



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

**Submission Template**

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

Name	[REDACTED]
Address	[REDACTED]
Phone No.	[REDACTED]
Email Address	[REDACTED]

**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>	Ashford
<b>Landowner name</b>	[REDACTED]
<b>Landowner address</b>	[REDACTED]
<b>Landowner phone</b>	[REDACTED]
<b>Landowner email</b>	[REDACTED]
<b>Address of site</b>	Yard at Hanleys Farm & Garden, Ashford, Co. Wicklow A67F856
<b>Site description</b>	Perimeter ditch / raised hill to the rear of the car park ay Hanleys Farm & Garden, Ashford, Co. Wicklow.
<b>Site Area</b>	0.55 hectare

<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?	Yes
Have you included proof of ownership?	Yes

<b>Are you:</b>	Check
<b>Challenging the inclusion of certain lands on the map?</b>	Yes
<b>Challenging the date that lands are considered to be 'in scope'?</b>	No
<b>Requesting a change in zoning?</b>	No
<b>Identifying additional lands that you believe should be shown on the maps?</b>	No

**Grounds for your submission** (please see advice at end of this document)

The lands located at Jim Hanley Farm & Garden, Ashford are zoned mixed use. Commercial rates are paid in respect of this area. A small sloped area to the rear of the carpark is also included on the map as mixed use.

This area is a very steep bank to the rear of the Hanleys' carpark and would not be suitable for residential development. S653B TCA 1997 states that land is to be excluded from the tax where due to its physical condition it is not suitable for the provision of dwellings.

In addition, due to the footpath / road improvements on the R764, we have needed to increase the footprint of the Hanleys' carpark allowing for a one-way in / out system. All of the steep land to the rear of Hanleys' is therefore land locked with no access to services of any kind.

The steep area is wooded and very steep and would be difficult to develop on its own without using the entire site which has been occupied by Hanleys' for commercial purposes for the past 40 years approx.

**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>	
<p><b>Grounds for your submission</b> (please see advice at end of this document)</p> <p>(you can set out grounds on this form, or attach a separate document)</p>	

**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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Folio Number WW11627F

Title Level Freehold

Plan Number 106

Property Number 1

Area of selected plans 0.42 hectares.

Number of Plans on this folio: 2

Address

Hanleys Ashford, Ashford,  
Co. Wicklow, A67 F856

Add to Basket

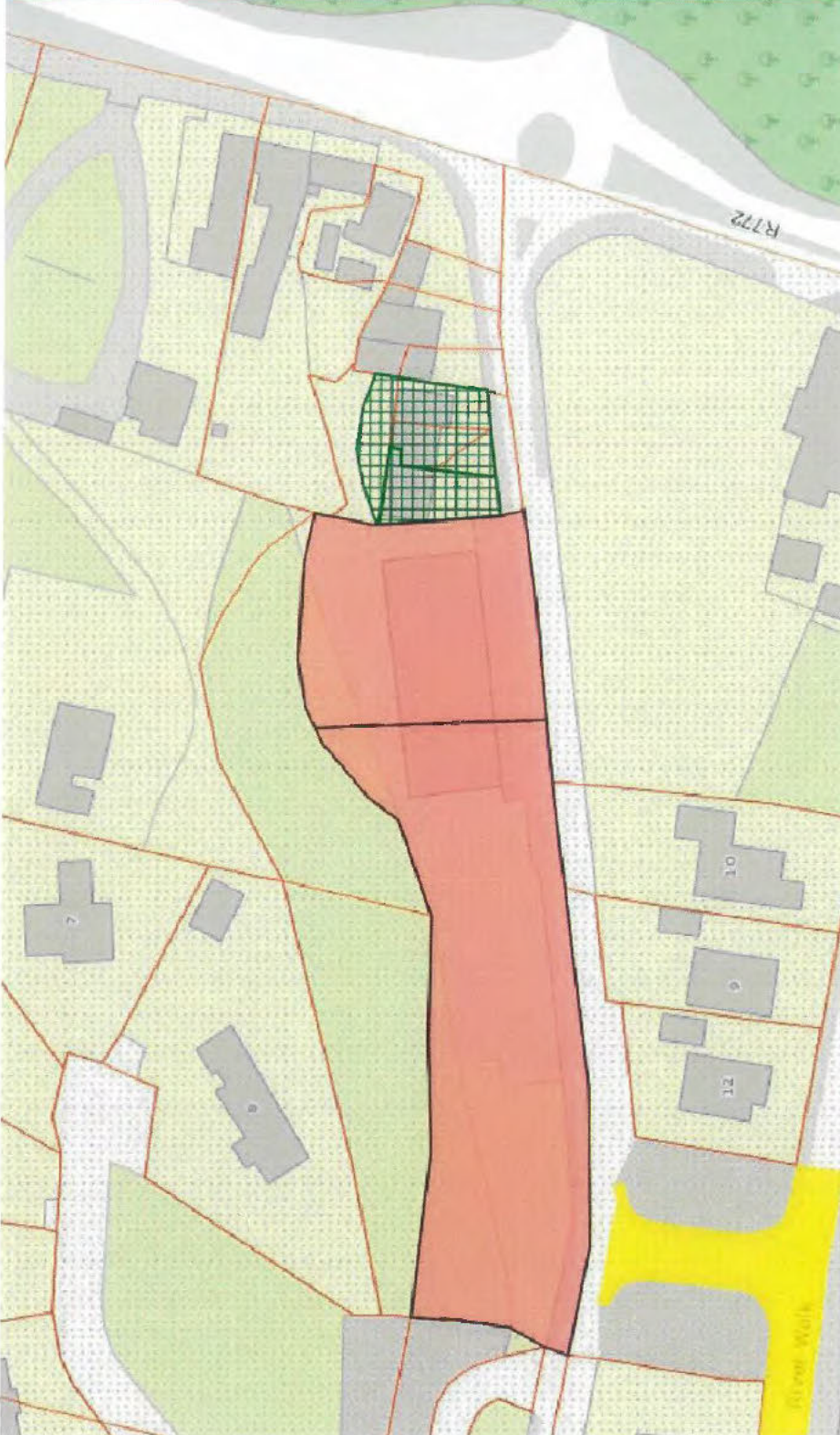
Create Alert

\*PRA Boundaries and Plan Area are not  
**conclusive**. See [Section 62\(2\) of  
Registration of Title Act 2006](#) and [Rule 8\(3\)  
of the Land Registration Rules 2012](#).

View Basket

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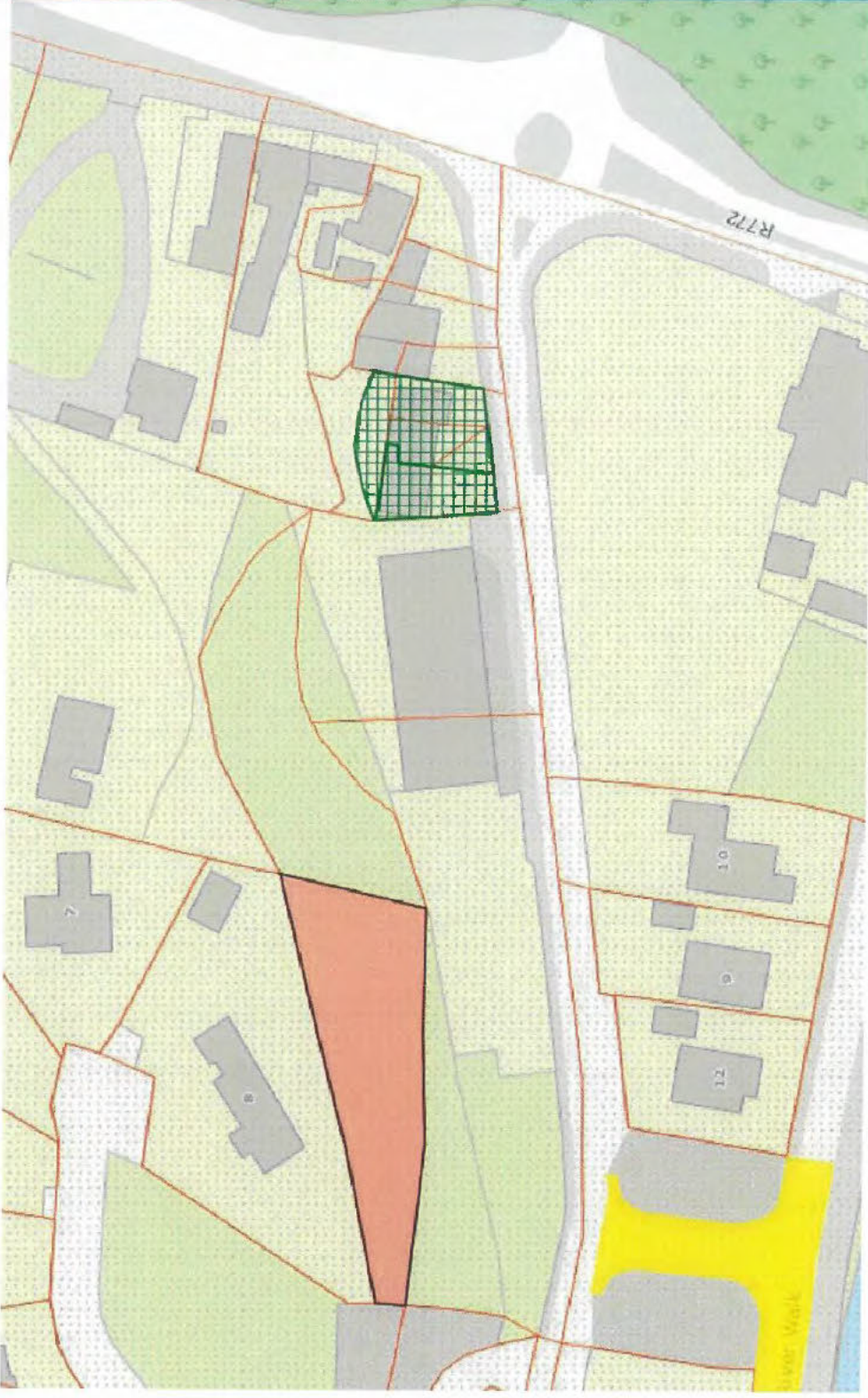
Folio Number	WW14155F
Title Level	Freehold
Plan Number	115
Property Number	1
Area of selected plans	0.11 hectares.
Number of Plans on this folio:	1
Address	Not Available
<input type="button" value="Add to Basket"/>	
<input type="button" value="Create Alert"/>	

\*PRA Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\)](#) of [Registration of Title Act 2006](#) and [Rule 8\(3\)](#) of the [Land Registration Rules 2012](#).

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Folio Number WW42623F  
Title Level Freehold  
Plan Number DQQX3  
Property Number 1  
Area of selected plans 0.11 hectares.  
Number of Plans on this folio: 1  
Address Not Available

Add to Basket

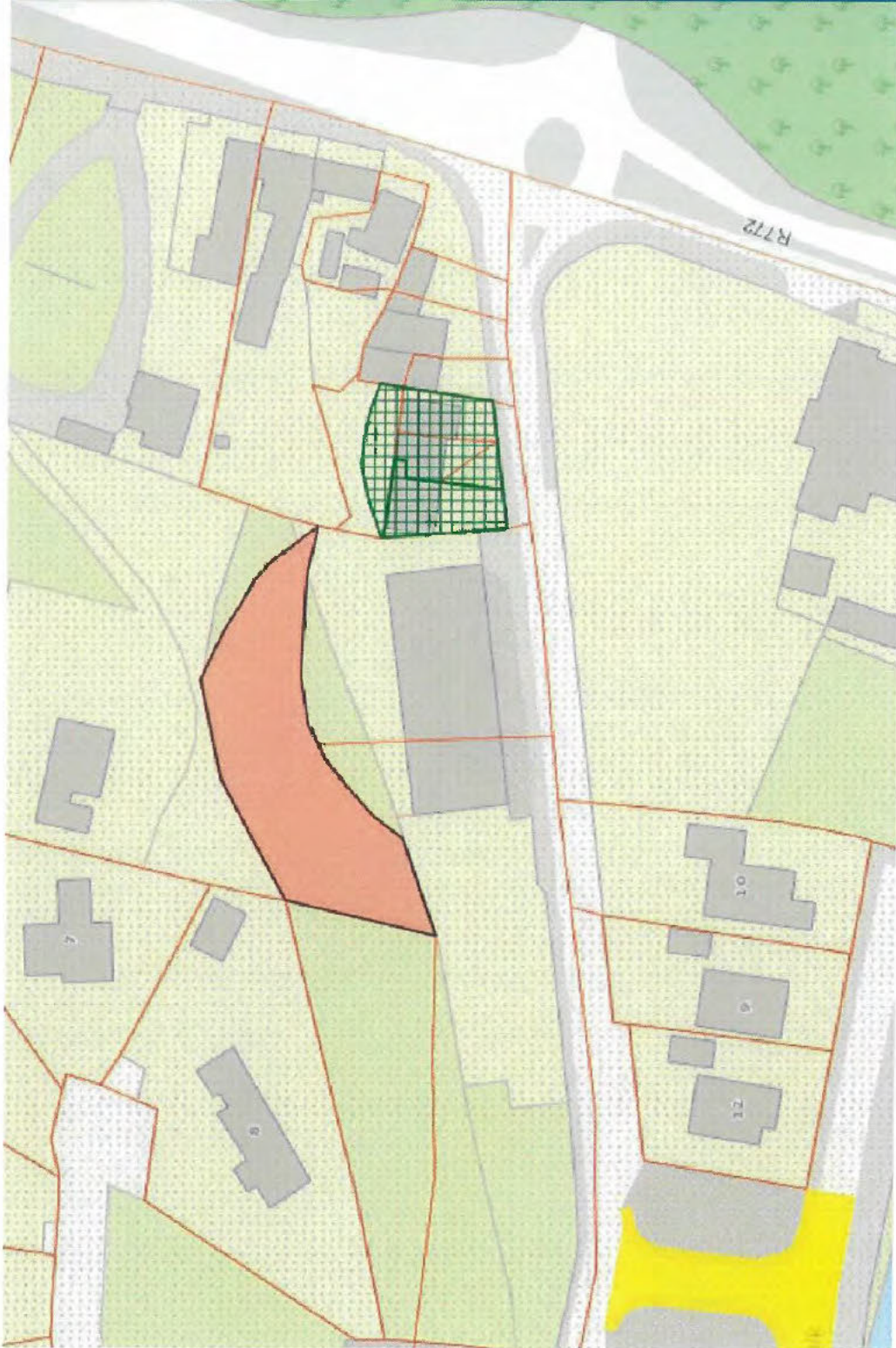
Create Alert

\*PRA Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

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# Land Registry Compliant Map



National Mapping Agency

**CENTRE COORDINATES:**  
ITM 726886,697592

**PUBLISHED:** 07/12/2022  
**ORDER NO.:** 50308762\_1

**MAP SERIES:** 1:2,500  
**MAP SHEETS:** 3962 B  
3962-D

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Dublin 8,  
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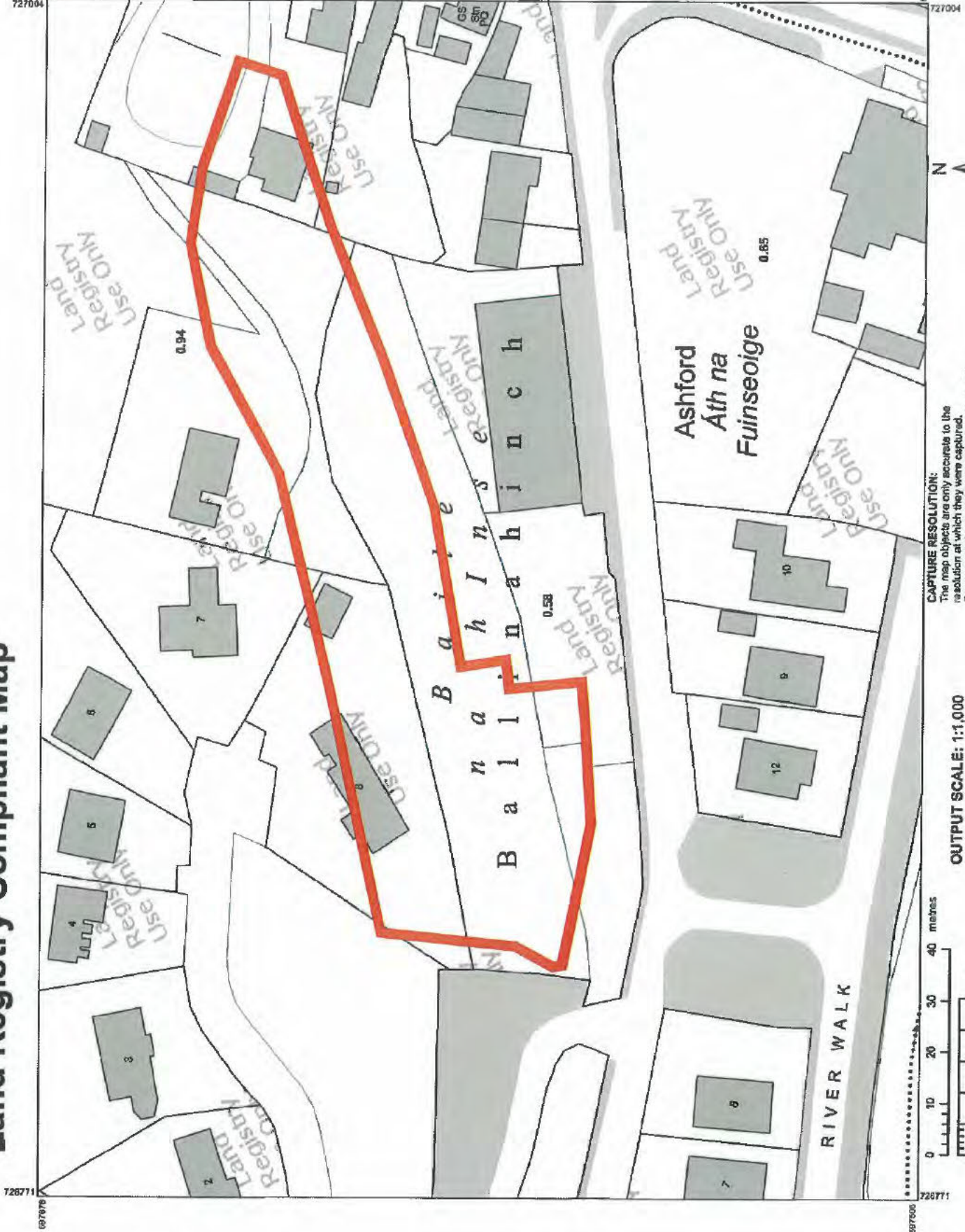
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**LEGEND:**  
<http://www.osi.ie>  
search 'Large Scale Legend'



**CAPTURE RESOLUTION:**  
The map objects are only accurate to the  
resolution at which they were captured.  
Output scale is not indicative of data capture scale.  
Further information is available at:  
<http://www.osi.ie>; search 'Capture Resolution'

**OUTPUT SCALE: 1:1,000**



**Pauline Conway**

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**From:** [REDACTED]  
**Sent:** Thursday 15 December 2022 11:25  
**To:** Planning - Forward Planning; Planning - Planning and Development Secretariat  
**Subject:** RZLT submission on draft map - Hanleys Ashford carpark  
**Attachments:** Hanley.zip

Dear Sirs,

Please see attached RZLT submission.

Regards

[REDACTED]