



County Wicklow Residential Zoned Land Tax (RZLT)

Submission

A: Details of person / representative / agent making submission

Name	Nicholas Corson FRICS FSCSI (as agent on behalf of the Owner)
Address	Finnegan Menton 17 Merrion Row, Dublin 2 DO2 EP94
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Email Address	ncorson@finnegamenton.ie

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	Bray, Co. Wicklow
Landowner name	[REDACTED]
Landowner address	[REDACTED] [REDACTED] [REDACTED]
Landowner phone	[REDACTED]
Landowner email	[REDACTED]
Address of site	Lands adjoining Rockbrae House Vevay Road, Bray, Co. Wicklow A98 N9F6
Site description	Department of Defence (Reserve Defence Forces) lands surrounding Rockbrae House on corner of Vevay Road and Church Road, Bray.
Site Area	1.4 Ha

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?	✓
Have you included proof of ownership?	✓

Are you:	Check
Challenging the inclusion of certain lands on the map?	✓
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 advice at end of this document)

(you can set out grounds on this form, or attach a separate document)

- **The property is used, along with adjoining Rockbrae House, by The Reserve Defence forces and therefore part of Government Infrastructure.**
- **The lands are leased on a 150 year lease from 1875 to the Department of Defence and we note the Finance Bill 2022 amendments may result in RZLT not being payable as the lease in question is evidenced in writing, was entered into prior to 1 January 2022, and precludes the owner carrying out development on the lands during the currency of the lease.**
- **The property is therefore also not 'vacant' and is not available for development for residential purposes and so should be removed from the inclusion in the Map.**

C: Third Party Submission

Town	
Landowner name	
Landowner address	
Landowner phone	
Landowner email	
Address of site	
Site description	
Site Area	

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

Surveyed 1978
 Revised 2002 - 2002
 Levelled 1977

Urban PLACE Map



326518
 218065

DESCRIPTION

MAP SCALES

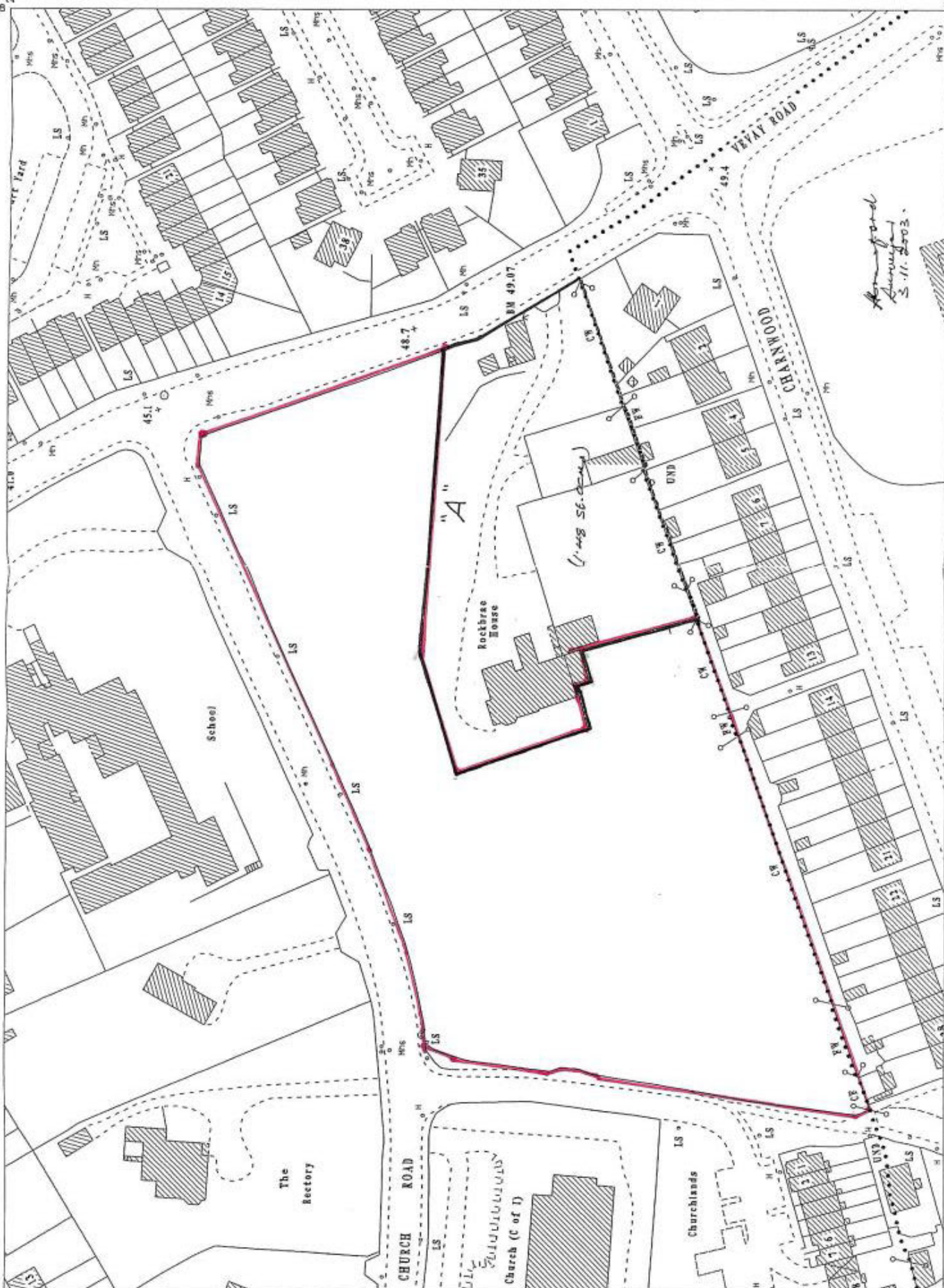
1:1000
 3568-18 3568-19



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Scale: - 1:1000
 Plot Ref. No. 229419_1_5
 50 Metres
 50 40 30 20 10 0
 217821
 326518

Handwritten signature and date:
 Surveyed
 2.11.2003

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.