

Administrative Officer,
Planning Department,
Wicklow County Council,
County Buildings,
Whitegates,
Wicklow Town,
A67 FW96.

31st December 2022

By email to: RZLT@wicklowcoco.ie

Re: Residential Zoned Land Tax
██████ lands at Templecarrig Lower, Greystones, Co. Wicklow

Dear Sir or Madam,

I wish to make this submission which sets out and provides information that establishes that my land does not meet the qualifying criteria for inclusion in the local authority map of land within the scope of the Residential Zoned Land Tax.

The qualifying criteria for inclusion in the local authority map of land within the scope of the Residential Zoned Land Tax are set out in Section 653B of the Taxes Consolidation Act 1997 (as amended). To qualify the land in question *'may have access, or be connected, to public infrastructure and facilities, including roads and footpaths, public lighting, foul sewer drainage, surface water drainage and water supply, necessary for dwellings to be developed and with sufficient service capacity available for such development.'*

My lands that are the subject of this submission are located at Templecarrig Lower, Greystones, Co. Wicklow ('the Subject Lands'). The attached maps of scale 1:1,000 (urban area) and 1:2,500 (rural area) show the Subject Lands outlined in red. The Subject Lands are currently zoned *'R22 Residential – To provide for the development of sustainable residential communities up to a maximum of 22 units per hectare and to preserve and protect residential amenity'*.

The Subject Lands do not currently have appropriate access, or the capacity to be connected, to public infrastructure and facilities, including roads and footpaths and foul sewer drainage necessary for dwellings to be developed on the land.

There is no appropriate vehicular or pedestrian access to my Subject Lands in terms of developing dwellings in the order of some 185 No. residential units (as per zoned objective), neither is there access to public infrastructure and facilities, in particular foul sewer drainage with sufficient service capacity. The Subject Lands are used for agricultural purposes by me and have been farmed by my family for generations.

Immediately to the south of the Subject Lands are lands in the ownership of [REDACTED] [REDACTED] at Coolagad, Greystones, Co. Wicklow. These lands are currently proposed for a development of 586 No. residential units, childcare facilities, and associated works - Strategic Housing Development Case Reference: TA27.313229 ('Coolagad SHD').

According to the Coolagad SHD application, the Greystones Municipal District Engineer states that there are major deficiencies within the Irish Water public sewer network in this part of Greystones and any residential development would represent a flood hazard to the properties downstream (towards Greystones) of the Coolagad area. Furthermore, following liaison with Irish Water and Wicklow County Council (in respect of the Coolagad SHD) it was noted that in the past number of years, flooding of the existing wastewater network is occurring in Redford Park and the only new connection into the existing foul water network is at Victoria Road (further towards Greystones).

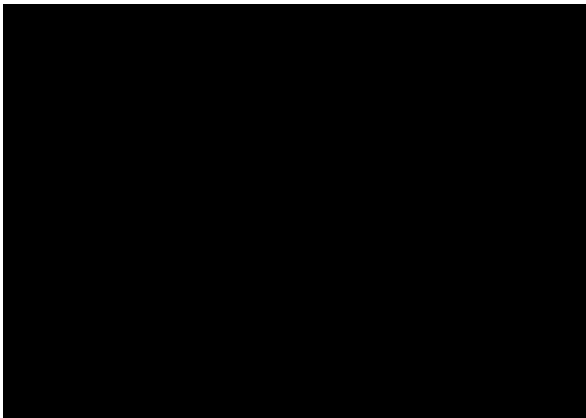
The same points also, at present, equally apply to my Subject Lands. Victoria Road is a substantial distance from my Subject Lands at Templecarrig (approx. 1km) and until the Coolagad SHD lands are developed with appropriate infrastructure and facilities put in place to facilitate developing a housing scheme, it is not feasible to develop my lands due to the deficiency in the public foul sewer network and the lack of accessibility to it. Therefore, the development of my lands for residential purposes, as zoned, is currently premature.

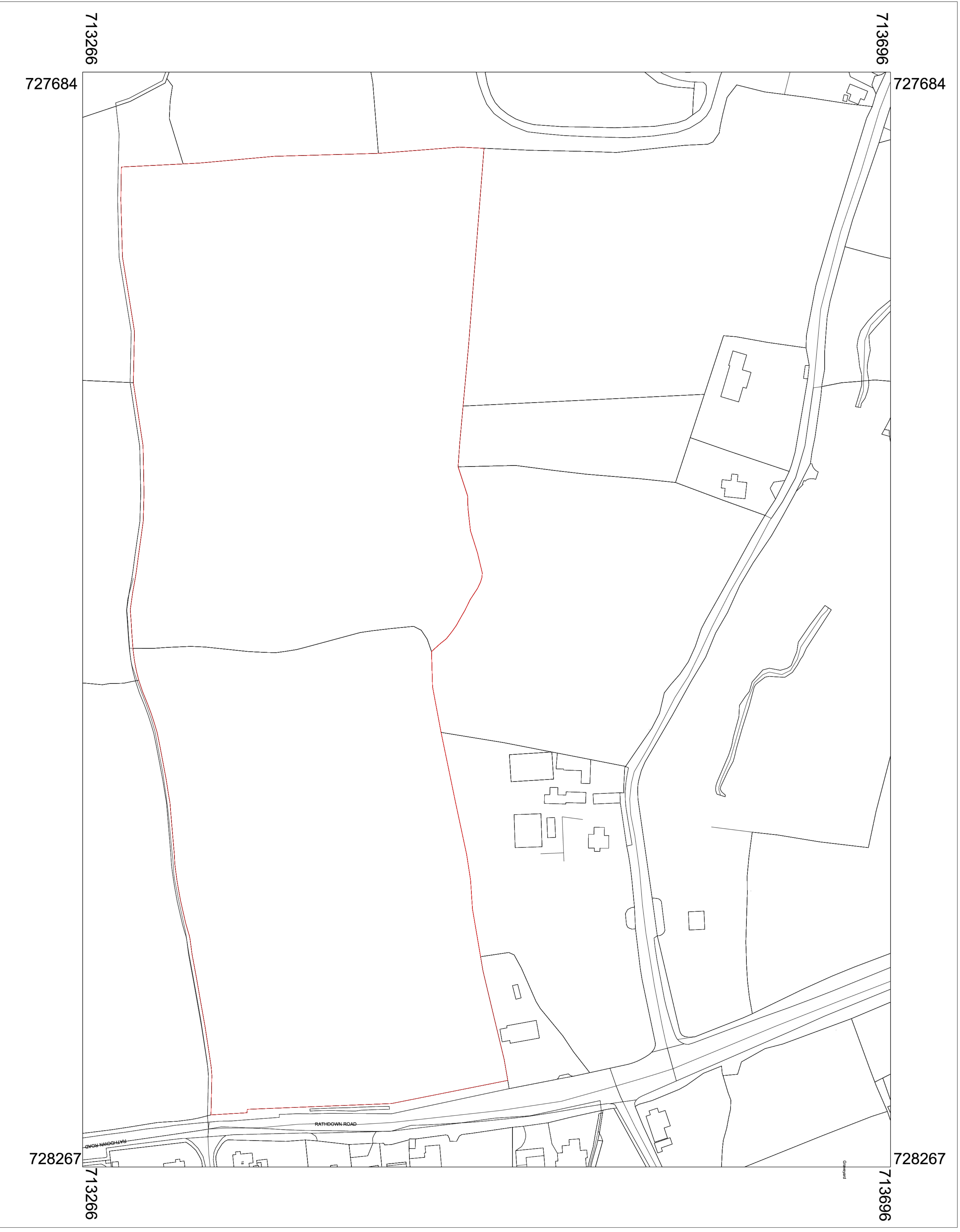
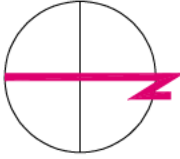
Furthermore, the Coolagad SHD proposes a new vehicular entrance with signalised junction from the R761 Rathdown Road to the north of Gate Lodge, Rathdown Road opposite Sea View and Redford Cemetery, providing a distributor road as part of the long-term objective to provide a northern access route from Greystones to the N11. This proposed distributor road is immediately to the south of the boundary of my Subject Lands at Templecarrig Lower. Therefore, until the construction of this part of the northern access distributor road is provided under the Coolagad SHD, any development of my lands for residential purposes as zoned is currently premature.

Notwithstanding the current deficiencies in the access, infrastructure and facilities that are necessary for the development of a housing scheme on my land (as detailed above), the County Development Plan actively promotes the growth of towns in a sequential manner (with the land closest to town centres being developed first) and actively discourages the 'leap-frogging' over zoned development lands. This logical approach should also be considered when determining the scope of land to be subject to the Residential Zoned Land Tax.

To conclude, I trust the above points will be taken into account, and that in this instance the Subject Land will be removed from the local authority map of land within the current scope of the Residential Zoned Land Tax.

Yours faithfully,





Description:
Digital Landscape Model (DLM)

Publisher / Source:
Drainage Survey Ireland (DSI)

Data Source / Reference:
PRIME2

File Format:
Autodesk AutoCAD (DWG_R2013)

File Name:
v_3038894_1.dwg

Clip Extent / Area of Interest (AOI):
LLX/LY = 72683.576, 71366.4485
URX/LY = 72855.276, 71366.4485
URX/LY = 72886.676, 71366.4485

Projection / Spatial Reference:
Projection: IRENE1957 Irish Transverse Mercator
Centre Point Coordinates:
X/Y = 72737.25, 71348.2485

Reference Index:
Map Series / Map Sheets
1:1000 | 3674-06
1:2500 | 3674-A

Data Extraction Date:
Date: 20-Dec-2022

Source Data Release:
DWG Release V119714

Product Version:
Version: 14

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Site Outlined in Red 8.423 Hectares

REVISION	DATE	DESCRIPTION
REV	00/00/00	DESCRIPTION

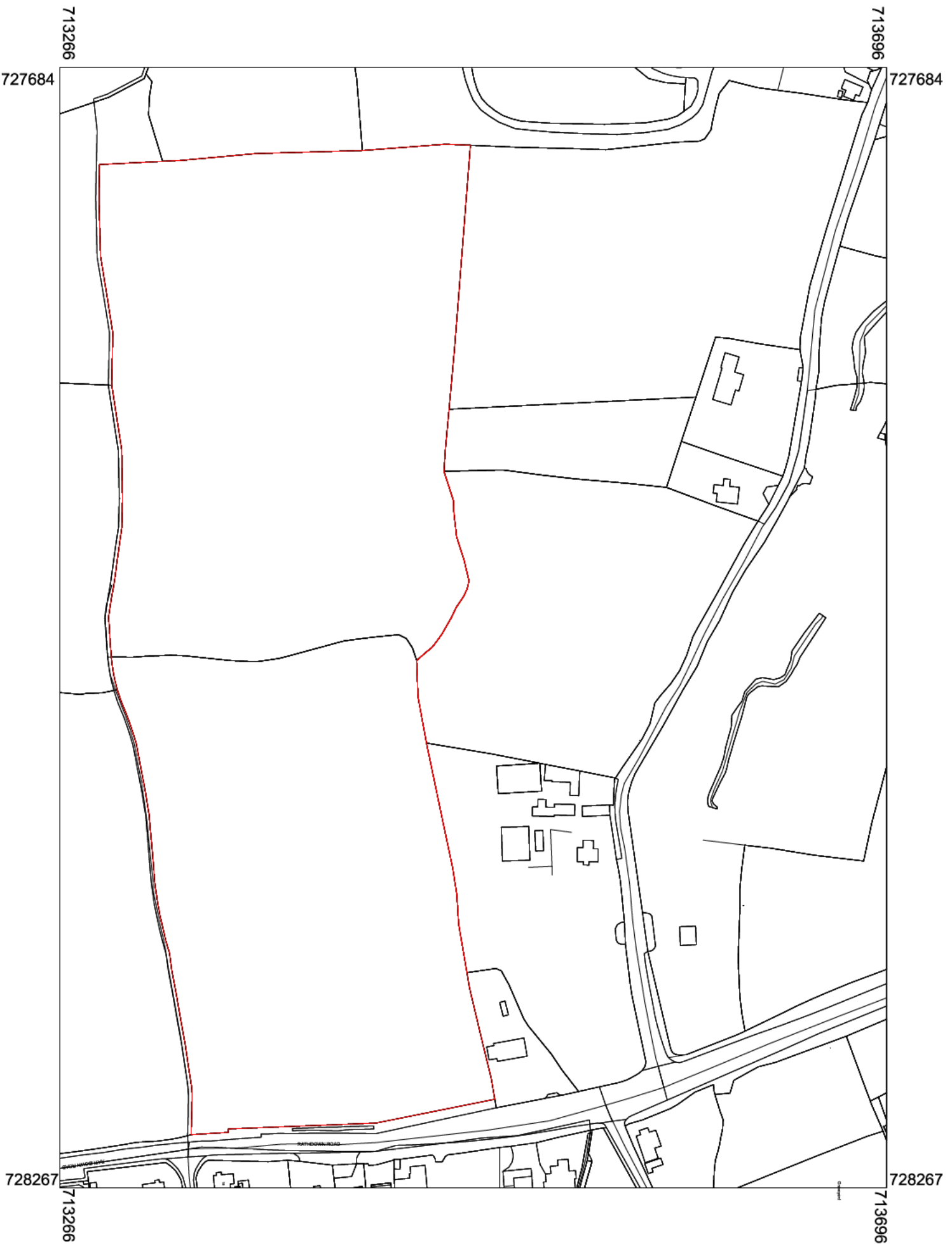
GENERAL NOTES
This drawing should be read in conjunction with all relevant documents. Amendments are indicated by a circled number. On-site conditions may vary. The information on this drawing is for reference only. It is not intended to be used for construction purposes unless otherwise stated.

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Architecture
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PROJECT	
LANDS AT TEMPLECORRIG LOWER GREYSTONES CO WICKLOW	
CUSTOMER	
SITE LOCATION MAP	
SCALE	
1:1000	DRAWN BY: YZ
DATE: 21-12-2022	REVISION: -
DRAWING NO.	



Site Outlined in Red
8.423 Hectares

Description:
 Digital Landscape Model (DLM)
 Publisher / Source:
 Ordnance Survey Ireland (OSI)
 Data Source / Reference:
 PRIME2
 File Format:
 Autodesk AutoCAD (DWG, R2013)
 File Name:
 v_30308844_1.dwg
 Clip Extent / Area of Interest (AOI):
 LXL,LY = 727683.676, 713266.2485
 LRX,LRX = 728266.676, 713266.2485
 ULX,ULY = 727683.676, 713696.2485
 URX,URY = 728266.676, 713696.2485
 Projection / Spatial Reference:
 Projection= IRENE195_Irish_Transverse_Mercator
 Centre Point Coordinates:
 X,Y = 727975.176, 713481.2485
 Reference Index:
 Map Series: 1 Map Sheets
 1:1,000 | 3674-06
 1:2,500 | 3673-B
 1:2,500 | 3674-A
 Data Extraction Date:
 Date= 20-Dec-2022
 Source Data Release:
 IDMLS Release V1.159.114
 Product Version:
 Version= 1.4
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REVISION	DATE	DESCRIPTION
00-00-00		

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PROJECT	Lands at Templecarly Lower, Greystones, Co. Wicklow	DRAWING NO.	
CLIENT		REVISION NO.	
DESCRIPTION	Location Map		
STAGE		DATE	20-12-2022
SCALE	1 : 2500	DRAWN BY	DT

