

# MICHEÁL SHERIDAN ENGINEERING & DESIGN LTD.

UNIT 6  
WESTPORT BUSINESS PARK  
LODGE ROAD  
WESTPORT  
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28<sup>th</sup> December 2022

## Residential Zoned Land Tax Submission

Land Owner – [REDACTED]

Lands at Boghall Road, Bray. Folio reference WW40558F

### Removal of property from RZLT draft map

The screenshot shows a map of the property at Boghall Road, Bray, with a red outline indicating the property boundaries. The map includes labels for 'Kilbride C', 'Kilbride C', 'Ballywaltrim Library', 'The Church of Saint Fergal', 'Bray School Project National School', 'BALLYMORRIS', and 'Oldcourt'. A yellow line indicates the property boundary. The right side of the screenshot shows a 'Property Details' panel with the following information:

Property Details	Value
Folio Number	WW40558F
Title Level	Freehold
Plan Number	DGE09
Property Number	1
Area of selected plans	2.23 hectares.
Number of Plans on this folio:	1
Address	Not Available

Buttons: View Folio PDF, Request Certified Copy

The following Applications are Pending on this Folio

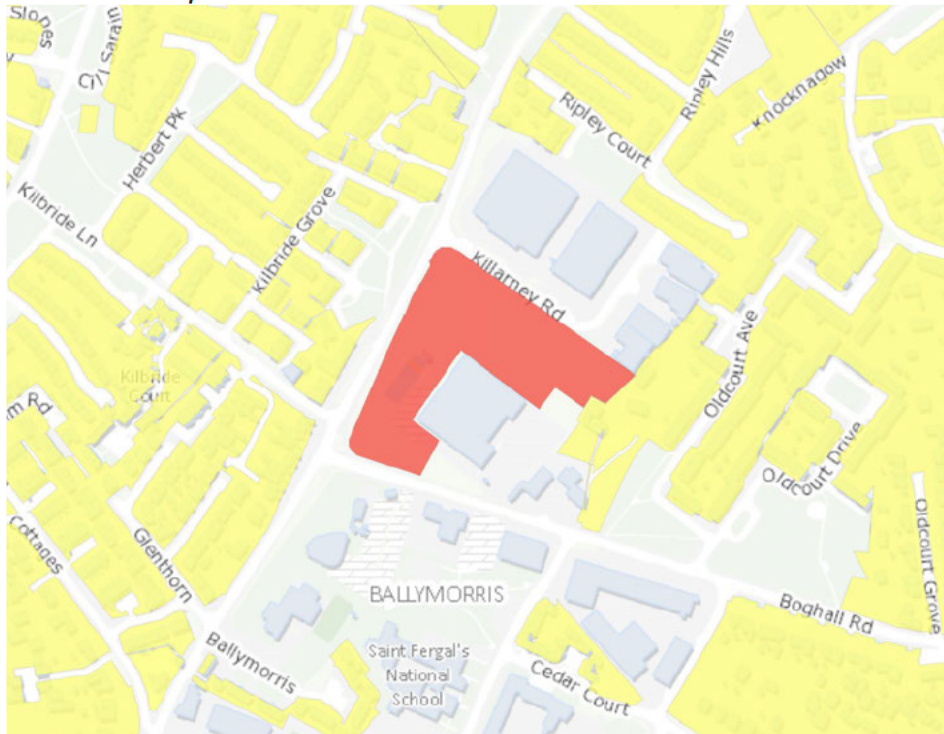
D2022LR100493P	Awaiting Attention
D2022LR106088H	Awaiting Attention

\*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](#).

Buttons: Print Current View, Help

Dear sir/madam,

I am the agent appointed by [redacted] to make a submission on [redacted] to request the removal of his land identified on the draft map as unused from the proposed RZLT draft map for the following reasons which are identified in the "Residential Zoned Land Tax - Guidelines for Planning Authorities - June 2022" as reasons not to include on map as follows..



Site is mixed use shaded red

The current area already developed includes a portion of the site identified on the RZLT map which includes infrastructure upgrades. See image below.



Area shaded purple already developed

The zoning on the site is mixed use and the guidelines state *“Where the land is zoned for residential development and specific objectives apply to provide such facilities but the extent of land required for such a use is not identified, the land will fall into scope until such time as it is developed and the relevant land will then fall out of scope.*

*Accordingly a significant number of uses which may be required or are provided on either residential or mixed use lands which permit housing are to be excluded from maps to accompany the Residential Zoned Land Tax.*

It is unclear if Irish Water have indicated that all services are available to facilitate full development at this point. Inclusion is premature pending this confirmation.

Trusting this sets out my clients request to have his lands at Boghall road, Bray removed from the draft RZLT map

Best Regards

Signed:



Micheál Sheridan. N.C., N. Dip.Eng (Bldg Mgmt). BE, MRIAI  
Registered Member of The Royal Institute of the Architects of Ireland





## County Wicklow Residential Zoned Land Tax (RZLT)

### Submission Template

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

<b>Name</b>	Micheal Sheridan
<b>Address</b>	Micheal Sheridan Engineering & Design Ltd Unit 6 Westport Business Park Lodge Road Westport Co. Mayo, F28 K6P6 (include Eircode please)
<b>Phone No.</b>	098 27870
<b>Email Address</b>	mick@msed.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**

<b>Town</b>	BRAY
<b>Landowner name</b>	[REDACTED]
<b>Landowner address</b>	[REDACTED]  (include Eircode if known)
<b>Landowner phone</b>	[REDACTED]
<b>Landowner email</b>	[REDACTED]
<b>Address of site</b>	Boghall Road Bray  (include Eircode if known)
<b>Site description</b>	(if address is unclear) Former AO Smith Site. Lidl now on part of site
<b>Site Area</b>	See map attached

<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?	<b>X</b>
Have you included proof of ownership?	

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

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

I am attaching a letter setting out the grounds

### 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.





**CENTRE COORDINATES:**  
ITM 725388,717169

**PUBLISHED:** 12/06/2019  
**ORDER NO.:** 50067839\_1

**MAP SERIES:** 1:1,000  
1:1,000  
**MAP SHEETS:** 3568-22  
3568-23

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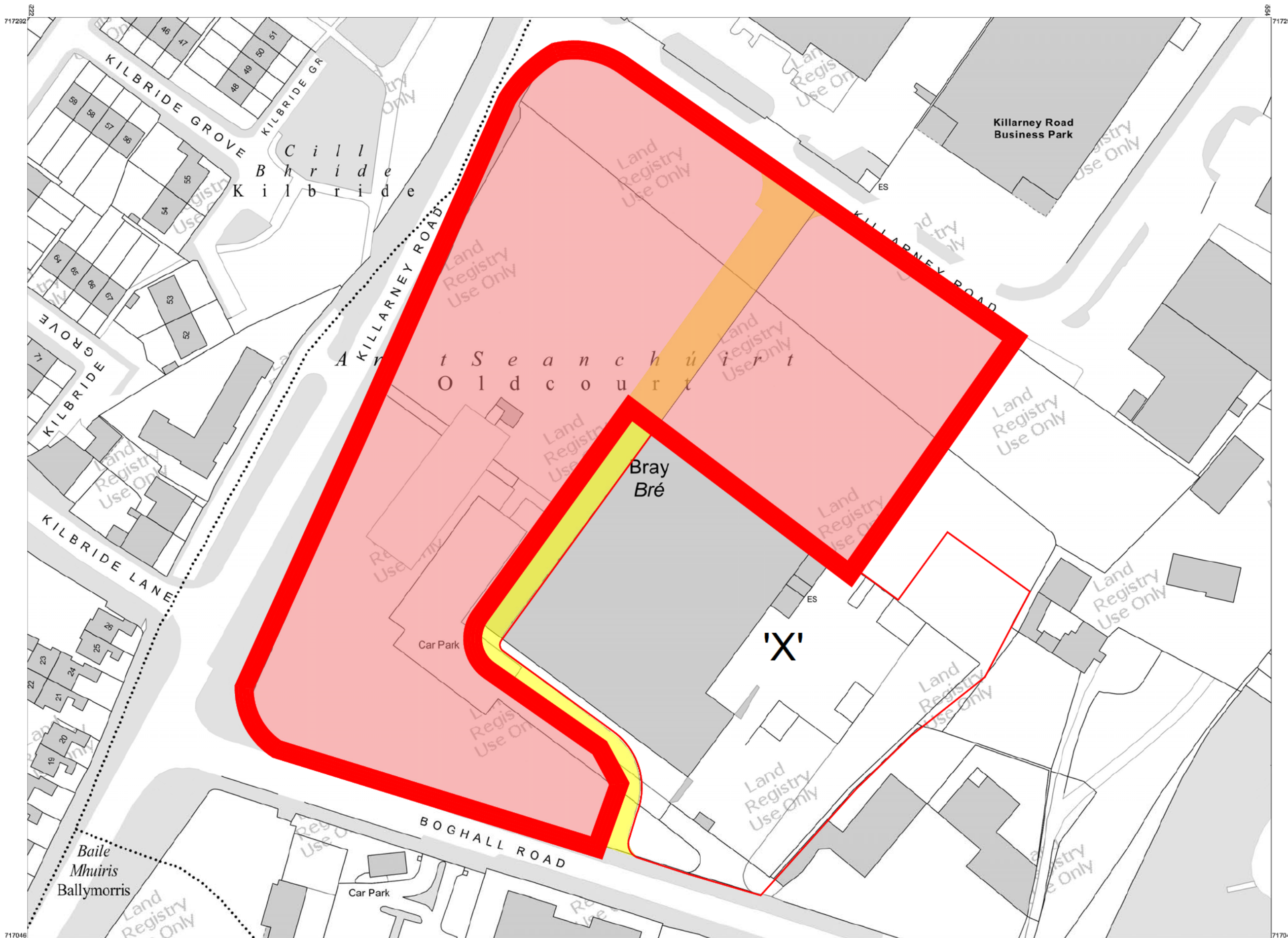
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0 20 40 60 80 100 Metres

OUTPUT SCALE: 1:1,000

**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.

N  
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