

**From:** Kevin Murphy [REDACTED] >  
**Sent:** Friday 28 March 2025 12:40  
**To:** Residential Zoned Land Tax  
**Subject:** Kevin Murphy Baltinglass RZLT  
**Attachments:** Kevin Murphy Commencement Notice.pdf; 3441\_001.pdf; d6084e28-f243-47bd-b70a-d5ff2f3f8c3c.jpeg; 3443\_001.pdf; Site Location Map.PNG

**External Sender - From: (Kevin Murphy**

**<** [REDACTED]

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Dear Sir/Madam,

I am writing to formally request the exclusion of my site located at Chapel Hill, Baltinglass, Co. Wicklow from the Residential Zoned Land Tax (RZLT) mapping process.

The site measures 0.72 acres, is registered under Land Folio WW5176, and has been granted planning permission under Reference 23269. Construction of a residential dwelling is currently underway on the site.

I am requesting this exclusion on the following grounds:

1. Site Area is Less than One Acre:

- The total area of the site is 0.72 acres, making it unsuitable for subdivision or any additional residential development beyond the single dwelling currently being constructed.

2. Active Residential Construction:

- Planning permission has been granted (Ref 23269), and construction is in progress, meaning the land is neither vacant nor idle.

3. Land Does Not Meet Inclusion Criteria Under RZLT Advice Note 1:

- The land is already being used in accordance with its residential zoning and is no longer available for future development. Therefore, it does not satisfy the criteria set out under section (b) or (c) for inclusion, as it is not idle, vacant, or capable of further development.

4. Proper Planning and Sustainable Development Considerations:

- The application of the RZLT to this small, actively developed site would be inconsistent with the tax's aim of encouraging the activation of undeveloped zoned land. The site's development potential has already been realised.

Please find attached all relevant mapping and supporting documentation.

I would appreciate confirmation of receipt of this submission and am happy to provide any further details if required.

Kind regards,

Kevin Murphy

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

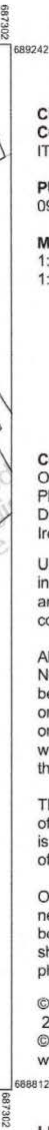
[REDACTED]

[REDACTED]

[REDACTED]



	686719
	686719



Wicklow County Council

**Linda Strahan**

**From:** Sheena Byrne  
**Sent:** Tuesday 3 September 2024 12:37  
**To:** Linda Strahan  
**Subject:** FW: Building Project Status Valid (Submission No. 8524794)

**Sheena Byrne** | Staff Officer

Planning, Economic and Rural Department | Wicklow County Council | Station Road | Wicklow Town | Co. Wicklow

**Phone:** 0404 20148 | **Email:** [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)



**From:** BCMS [<mailto:donotreply@nbco.gov.ie>]

**Sent:** Tuesday 3 September 2024 12:31

**To:** Hazel Clinton; Aidan Dempsey; Sinead Sweeney; Hugh Connolly; Ryan Lally; Anne Fegan; Tony McManus; Carmel Canterbury; Sheena Byrne

**Subject:** Building Project Status Valid (Submission No. 8524794)

**External Sender - From:** (BCMS <[donotreply@nbco.gov.ie](mailto:donotreply@nbco.gov.ie)>)

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Dear Inspection Team ,

The Commencement Notice with Opt Out Declaration at Baltinglass East, , Baltinglass, Wicklow with the submission number 8524794 and name New dwelling at Baltinglass East submitted on 30/08/2024 11:35am is marked as Valid.

Please log in to BCMS system and process/check the CN0119417WW.

Yours sincerely,

Building Control Section

Fee €30

Received 30/08/2024

Receipt No. 8427

Planning Ref 23/269

Grant date 29/06/2023

Condition No. 2 €14,092

226sqm Urban.

Class 1 + class 3 applicable

(no stormwater drainage)

Class 1 €10,506

Class 3 €3,586

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Unique Identifier: 8524794  
(for official use only)

**BCMS**

Building Control Management System

**Form of Commencement Notice for Development**

Building Control Acts 1990 AND 2007

**SECOND SCHEDULE (Article 9)**

(Notice to a Building Control Authority pursuant to Part II of the Building Control Regulations 1997 to 2014)

Fee £30 Received 30/08/2024

Building Control Authority: Wicklow County Council eNo1194176W

1. I, hereby give notice in accordance with Part II of the Building Control Regulations 1997 to 2014 that it is intended to carry out the development as described below commencing on the date of 18/09/2024

Name of Building Owner(s): Mr. Kevin Murphy

Address: Baltinglass East, Baltinglass, Baltinglass, Wicklow, Ireland

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

2. I enclose the fee payable for making this Notice of € 30.00

**3a. PROJECT PARTICULARS: (In addition, for Residential Developments, please complete Section 3b below)**

Description of proposed development:

New Block dwelling with slate roof

Planning Permission No.: 23269 Date Granted: 11/05/2023 Date of expiry: 10/05/2028

Fire Safety Certificate No.: (if applicable) \_\_\_\_\_

Disability Access Certificate No.: (if applicable) \_\_\_\_\_

Location of development: Baltinglass East, Baltinglass, Co. Wicklow

Number of buildings: 1 Number of new buildings: 1

Use of buildings: Residential (Dwellings)



**Form of Commencement Notice for Development**

Building Control Acts 1990 AND 2007

**SECOND SCHEDULE (Article 9)**

**3b. Residential Development Information:**

Total number of dwelling units (all phases\*): 1

Total number of phases\* 1 of which 0 are multiple unit dwellings

Phase for this commencement notice: 1

No. of units for this phase/commencement notice\*\*: 1

Commencement date for this phase: 18/09/2024

(Proposed) End-date for this phase: 24/09/2025

(\* Where applicable, i.e. phasing not relevant for single houses) (\*\* Include single house figure here also)

**4. Builder:**

Name: Mr. Kevin Murphy

Address: Baltinglass East, Baltinglass, Baltinglass, Wicklow, Ireland

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Construction Industry Register Ireland Registration No. (where applicable): NA/NA (Other)



**5. Building designer details:**

Name: Mr. Liam Kenna, L/K DESIGN

Address: Moneystown, Roundwood, Wicklow, Wicklow, Ireland

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Practice Registration No. (where relevant): 00

Where required under Part III of the Building Control Regulations 1997 to 2014, the mandatory Certificate of Compliance (Design) signed by the above Building Designer accompanies this notice.

**6. Submission of Documents (where applicable):** A Schedule of Documents accompanying this Commencement Notice is attached in the following format:

**Schedule of Documents (Plans, Calculations, Specifications, Ancillary Certificates & Particulars)**

<u>Documents</u>	<u>Reference</u>	<u>Description / Remarks</u>
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**7. Signature by building owner:**

Signature: \_\_\_\_\_

(Building Owner) Mr. Kevin Murphy

Date: 30/8/24

## DEVELOPMENT CONTRIBUTION INVOICE

<b>Kevin Murphy</b> [REDACTED]	<b>Invoice No.:</b> [REDACTED] <b>Invoice Date:</b> 26/09/2024 <b>Invoice Due Date:</b> 26/09/2024 <b>Customer ID:</b> [REDACTED] <b>Planning Reference:</b> 23269
<b>Description:</b> construction of a new dwelling domestic garage connection to public services blocking up existing entrance, new entrance onto public road and associate works at development address: Baltinglass East Baltinglass Co Wicklow	

Group No.	Description	Qty	Original Unit Charge	Original Total	Price Index Increase	Total
1	Dwelling					
	Class 1	1	10,506.00	10,506.00	0.00	10,506.00
	Class 3	1	3,586.00	3,586.00	0.00	3,586.00
						<hr/> 14,092.00

<b>TOTAL AMOUNT DUE</b>	<b>14,092.00</b>
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Unpaid Contributions are subject to increase in line with the Consumer Price Index.

Cust Name: Kevin Murphy

Invoice No: [REDACTED]

Invoice Amount: 14,092.00

Planning Reference: 23269

Invoice Date: 26/09/2024

Payment Amount: \_\_\_\_\_

Customer Number: [REDACTED]

## LAND REGISTRY

COUNTY WICKLOW

FOLIO 5176

TRANSFER dated the 2<sup>nd</sup> day of September 2024

Thomas Murphy and Catherine Murphy as the registered and beneficial owners and in consideration of natural love and affection hereby transfer that part of the property in Folio 5176 of the register County Wicklow described in the Schedule hereto to Kevin Murphy in fee simple.

The Address of the said Kevin Murphy in the State for the Service of Notices is: Chapel Hill, Baltinglass, Co. Wicklow

## SCHEDULE

ALL THAT AND THOSE that part of the hereditaments and premises comprised in folio 5176 County Wicklow measuring 0.26 hectares or thereabouts and shown outlined in red and marked with the letter "A" on the map annexed hereto

**SIGNED AND DELIVERED**

By the said **Thomas Murphy and Catherine Murphy**  
In the presence of:



**Dorothy Whelan**  
Solicitor / Partner  
Roche & McGuinn  
Solicitors  
The Square,  
Tullow  
Co. Carlow

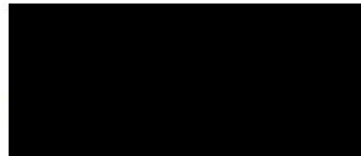


**SIGNED AND DELIVERED**

By the said **Kevin Murphy**  
In the presence of:



SOLICITOR  
TULLOW, CO. CARLOW





## Stamp Certificate

<b>Document ID:</b>	[REDACTED]	<b>Date Issued:</b>	14/10/2024
<b>Stamp Certificate ID:</b>	24-1605706-4215-020924-R	<b>Notice Number:</b>	[REDACTED]
<b>Duty:</b>	€ 750.00		
<b>Total:</b>	€ 750.00		
<b>Date of Execution of Instrument:</b>	02/09/2024		
<b>Parties From:</b>	THOMAS A MURPHY CATHERINE MURPHY		
<b>Parties To:</b>	KEVIN MURPHY		
<b>Property</b>	Chapel Hill, Baltinglass, , Wicklow		
	Folio Number(s): WW5176		
	Non Residential: Chargeable Consideration [REDACTED]	<b>Duty:</b>	€ 750.00

# Revenue



**Land Registry**  
**Folio 5176F County Wicklow**

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**TRANSFER**

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Dated the 2<sup>nd</sup> day of September 2024

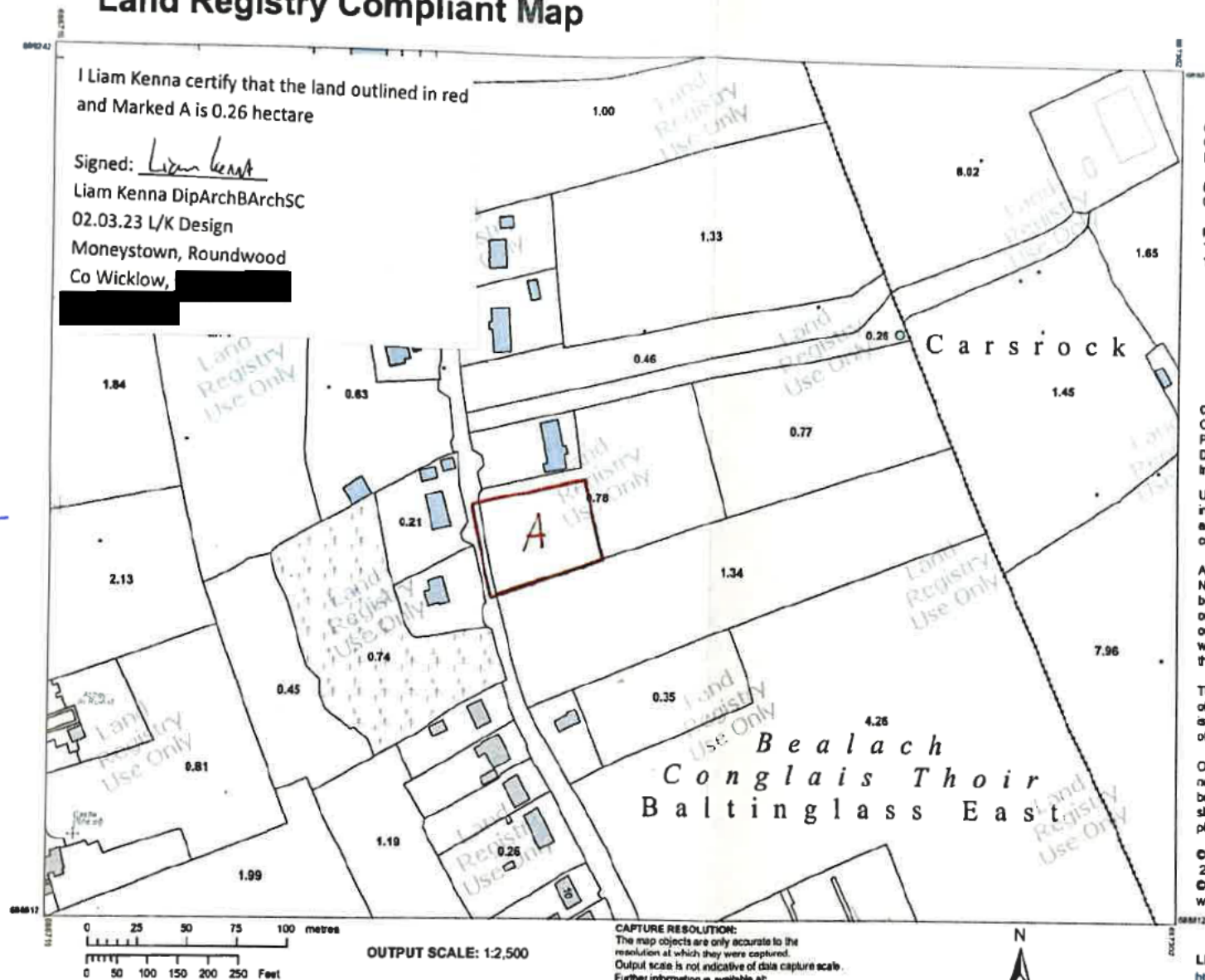
Morrissey Minchin,  
Solicitors,  
Lismard House,  
Bridge Street,  
Tullow,  
Co. Carlow.

# Land Registry Compliant Map

I Liam Kenna certify that the land outlined in red and Marked A is 0.26 hectare

Signed: Liam Kenna  
Liam Kenna DipArchBArchSC  
02.03.23 L/K Design  
Moneystown, Roundwood  
Co Wicklow, [REDACTED]

\* Map approved



**Ordnance Survey**  
National Mapping Agency

**CENTRE COORDINATES:**  
ITM 687011.688027

**PUBLISHED:** 09/02/2023  
**ORDER NO.:** 50316758\_1

**MAP SERIES:** 1:1,000  
1:2,500  
**MAP SHEETS:** 4127-14  
4127-8

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search 'Large Scale Legend'

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Further information is available at:  
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**OUTPUT SCALE: 1:2,500**