



County Wicklow Residential Zoned Land Tax (RZLT)

Submission Template

A: Details of person / representative / agent making submission

Name	Derek Mitchell Cllr.
Address	Kiltoorish, Manor Avenue, Greystones, Co. Wicklow. A63N803 (include Eircode please)
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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 (3) 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	
Landowner name	
Landowner address	(include Eircode if known)
Landowner phone	
Landowner email	
Address of site	(include Eircode if known)
Site description	(if address is unclear)
Site Area	

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?	
<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>	

C: Third Party Submission

Town	Greystones
Landowner name	(if known) [REDACTED]
Landowner address	(include Eircode if [REDACTED] [REDACTED])
Landowner phone	(if known)
Landowner email	(if known)
Address of site	(include Eircode if known) Coolagad greystones
Site description	(if address is unclear)
Site Area	(if known)

Please include a map if available

Described on RZLT map as WW1321. I will try to include a photo of that. 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?	yes
Challenging the date that lands are considered to be 'in scope'?	no
Identifying additional lands that you believe should be shown on the maps?	no

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 land is zoned for residential development however it is not possible to develop it now because:

There is not road access to the R761 as the site is much higher than that road and another junction here may not be allowed at a steep angle from the narrow site which would be needed. The access to the Templecarrig side Road would destroy the family farm, making it unviable, and that small road cannot take extra traffic from a housing development. The junction is also deficient with the R761 which is steep at that point.

Surface Water Drainage is a major problem below the site as water runs rapidly off the hill and frequently floods the Redford dip and houses. Building would lead to faster run off and more floods. Climate change is increasing heavy rain events.

Greystones Population will exceed its target of 21,727 for 2028 as is noted in the current County Development Plan. Census 2022 preliminary results showed through the Electoral area figures that Greystones/Delgany population was 21,400 in May 2022. Around 300 houses have been occupied since which means that the population currently exceeds the 2028 target.



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.