



THE PADRAIG SMITH PARTNERSHIP

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PROJECT MANAGEMENT CONSULTANTS

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WW-RZLT-14

WICKLOW COUNTY COUNCIL

20 DEC 2022

PLANNING DEPT.

20TH DECEMBER 2022

ADMINISTRATIVE OFFICER
WICKLOW COUNTY COUNCIL,
COUNTY BUILDINGS,
STATION ROAD,
WICKLOW TOWN,
CO. WICKLOW. A67 FW96

RE: COUNTY WICKLOW RESIDENTIAL ZONED LAND TAX

DEPARTMENT OF HOUSING, LOCAL GOVERNMENT & HERITAGE : SECTION 80 OF THE FINANCE ACT 2021 AND SECTION 653C OF THE TAXES CONSOLIDATION ACT 1997.

RZLT

OUR CLIENT: [REDACTED]

DEAR SIR/MADAM,

ON BEHALF OF OUR CLIENT [REDACTED] WE WISH TO ADVISE THAT OUR CLIENT REQUESTS THAT HIS LAND IS EXCLUDED FROM THE FINAL MAP OF SPECIFIC SITES WHICH WILL BE SUBJECT TO RESIDENTIAL ZONED LAND TAX. BECAUSE OF THE USE OF THE LAND, OUR CLIENT IS OF THE OPINION THAT HIS LAND DOES NOT SATISFY THE RELEVANT CRITERIA FOR INCLUSION ON THE MAP SHOWING THE LANDS WHICH WILL BE SUBJECT TO THE RESIDENTIAL ZONED LAND TAX.

[REDACTED] OWNS THE LAND CONTAINED IN FOLIO NO WW 38398F (COPY OF FOLIO MAP ATTACHED). [REDACTED] HAS LANDSCAPE QUALIFICATIONS AND IS A LANDSCAPE CONTRACTOR. THE LAND CONTAINS AN ECOLOGICAL AND WILDLIFE SANCTUARY WHICH IS EVOLVING INTO AN EDUCATIONAL BIODIVERSITY PRECINCT, WHICH INCLUDES A 30 YEAR OLD BROAD LEAF WOODLAND PLANTATION, BOUNDED BY NATIVE HEDGEROWS WHICH ARE IN EXCESS OF 150 YEARS OLD, A WILDFLOWER MEADOW, AN ORCHARD, A COLLECTION OF RARE TREES AND SHRUBS.

THE SANCTUARY IS IN A CONSTANT STATE OF DEVELOPMENT AND IMPROVEMENT. CURRENTLY IT HOSTS A THRIVING BAT COLONY, HEDGEHOGS, OWLS, HAWKS, FOXES AND NUMEROUS OTHER WILDLIFE SPECIES. THE WILD FLOWER MEADOWS ARE AUGMENTED BY THE ARRAY OF BEEHIVES ON THE PERIPHERY OF THE SANCTUARY. ALL TAKEN TOGETHER, THE SANCTUARY HAS ENRICHED THE BIODIVERSITY OF THE AREA. THE LAND BORDERS THE KNOCKADOSAN BROOK /STREAM.

THE KNOCKADOSAN BROOK/ STREAM, HAS BEEN IDENTIFIED BY BIRDWATCH IRELAND AS A HAVEN FOR SWIFT BIRDS. THE RATHDRUM TIDY TOWNS ASSOCIATION HAS RECEIVED FUNDING FOR THE DEVELOPMENT OF A SWIFT TOWER ON THE BOUNDARY OF THE LAND. THIS TOWER WILL PROTECT THE SWIFT POPULATION ADJACENT TO THE SANCTUARY. THE FOUNDATIONS FOR THE SWIFT TOWER HAVE ALREADY BEEN CONSTRUCTED AND THE CONSTRUCTION OF THE TOWER IS AWAITED. THE EDUCATIONAL BIODIVERSITY PRECINCT HAS ACCESS TO THE KNOCKADOSAN BROOK / STREAM.

PRINCIPAL: Padraig Smith, B.Arch.Sc., Dip.Arch., F.R.I.A.I.

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THE BROOK / STREAM, WHICH RUNS ALONG THE BOTTOM SOUTHERN CORNER OF THE SITE IS ZONED OS2 (PASSIVE OPEN SPACE) IN THE CURRENT RATHDRUM TOWN PLAN. THE LAND CONTAINED IN FOLIO NO: WW 38398F IS ZONED RN (New Residential) IN THE CURRENT RATHDRUM TOWN PLAN. THE INTENDED USE OF THE ECOLOGICAL WILD LIFE SANCTUARY AS AN EDUCATIONAL BIODIVERSITY PRECINCT, ACCESSIBLE TO THE COMMUNITY, IS A USE THAT IS GENERALLY APPROPRIATE FOR RESIDENTIAL (RN) ZONED LAND AS STATED IN THE CURRENT RATHDRUM TOWN PLAN (under the identification of Appropriate Uses for each Zone Type).

PLEASE NOTE THAT OUR CLIENT, [REDACTED] OWNS THE LAND CONTAINED IN FOLIO NO: WW 38398F. WE ATTACH WITH THIS SUBMISSION EVIDENCE OF OWNERSHIP. WE ALSO INCLUDE AN ORDNANCE SURVEY MAP (1: 2500) CLEARLY IDENTIFYING THE RELEVANT PLOT OF LAND. OUR CLIENT ADDRESS IS IDENTIFIED ABOVE. OUR CLIENT AGAIN REQUESTS THAT HIS LAND IS EXCLUDED FROM THE DRAFT MAP WHICH IDENTIFIES RESIDENTIAL ZONED LAND WHICH WILL BE SUBJECT TO RESIDENTIAL ZONED LAND TAX.

[REDACTED] REQUESTS ALSO, CONFIRMATION THAT HIS EXISTING USE OF THE LAND AS AN EDUCATIONAL BIO DIVERSITY PRECINCT IS CONSIDERED GENERALLY APPROPRIATE FOR THE EXISTING ZONING RELATING TO THE LAND OR CONFIRMATION THAT THE ZONING OF THE LAND CAN BE SUBJECT TO A VARIATION, IN ORDER TO PROTECT THE EDUCATIONAL USE OF THE SANCTUARY AS A BIODIVERSITY PRECINCT.

YOURS SINCERELY,



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ENCL 1: LAND REGISTRY OWNER MAP FOLIO WW38398F

ENCL2: OS SITE LOCATION MAP (1:2500)



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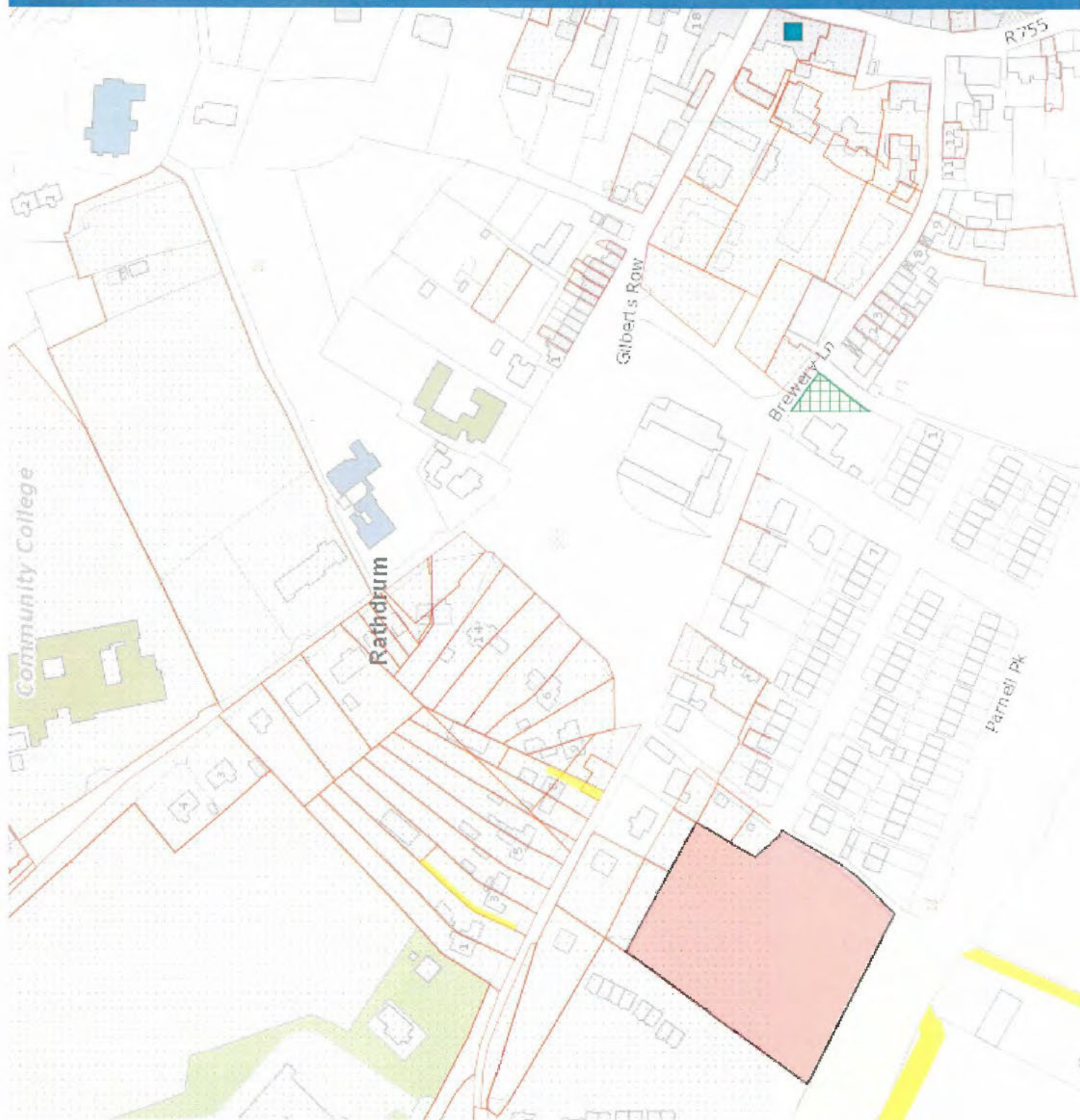
Folio Number	WW38398F
Title Level	Freehold
Plan Number	A891U
Property Number	1
Area of selected plans	0.83 Hectares.
Number of Plans on this folio:	1
Address	Not Available

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***PRA Boundaries and Plan Areas are not conclusive. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(2\) of the Land Registration Rules 2012](#).**

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Wicklow County Council
 20 DEC 2022
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SCALE: 1:2500
 DATE: DECEMBER 2022
 OUR REF: KINL 22/72
 NO: PP/02-04

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Wicklow County Council
 20 DEC 2022
 PLANNING DEPT.

SITE OUTLINED IN RED
 SHEET REF: 4135-B, 4135-D
 OSI LICENCE NO.: AR0015922

THE PADRAIG SMITH PARTNERSHIP
 ARCHITECTS PLANNERS DESIGNERS

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PROJECT: [REDACTED]
 TITLE: **SITE LOCATION MAP**