



Buttle

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22nd December 2022

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

RE: RZLT

**[REDACTED] - Lands Zoned Residential at Carnew, Co. Wicklow
under the Carnew Town Plan 2022 – 2028.**

To whom it may concern,

I have been retained by [REDACTED] who are the joint owners of the lands contained in Folio WW38880F to make a submission with regards to Residential Zoned Land Tax.

Having inspected the RZLT maps, part of Folio WW38880F are zoned residential.

The zoned lands are landlocked from the public services as they are only accessible through a narrow agricultural entrance. There are insufficient lands to put in place a roadway with footpath and services within the landholding. The lands are currently in agricultural use for the production of barley.

I enclose Maps ad Folios for Identification purposes. These lands are zoned but not serviced and should be exempt from the Residential Zoned Land Tax (RZLT).

Yours sincerely,

Thomas Buttle,
MCIQB



County Wicklow Residential Zoned Land Tax (RZLT)

Submission Template

A: Details of person / representative / agent making submission

Name	Thomas Buttle
Address	Buttle Design & Planning Consultants Ltd., Main Street, Carnew, Co. Wicklow. Y14 X640 (include Eircode please)
Phone No.	(053) 9426961
Email Address	buttleplanning@gmail.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	Carnew, Co. Wicklow
Landowner name	[REDACTED]
Landowner address	[REDACTED]
Landowner phone	[REDACTED]
Landowner email	[REDACTED]
Address of site	Carnew, Co. Wicklow.
Site description	Lands zoned as residential currently being used for Agriculture (See enclosed Maps)
Site Area	2.00 Hectares

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?	Yes
Have you included proof of ownership?	Yes

Are you:	Check
Challenging the inclusion of certain lands on the map?	Yes
Challenging the date that lands are considered to be 'in scope'?	
Requesting a change in zoning?	
Identifying additional lands that you believe should be shown on the maps?	

Grounds for your submission:

Please see attached letter from Agent.

C: Third Party Submission

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.

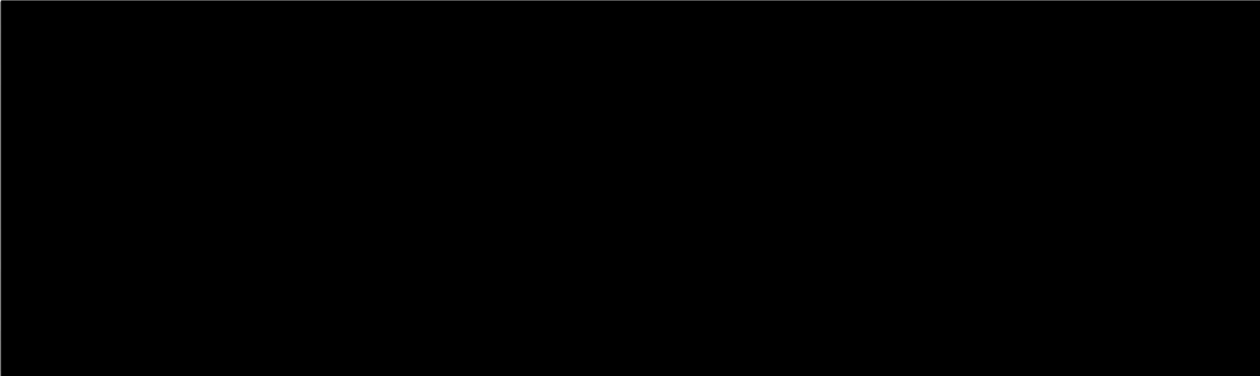
Land Registry

County Wicklow

Folio 38880F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	
2	
3	

Land Registry

County Wicklow

Folio 38880F

Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	Sch. No. 3324 The property is subject to the sporting rights within the meaning of the Irish Land Act, 1903 reserved by Fiat (or Order) of the Land Commission.

Land Registry

County Wicklow

Folio 38880F

Part 1(B) - Property
Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:

Land Registry

County Wicklow

Folio 38880F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	The property shown coloured Red as plan(s) 2966_1 on the Registry Map, situate in the Townland of CARNEW, in the Barony of SHILLELAGH, in the Electoral Division of CARNEW. The Registration does not extend to the mines and minerals	From Folio WW2966N

> Back

Folio Number **WW38880F**
 Title Level **Freehold**
 Plan Number **2966_1**
 Property Number **1**
 Area of selected plans **7.58** hectares.
 Number of Plans on this folio: **1**
 Address **Not Available**

[View Folio PDF](#)

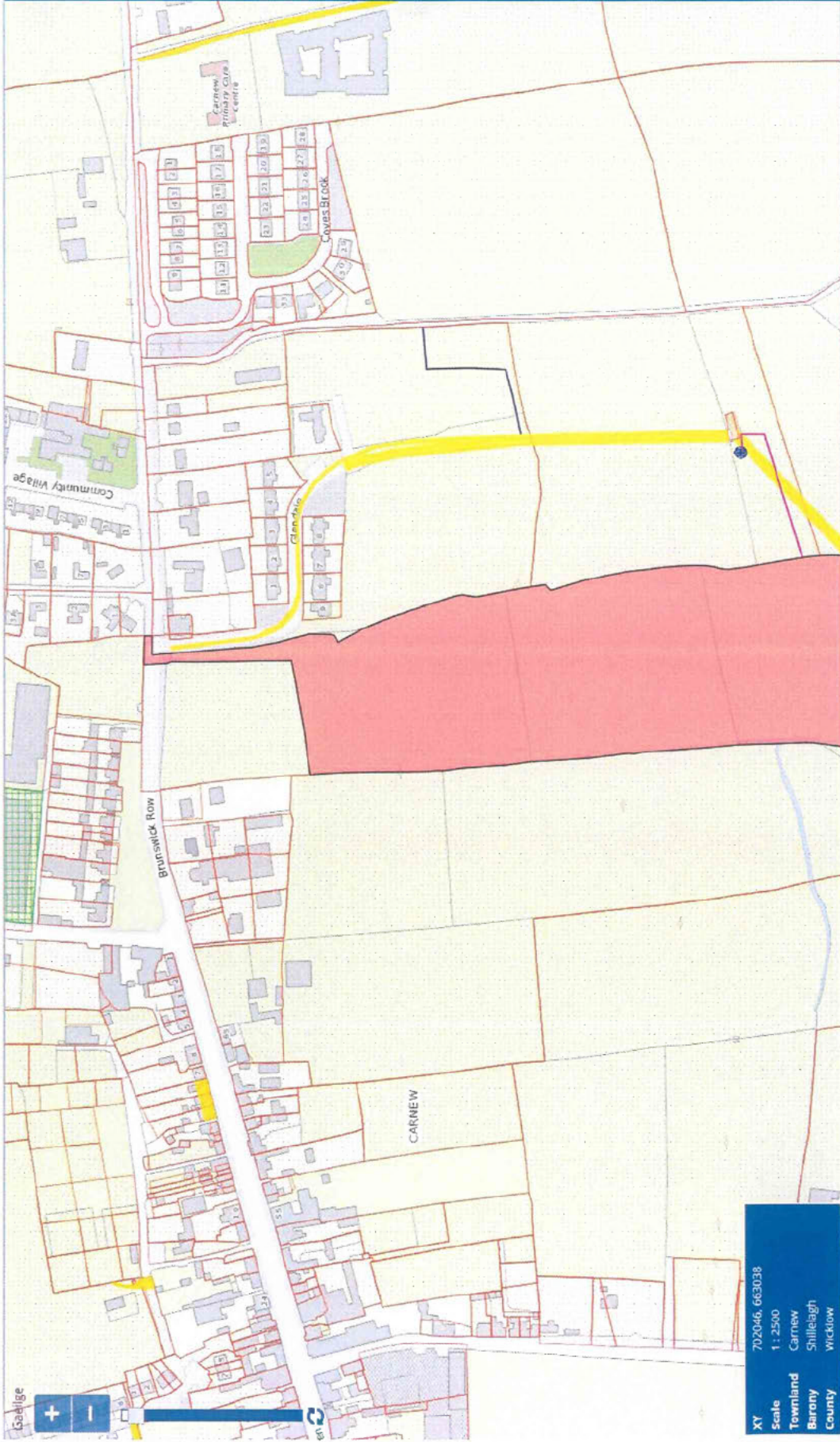
[Request Certified Copy](#)

*PRA Boundaries and Plan Area are not conclusive. See Section 62(7)(a) of the Registration of Title Act 2006 and Rule 80(3) of the Land Registration Rules 2012.

[Print Current View](#)

[Help](#)

Please Note
 Your current balance is
€96.5



XY 702046, 663038
Scale 1: 2500
Townland Carnew
Barony Shilleagh
County Wicklow

> Back

Folio Number	WW3880F
Title Level	Freehold
Plan Number	2965_1
Property Number	1
Area of selected plans	7.58 hecctars.
Number of Plans on this folio:	1
Address	Not Available

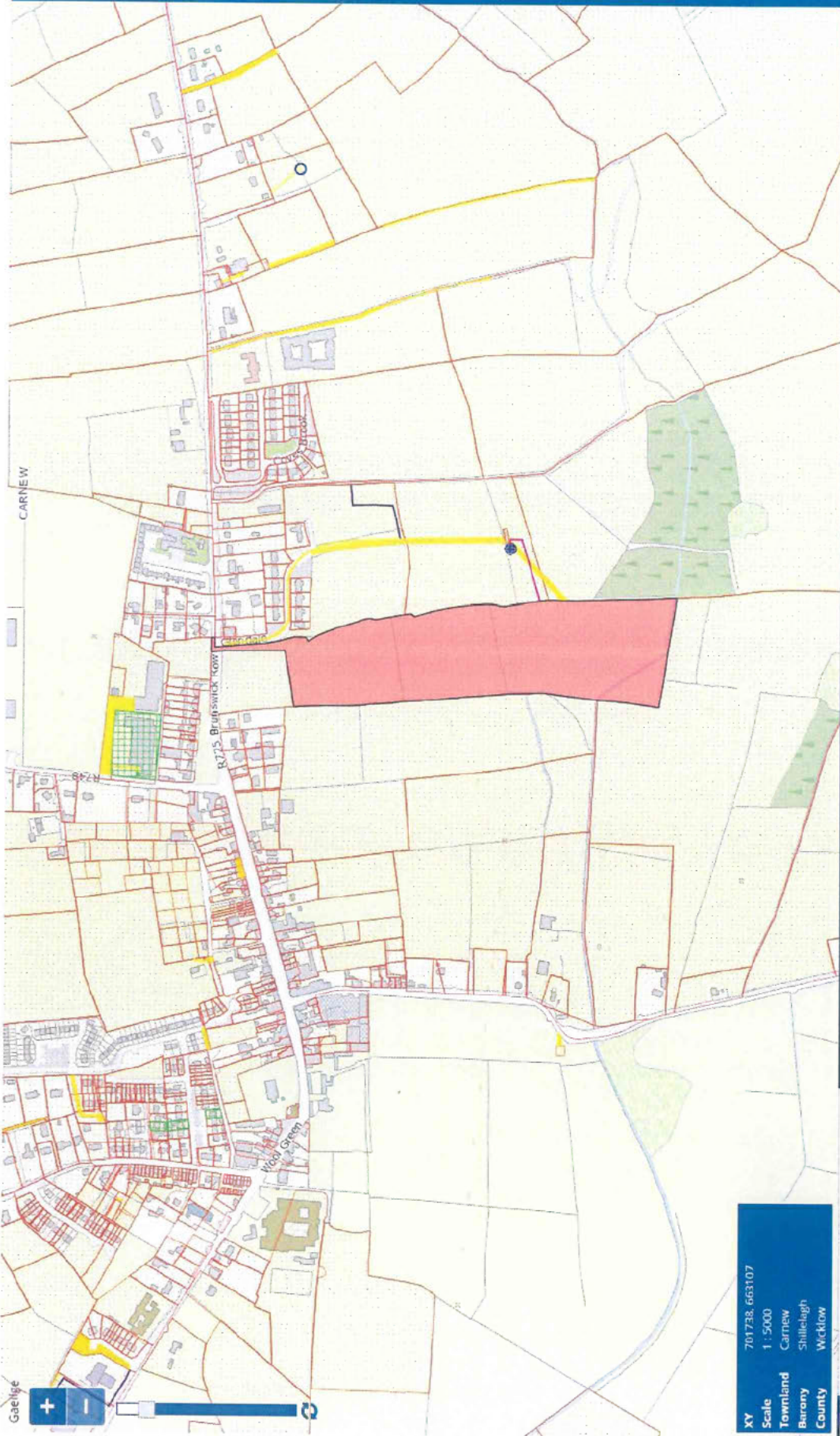
[View Folio PDF](#) [Request Certified Copy](#)

*PRA Boundaries and Plan Area are not conclusive See Section 6(2)(c) of Registration of Title Act 2006 and Rule 2(3) of the Land Registration Rules 2012.

[Print Current View](#)

[Help](#)

Please Note
Your current balance is
€96.5

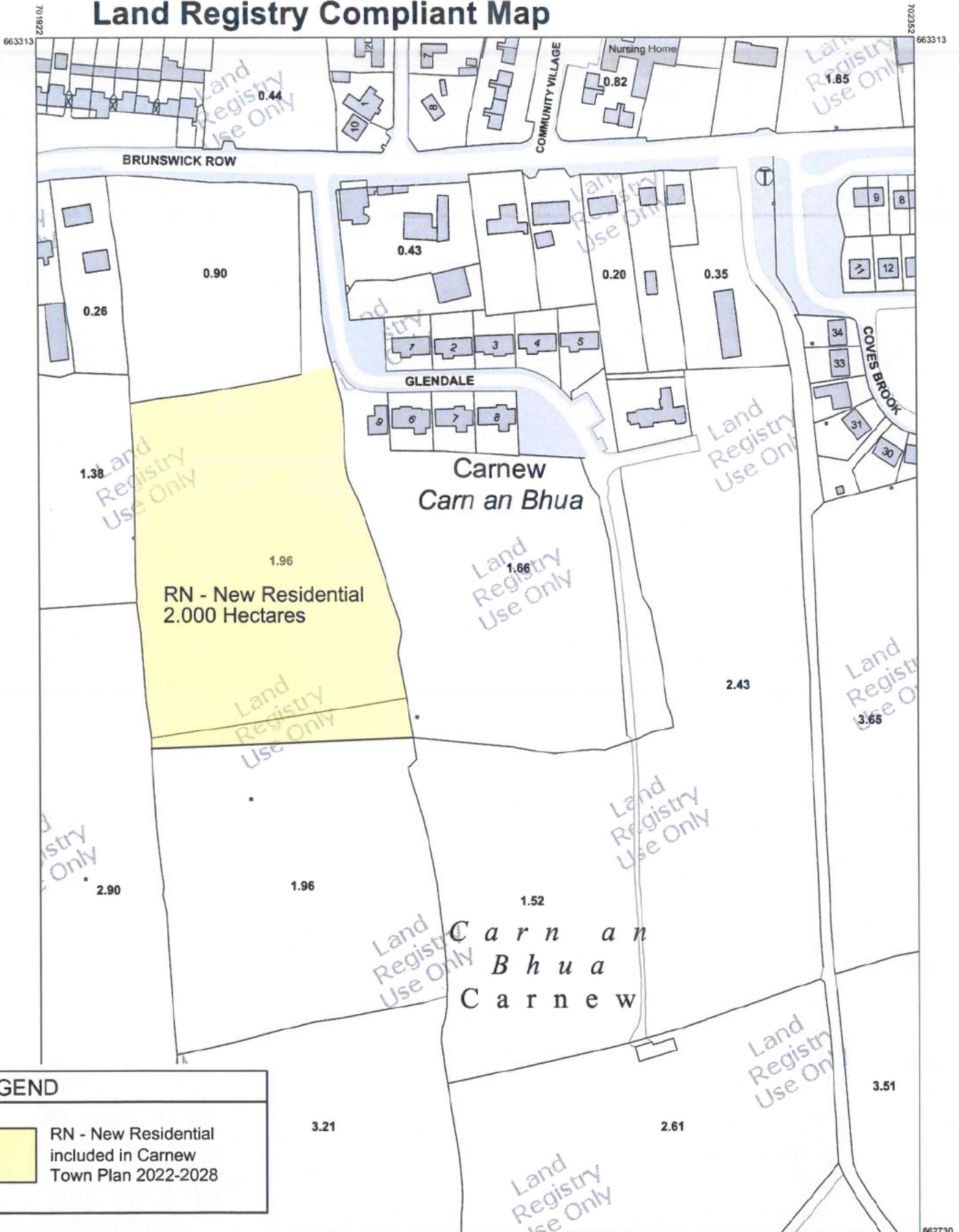


Gaeilge




XY 701738.663107
Scale 1 : 5000
Townland Carnew
Barony Shillelough
County Wicklow

Land Registry Compliant Map



LEGEND

 RN - New Residential included in Carnew Town Plan 2022-2028



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CLIENT:



TITLE:

Submission to Draft Wicklow County Development Plan 2021-2027 at Carnew, Co. Wicklow.

OUTPUT SCALE: 1:2,500



CENTRE COORDINATES:
ITM 702137,663022

PUBLISHED: 30/08/2021

ORDER NO.: 50216377_1

MAP SERIES: 1:2,500
1:2,500
1:2,500
1:2,500

MAP SHEETS: 4599-C
4599-D
4658-A
4658-B

Ordinance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

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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'.
LEGEND:
<http://www.osi.ie>; search 'Large Scale Legend'

