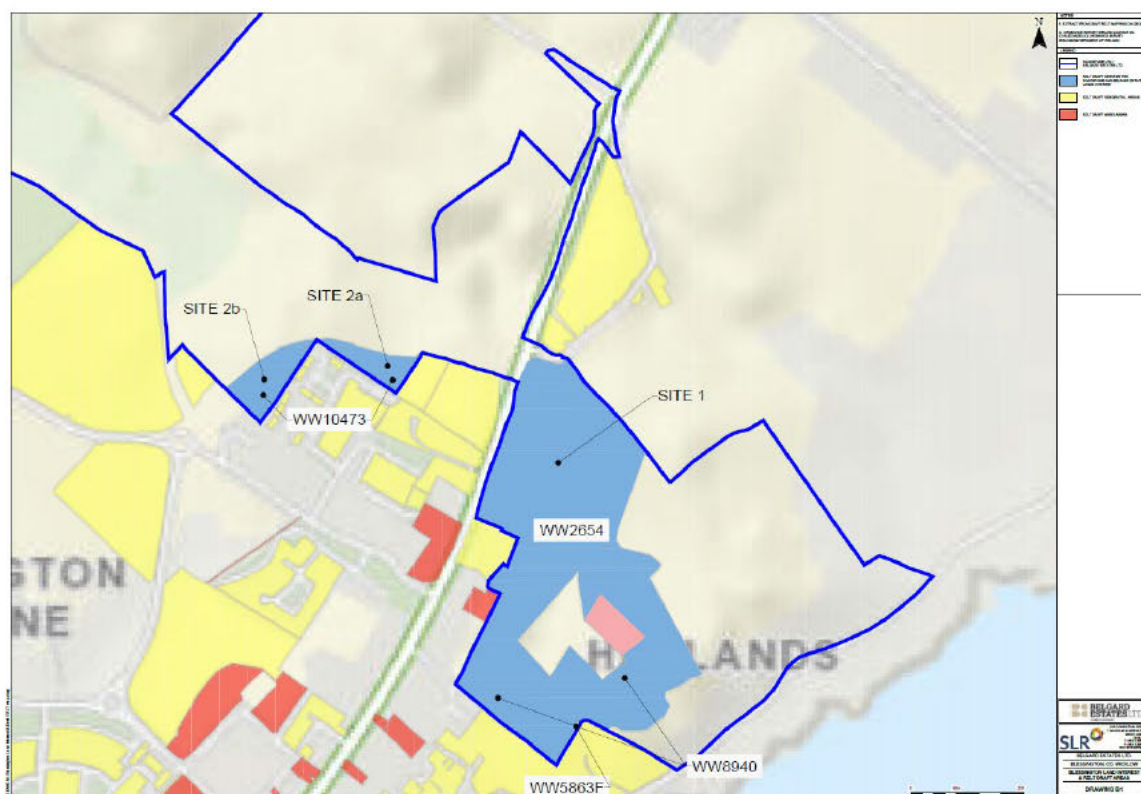
The Blessington Lands comprise three areas of land (shown in Figure 1 below and Drawing B1 enclosed) which are zoned for residential use in the Blessington Local Area Plan 2013-2019. Sites 1 and 2a are zoned as Proposed Residential while Site 2b is zoned as Proposed Residential LD. The Objective of Residential LD is 'To protect, provide and improve residential amenities at a lower density generally being 20/ha'.

The Blessington Local Area Plan 2013-2019 (the "Blessington LAP") was drawn up by Wicklow County Council on 3 December 2012 and came into effect on 11 January 2013. Site 1 is also included under 'Action Area 4 – Lands at Doran's Pit' within this LAP which states that the subject lands shall provide for mixed residential development, a local neighbourhood centre and active open space areas.

Section 9 of the Blessington Local Area Plan Written Statement 2013 – 2019 highlights the requirement to prepare an Action Area Plan for Action Area 4 – Lands at Doran's Pit. Separate applications for sections of each Action Area will not be considered until an overall Action Area Plan has been agreed in writing with the Planning Authority unless it can be shown that any application will not undermine the achievement of the overall objectives for that Action Area.

As highlighted by the Blessington LAP, the development of this area is contingent on the provision of a through road linking the N81 directly to the L-4371 (Kilbride Road) and the L-4372 (Blessington Bridge). The Blessington LAP further states that ‘no residential development shall take place until a programme for the delivery and completion of this road from the N81 to the L-4371 has been agreed with the Planning and Roads Sections of Wicklow County Council’. The provision of a continuous footpath along the L-4372 from Blessington Bridge to the subject lands will also be required.

Figure 1
Sites 1 and 2a/2b at Blessington



Infrastructural Assessment as Part of the Wicklow County Development Plan 2022 – 2028

As part of the County Development Plan (“CDP”) process, the National Planning Framework (“NPF”) requires Planning Authorities to apply a standardised, two-tier approach to differentiate between: zoned land that is serviced; and zoned land that is serviceable within the life of the relevant CDP (National Policy Objective 72a).

Tier 1 lands are considered serviced, and in general, part of or contiguous to the built-up footprint of an area.

Tier 2 lands are considered not currently sufficiently serviced to support new development but have the potential to become fully serviced within the lifetime of the Plan.

The NPF requires the CDP to carry out an assessment of the required infrastructure to support any Tier 2 lands identified for development and the assessment must be aligned with the delivery program of relevant infrastructure providers.

By way of context for this submission, it should be noted that the Infrastructural Assessment Report (“IAR”) (Appendix 9 Wicklow County Development Plan 2022 – 2028) identifies Blessington (within which the areas of land are located) as Tier 2 lands. The area is identified as Tier 2 ‘pending delivery of Wastewater Infrastructure upgrades.’

In relation to the required upgrade, it states that Blessington is serviced by the Blessington Wastewater Treatment Plant which is operating above design capacity. Capacity to accommodate the growth targeted by the Core Strategy will only be available upon completion of this upgrade.

2. GROUNDS OF SUBMISSION - APPLICATION OF THE SECTION 653B CRITERIA TO THE BLESSINGTON LANDS

The Landowners request Wicklow County Council to exclude the entirety of the Blessington Lands from the final RZLT map on the basis that the land does not satisfy the relevant criteria set out in Section 653B(b) TCA 1997.

In this regard, Section 653B(b) provides that lands should be considered in scope for RZLT if:

(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

Assessment of access/connection to public infrastructure and facilities

We have detailed below our review of a number of the relevant criteria set out in Section 653B which, in our view, are not as yet met by the Blessington Lands.

Access – Road Infrastructure

As noted in the RZLT Guidelines published under Section 28 of the Planning and Development Act 2000 (the “RZLT Guidelines”), in considering road access,

the Planning Authority must take into account the ease of access to existing road infrastructure by the identified lands. Construction of significant sections of new road access across other landholdings, should be discounted with the exception of Local Authority owned lands, where use and access are a matter for the authority

With respect to the existing road network at Blessington, the N81 Road is a national secondary road that stretches from north to south, passing between Site 1 and Sites 2a/2b. As per Figure 2, which is an extract from the Blessington LAP, access to Site 1 would be only achieved via an upgrade to the existing access on the N81. It is anticipated that the access junction would require upgrading, with improved junction capacity and potentially a right-turning slot from the south into the site. It is anticipated that these infrastructural road works will be undertaken in line with future road provisions as shown in the Blessington Local Area Plan (2013-2019).

As highlighted by the Blessington LAP, the development of this area in three phases is contingent on the preparation and agreement of an Action Area Plan with the Planning Authority and the provision of a through road linking the N81 directly to the L-4371 (Kilbride Road) and the L-4372 (Blessington Bridge). No residential development will be permitted until a programme for the delivery and completion of this road from the N81 to the L-4371 has been agreed with the Planning and Roads

Sections of Wicklow County Council. Completion of this road is therefore a road access related gating item to development of Site 1. Furthermore, we note that the RZLT Guidelines include the following provisions concerning proposed roads:

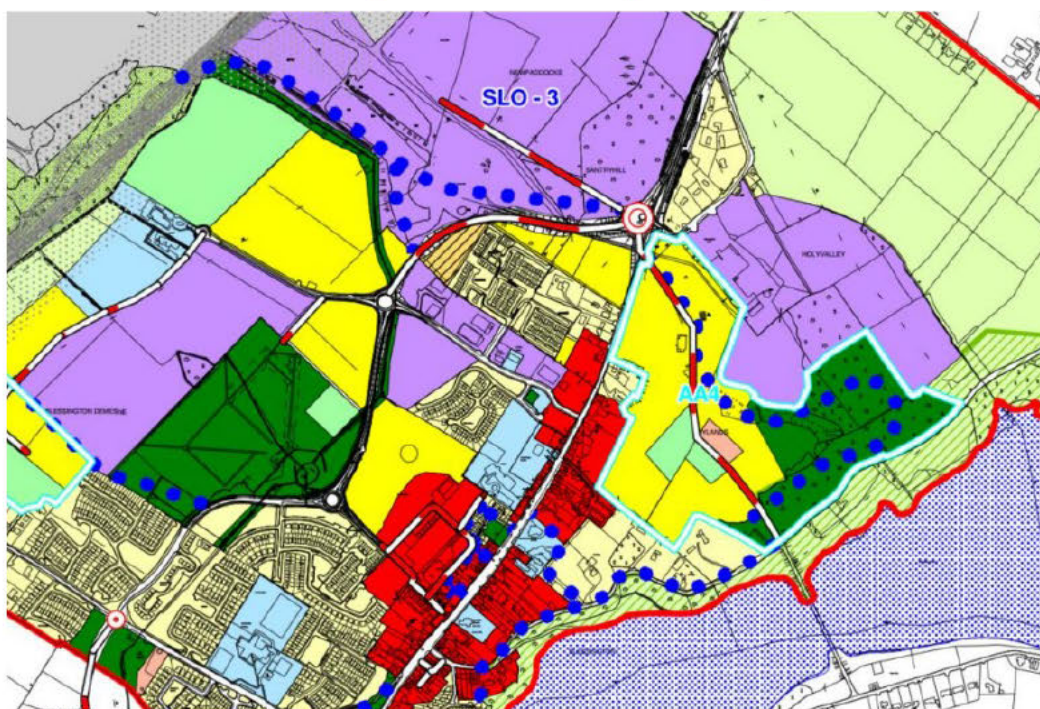
Where provision has been made, but not yet constructed for road and pathway access through Local Authority consenting processes, then lands can be considered in-scope, where the process of tendering for construction of the permitted road or pathways has commenced.

With respect to the Site 1 through road in question, we would point out that the land for the road is currently an operational sand/gravel pit and that no such provision has (as yet) been made through a local authority consenting process (let alone commencement of the construction tendering process as a result of such a process).

Currently, sites 2a and 2b are also not connected to the road network and potential access via Woodleigh Ave is not viable as this would depend on the acquisition of 3rd Party lands or 3rd Party consent. As a result, any development of these sites would be dependent on the delivery of a new access road as per the Blessington LAP (see Figure 2 below). As per the RZLT Guidelines referenced above, the requirement to construct new road access “across other landholdings” should be taken into consideration when assessing whether the requisite access to public roads exist.

In light of the abovementioned infrastructural road improvements required to service the Blessington Lands, it is our view that, at present, the Blessington Lands should not be included on the final RZLT map.

Figure 2
Blessington Local Area Plan (2013-2019)



Surface Water Drainage

Regarding Site 1, there is an existing 300mm \varnothing Surface Water Sewer near the N81 National Road. This is estimated to be located approximately 400m south of the site 1 entrance as indicated in Figure 4. This sewer is not a feasible solution for the subject lands as there is insufficient capacity in this pipeline.

In relation to sites 2a and 2b, there is an open drain located to the west of the site which could be utilised as a surface water outfall. However this would entail the construction of a surface water sewer across lands zoned Employment/Proposed Employment which is currently in use as a sand and gravel pit.

For completeness, we note that within the OSI Historic map, there are no open drains in the vicinity of Site 1.

Accordingly, we consider that the Section 635B “surface water drainage” criterion is also not met with respect to the Blessington Lands.

Figure 4
 Surface Water



Foul Sewer Drainage

With respect to foul sewerage drainage, the RZLT Guidelines provide, *inter alia*, that the ease of connection to the foul sewer should be a determining factor and that “infrastructure which is on, or adjacent to the land” should be taken into consideration.

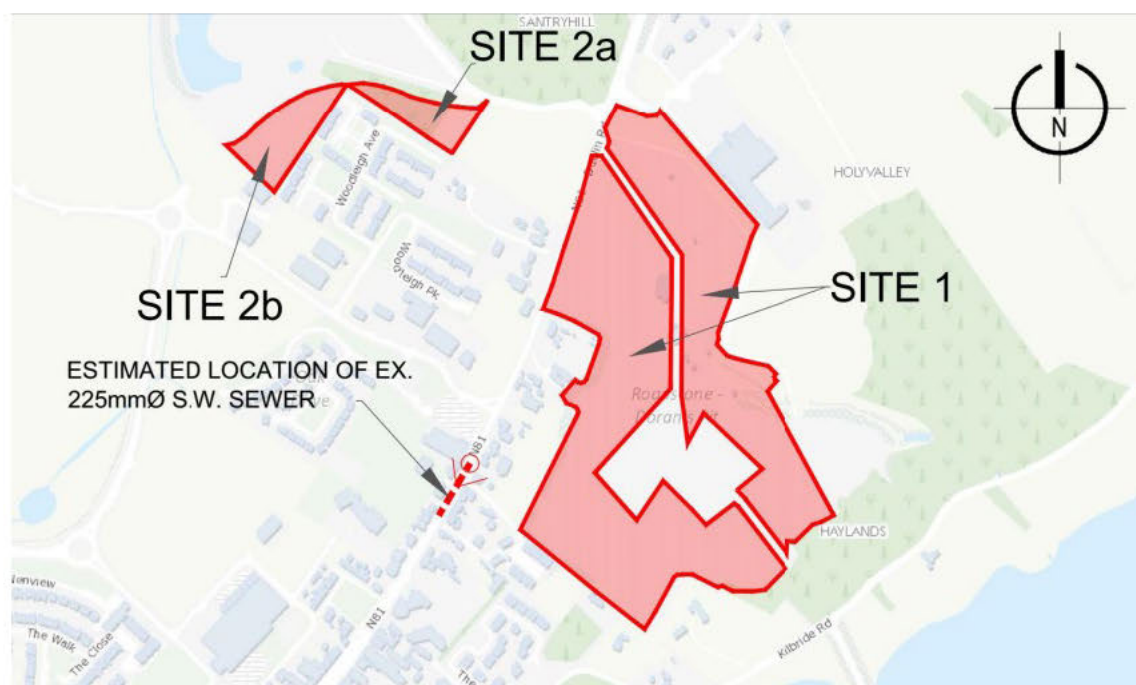
Our review indicates that no such infrastructure exists “on or adjacent to” the Blessington Lands. With respect to Site 1, we note that an existing 225mm \varnothing foul sewer is located approximately 0.5km south

of the site entrance to Site 1 on the N81 Regional Road as indicated in Foul Sewer Figure 6. While this sewer could potentially serve Site 1 (provided there is adequate capacity in the network) it would first require infrastructural works over the aforementioned 0.5km of road. Similarly, Sites 2a & 2b would require the construction of a new foul sewer across a sand & gravel pit which is currently still operational.

If and when the Blessington Lands are developed for residential housing, they will be served by the Blessington Wastewater Treatment Plant which is currently (and was on 1 January 2022) operating above design capacity. Capacity to accommodate the growth targeted for Blessington will only be available upon completion of this upgrade. The upgrade is underway but not yet complete.

Accordingly, for the above reasons, we consider that the Section 635B “foul sewer drainage” criterion is also not met with respect to the Blessington Lands.

Figure 6
Foul Sewer



3. CONCLUSION

The RZLT Guidelines state that “the principal purpose of the residential zoned development land tax is to encourage the timely activation of zoned and serviced residential development land for housing”.

For the reasons set out herein, we do not consider that the Blessington Lands currently have the required level of servicing to accommodate such housing development. In particular, our review identified that infrastructural upgrades to roads, foul sewers and surface water drainage will be needed to facilitate future development of dwellings on the Blessington Lands. Pending completion of these works (which are not within the control of the Landowners), the Blessington Lands should be removed from the final RZLT map published pursuant to Section 653K TCA 1997.

We trust that the information provided is sufficient to remove the lands from the RZLT map, however if you should have any further queries, please do not hesitate to contact the undersigned.

Yours sincerely
SLR Consulting Ireland

Aislinn O'Brien
Principal Planner

Encl. Drawing B1

Cc + Encl.





NOTES
 1. EXTRACT FROM DRAFT RZLT MAPPING ON GEOHIVE
 2. ORDNANCE SURVEY IRELAND LICENCE NO. CYAL50248293 (C) ORDNANCE SURVEY IRELAND/GOVERNMENT OF IRELAND

LEGEND

	ROADSTONE LTD. / BELGARD ESTATES LTD.
	RZLT DRAFT AREAS WITHIN ROADSTONE AND BELGARD ESTATES LANDS INTEREST
	RZLT DRAFT RESIDENTIAL AREAS
	RZLT DRAFT MIXED AREAS

SITE 2b

SITE 2a

SITE 1

WW10473

WW2654

WW5863F

WW8940

BLESSINGTON

HIGHLANDS



064892.DWG Bl Blessington Land Interest & Draft RZLT map.dwg

SLR
 SLR CONSULTING IRELAND
 7 DUNDRIAM BUS NESS PARK
 WINDY ARBOUR
 DUBLIN 14
 T: +353 1 2964675
 F: +353 1 2964676
 www.slrcorconsulting.com

BLESSINGTON, CO. WICKLOW
BLESSINGTON LAND INTEREST & RZLT DRAFT AREAS
DRAWING B1

Scale: 1:2,500 @ A1
 Date: DECEMBER 2022