



## County Wicklow Residential Zoned Land Tax (RZLT)

### Submission Template

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

<b>Name</b>	██████████
<b>Address</b>	██████████ ██████████ ██████████ ██████████ ██████████
<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.

**B: Landowner Submission**

<b>Town</b>	Rathnew
<b>Landowner name</b>	██████████
<b>Landowner address</b>	██████████ ██████████ ██████████ A67 F638
<b>Landowner phone</b>	██████████
<b>Landowner email</b>	████████████████████
<b>Address of site</b>	Ballybeg. Rathnew Co. Wicklow Townland code (Z14804) Parcel id (WW1830)
<b>Site description</b>	(if address is unclear)
<b>Site Area</b>	8.78Ha

<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?	X
Have you included proof of ownership?	X

<b>Are you:</b>	Check
<b>Challenging the inclusion of certain lands on the map?</b>	X
<b>Challenging the date that lands are considered to be 'in scope'?</b>	X
<b>Requesting a change in zoning?</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)

Having consulted the RZLT draft maps for inclusion of lands subject to tax, I wish to challenge the inclusion of site 'Ballybeg' in Rathnew, Co. Wicklow, parcel id WW1830, for the following reasons:

1. Mislabelling of site. The area designated site WW1839 is shown as measuring '15.09'; however there is no indication as to what this measures. This clearly does not refer to the hectareage or acreage of the site. As such I wish to verify that the appropriate area is listed as eligible for taxation under the scheme.
2. Secondly, the site in question site is not adequately serviced for inclusion on this map. The site is not served by local services as laid out in paragraph 5 of the Public Notification.

3. Finally the site in question is actively farmed by two generations of the Stephens family, who have been farming in the area for decades and contributing to the local community and economy. This punitive tax would further damage a local business which is already struggling to survive given the current economic climate, given the difficulty in purchasing new farming land and the fact that it is essential to sustaining our business.

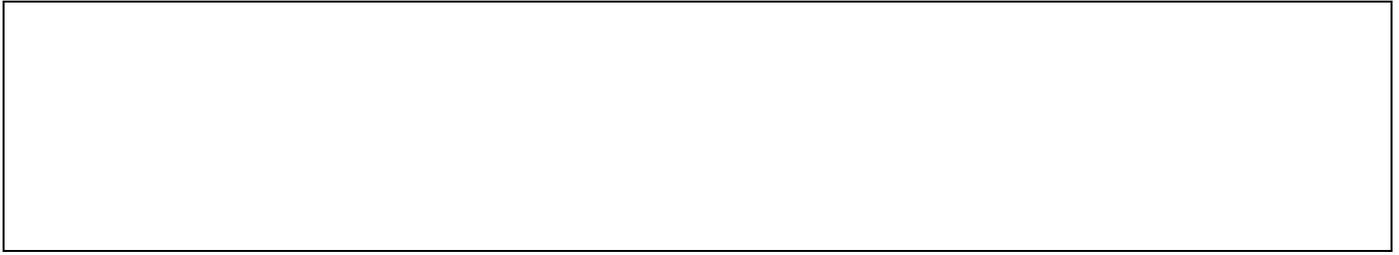
**C: Third Party Submission**

<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>	
<b>Grounds for your submission</b> (please see advice at end of this 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.





An Roinn Talmhaíochta,  
Bia agus Mara  
Department of Agriculture,  
Food and the Marine

For Basic Payment Scheme, Areas of Natural Constraint  
Scheme and other Area Based Scheme purposes only  
Year: 2022

Scale: 1:4000

Name: EUGENE STEPHENS  
Address: ROSANA  
ASHFORD  
CO WICKLOW

Townland Code: Z14804  
Townland Name: BALLYBEG

Parcel Z1480400013 Digitised 8.76 MEA\* 7.81 Claimed 7.21

Exclusions	Excl	Area	Red%	Elig	Type
Parcel Z1480400013	0001	0.97	100	0	Tree

Ortho Used: COL\_ORTHO\_FULL\_COV

All areas displayed above are in hectares  
\* MEA calculation available online via agfood.ie  
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Imagery Dates: 20/05/2020  
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8.7 = 2 1/2  
0.97 = 2 1/2

