

Submission on the Draft Residential Zoned Land Tax Greystones North Map



Land at Littlebrook, Chapel Road, Delgany

For



Prepared By

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DECEMBER 2022

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 Greystones North Residential Zoned Lands Tax Map. Our client is the owner of the land.

1.02 Location of Land

The land is located at Littlebrook, Chapel Road, Delgany 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 Greystones North RZLT Map and indicates the extent of our client's land currently within the scope of the Residential Zoned Land Tax outlined in red.

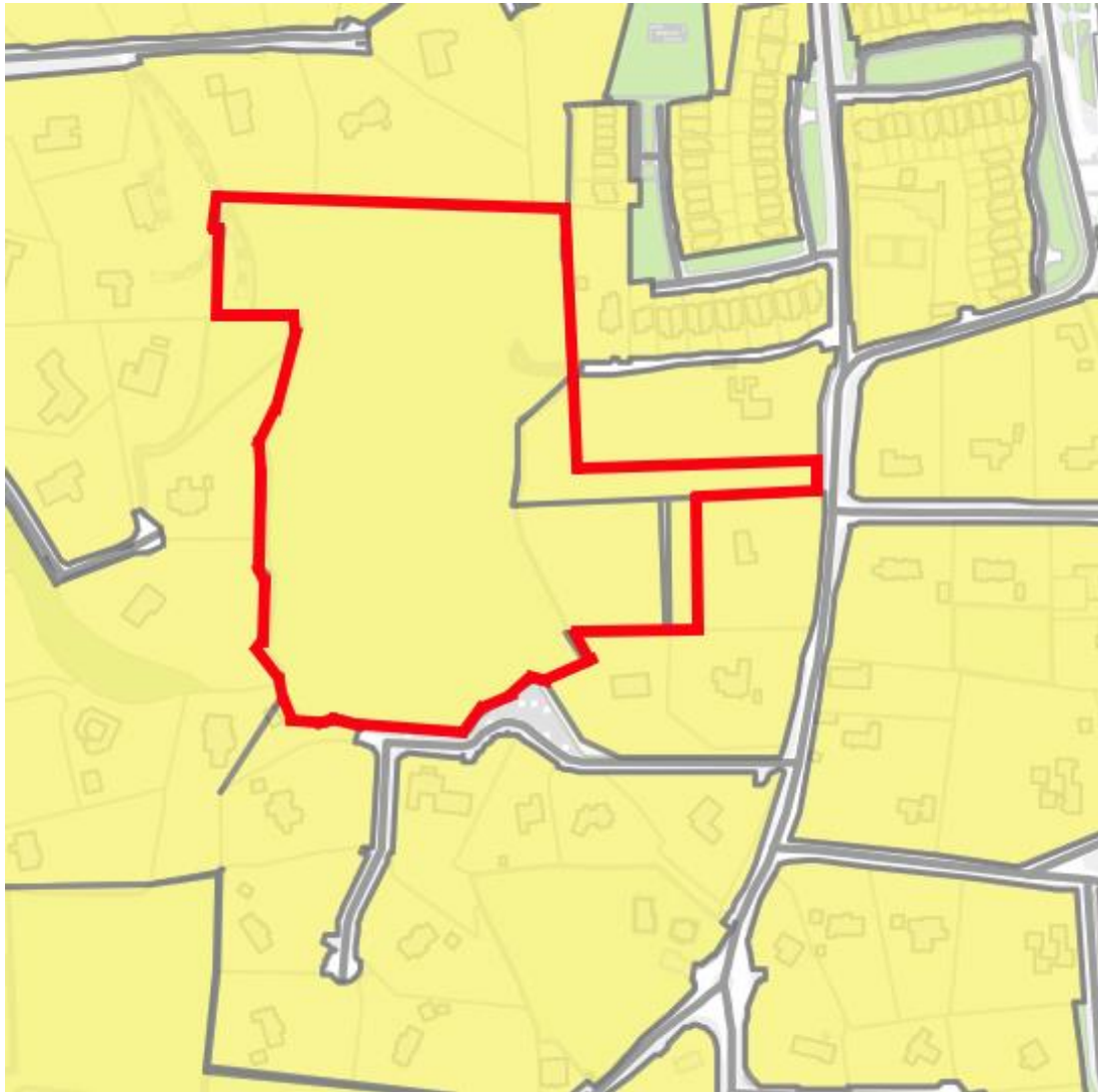


Figure 1-1 Draft Greystones North Map (Extract)

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 Planning Permission for residential development on the majority of the land outlined in red on the map in Appendix A was obtained 07.05.2021 (File Register Reference Number: 20/624).

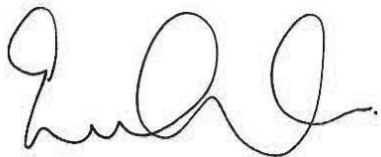
The development is currently under construction and 18 of 99 permitted houses are currently completed/ constructed to roof level. A further 28 are under construction and the balance of the remaining houses will be constructed in 2024.

Therefore, our client will have no tax liability in relation to the majority of the property as the development will be complete.

It is also noted that the remainder of the land is subject to a current Planning Application for Residential Development (File Register Reference Number: 22/765) which may or may not be subject to delays in the Planning Process. Our client reserves the right to seek a deferral of payment of RZLT on this part of 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 MRIAI

APPENDIX A

