

Submission on the Draft Residential Zoned Land Tax Wicklow Town



Land at Ashtown Lane, Wicklow Town

For



Prepared By

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Introduction

1.01 General

This submission is prepared by Eoin J. Carroll Architects on behalf of [REDACTED] and is in response to the invitation for public observations on the Draft Residential Zoned Lands Map issued by Wicklow County Council on the 1st of November 2022.

The submission is made in advance of the deadline of the 1st of January 2023.

The submission is made in relation to the Wicklow Town Residential Zoned Lands Tax Map. Our client is the owner of the land.

1.02 Location of Land

The land is located at Ashtown Lane, Wicklow Town and indicated in red outline on the map attached in Appendix A.

2.0 Submission

Draft RZLT Map

Extent of Land within Scope of RZLT

The figure below is an extract from the Draft Wicklow Town RZLT Map and indicates the extent of our client's land currently within the scope of the Residential Zoned Land Tax outlined in red.

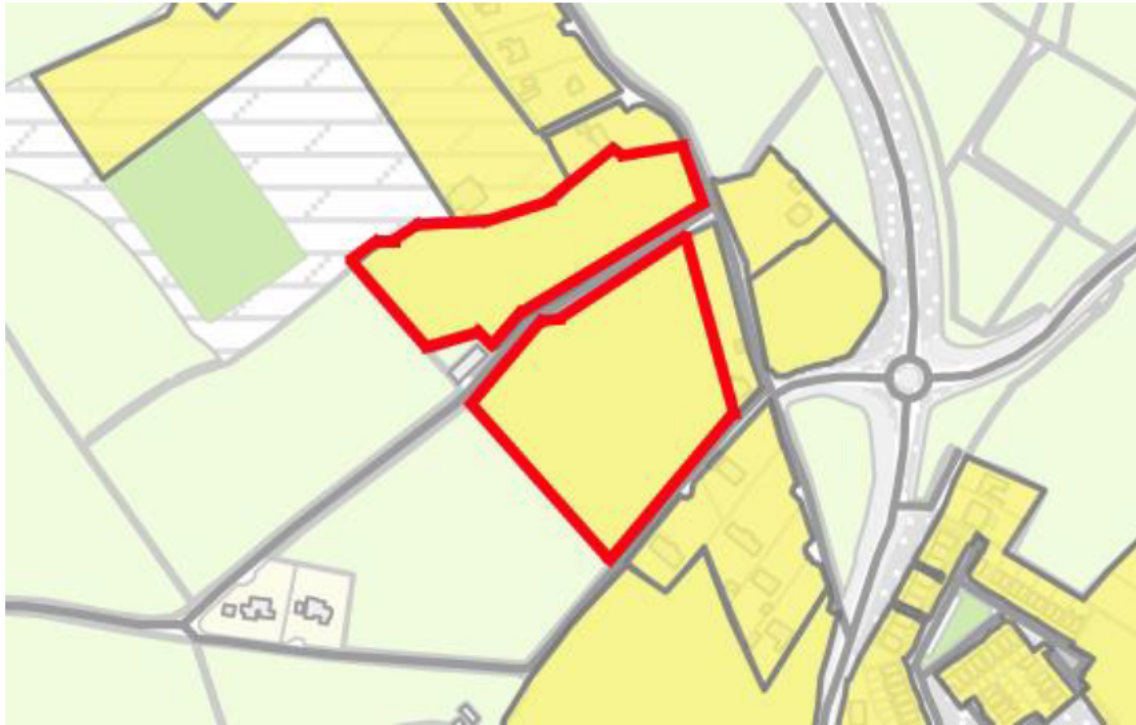


Figure 1-1 Draft Wicklow Town Map (Extract)

3.0 Proposal to include lands in the RZLT Map

Our client notes the inclusion of the lands within the scope of the RZLT.

4.0 Planning History

Our client notes that a Planning Application for residential development consisting of 81 dwellings and a creche on the lands was submitted 21.12.2021 (File Register Reference Number: 21/1536). Permission was refused by the Planning Authority 22.02.2022.

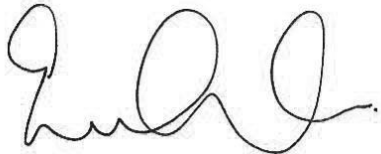
It is our client's intention to obtain Planning Permission at the earliest opportunity for Residential Development on the land and he has been in discussions with neighbouring land owners in an attempt to address the access and site layout issues that were raised by the Planning Authority in their reasons for refusal.

Considering the refused development our client will be seeking a deferral in relation to the payment of RZLT due to the delay associated with the requirement to make another planning application on the land.

We trust that the Planning Authority will consider all of the above points.

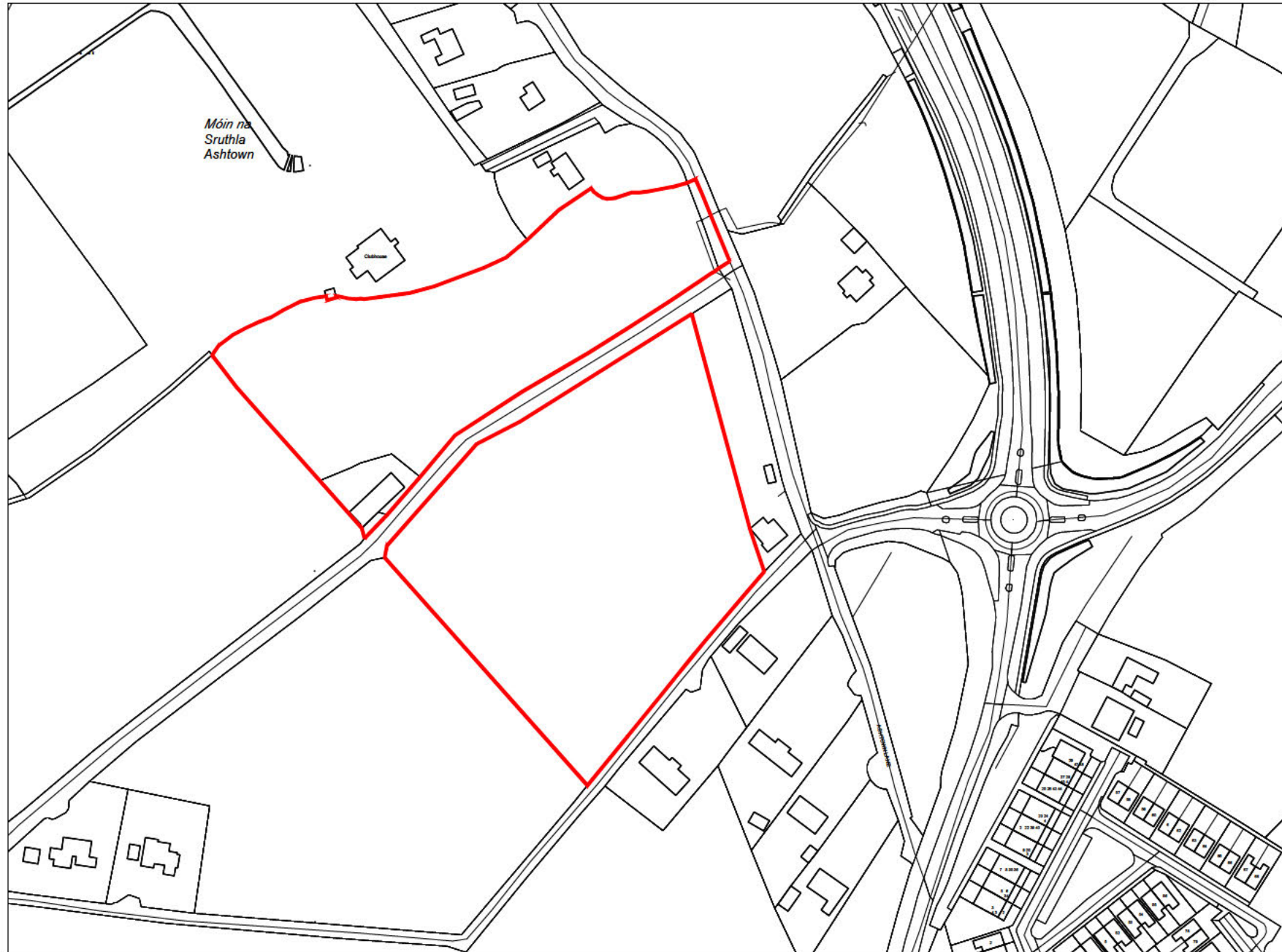
Our client reserves the right to appeal any future decision in relation to these matters.

In the meantime, should your department have any questions in relation to this submission please do not hesitate to contact this office.



Eoin Carroll MRIA

APPENDIX A



Site Location Map (OS Map) Scale 1:2500

Description
 Digital Cartographic Model (DCM)
 Publisher / Source
 Ordnance Survey Ireland (OSI)
 Data Source / Reference
 PRIME2
 File Format
 Autodesk AutoCAD (DWG_R2013)
 File Name
 v_50197717_1.dwg
 Clip Extent / Area of Interest (AOI)
 LLX,LLY= 729762.7249,692736.3228
 LXX,LYT= 730345.7249,693166.3228
 ULX,ULY= 729762.7249,693166.3228
 URX,URY= 730345.7249,693166.3228
 Projection / Spatial Reference
 Projection= IRENET95_Irish_Transverse_Mercator
 Centre Point Coordinates
 X,Y= 730054.2249,692951.3228
 Reference Index
 Map Series / Map Sheets
 1:6,000 | 4020-24
 1:6,000 | 4020-D
 1:6,000 | 4079-B
 1:6,000 | 4079-A
 1:6,000 | 4020-C
 Data Extraction Date
 Date= 03-Jun-2021
 Source Data Release
 DCLMS Release V1.140.112
 Product Version
 Version= 1.3
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 Arna thionsú agus arna fhoilsiú ag
 Suirbhéireacht Ordánáis Éireann, Páirc an
 Fhionnuisce, Baile Átha Cliath 8, Éire.
 Sársaíonn stáirgeadh neamhúdaraithe cóipcheart
 Suirbhéireacht Ordánáis Éireann agus Rialtas
 na hÉireann.
 Gach cead ar cosnadh. Ní ceadmhach aon
 chuid den fhoilseachán seo a chóipeáil, a
 stáirgeadh nó a tharchur in aon fhoirm nó ar aon
 bhealach gan cead i scríbhinn roimh ré ó ghnéirí
 an chóipchearta.
 Ní hionann bóthar, bealach nó cosán a bheith ar
 an léarscáil seo agus fianaise ar chead sáil.
 Ní thaispeánann léarscáil de chuid Ordánáis
 Suirbhéireacht na hÉireann teorann phointí deocháil
 de ríocht rian, ná Ghnéireacht de ghnéithe fhisicilí.