

**Clare County Council**  
New Road  
Ennis  
County Clare

**VIA EMAIL ONLY [rzlt@clarecoco.ie](mailto:rzlt@clarecoco.ie)**

**'Residential Zoned Land Tax Annual Draft Map'**

**Date: 28<sup>th</sup> March 2024**

**RE: Submission in relation to 'Residential Zoned Land Tax Annual Draft Map'-- RZLTDM**

Dear Sirs

My name is [REDACTED] owns lands that are zoned residential LDR2 under the current Development Plan to the rear of the 'Ballycasey Craft and Design Centre' (the Centre) at Ballycasey, Shannon, County Clare. Anchorlane Limited have owned the lands since October 2019. The zoned residential lands are marked hatched in red as per the enclosed A3 map headed 'Land Registry Compliant Map' at a scale of 1:1000 and the Centre is outlined in blue. Wayleave in favour of third party in yellow. The residential zoned lands have no planning permission on same.

We are seeking the exclusion of the lands from the RZLTDM.

The residential zoned lands are to the rear of the Centre, a commercial zoned Centre, and parts of the lands are adjoining the rear of the existing buildings within the Centre with door and window access from the Centre to the zoned residential lands.

The lands hatched in black on the A3 map are zoned Commercial under the current Development Plan and has planning permission for additional commercial units and parking. This is planning number 21768. We enclose drawing number 0026 from James Corbett Architects to show extent of planning permission granted.

The existing residential land has limited and narrow road access from a public road, but the road access has no footpaths and at it narrowest point is too narrow for two way traffic ie approx 4m with no footpaths. This narrow point is marked B in red on A3 land Registry map. This is the roadway access that leads to the old derelict Hibernian football pitches marked on the A3 land

Registry map. We are not in control of all lands to enable this road access to be used for greater connection access to our lands.

The pump station which carries the waste water has no capacity for storage for housing as would be required.

Therefore, the lands would not have the infrastructure and facilities necessary for dwellings to be developed and we would not have sufficient service capacity available for such residential developments and the lands would not have access to or be connected to relevant required services.

***What is meant by serviced land per Revenue guidance documents?***

*'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.*

**The lands owned by [REDACTED] do not meet this requirement.**

The Lands are zoned residential for more than 6 years and there are no footpaths within approx 300m of the lands. There is no public infrastructural plans and commitments from state and semi state bodies for the construction of public infrastructure to service the zoned lands within the lifetime of the Current Development Plan.

There is no commitment of public utilities to provide the necessary capacity for the specific site that is on the Residential Zoned Land Tax.

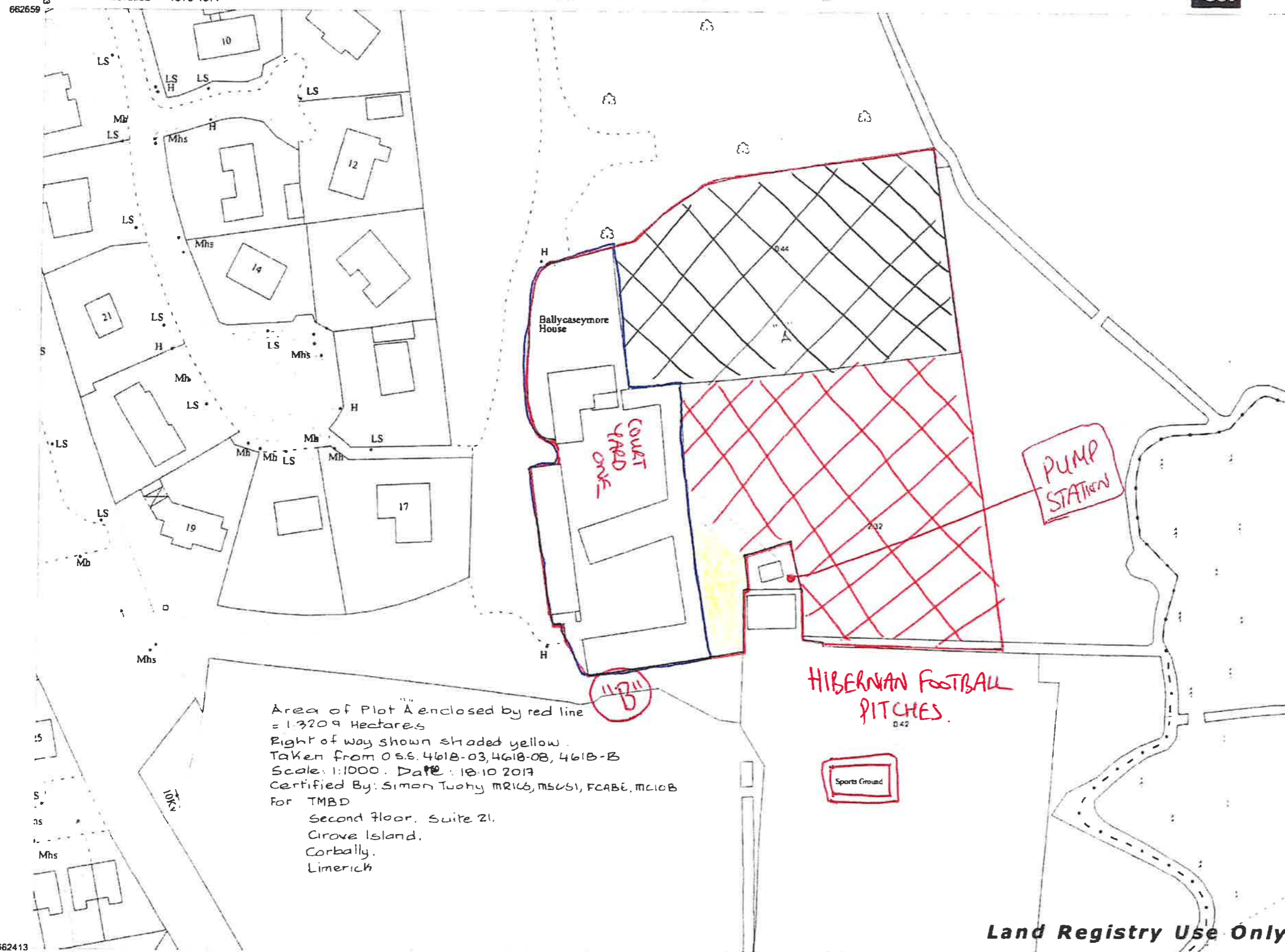
You might confirm receipt of the enclosed and if any further information is required, please do not hesitate to make contact.

Yours sincerely

[REDACTED]

Surveyed 1977-1994  
 Revised 2016  
 Levelled 1976-1977

# Land Registry Compliant Map



Area of Plot A enclosed by red line  
 = 1.3209 Hectares  
 Right of way shown shaded yellow.  
 Taken from O.S.S. 4618-03, 4618-08, 4618-B  
 Scale: 1:1000. Date: 18-10-2017  
 Certified By: Simon Tuohy MRICB, MSUSI, FCABE, MCICB  
 For TMBD  
 Second Floor, Suite 21,  
 Grove Island,  
 Corbally,  
 Limerick

## ITM CENTRE PT COORDS

542209,662536

## DESCRIPTION

## MAP SHEETS

1:1000  
 4618-03 4618-08  
 1:2500  
 4618-B



Arna thionsu agus ama fhóilsiu ag Suirbhéireacht Ordánais Éireann, Páirc an Fhionnuisce, Baile Átha Cliath 8, Éire  
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 Ní thaispeánann léarscál de chuid Ordánais Shuirbhéireacht na hÉireann teorann phointe deaithúil de mháoin namh, ná úinéireacht de ghnéithe fhisiciúla  
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Land Registry Use Only

Plot Ref. No. 19761848\_1\_1  
 Plot Date 18-OCT-2017



Scale:- 1:1,000  
 Scála:- 1:1,000



- APPLICANT SITE BOUNDARY
- EXTENT OF PHASE 01 DEVELOPMENT (APPLICABLE TO APPLICATION)
- WAY LEAVE
- FLOOR AREA OF NEW DEVELOPMENT 236m<sup>2</sup>
- FIRE FIGHTING VEHICLE ACCESS ROUTE AND DIMENSIONS
- ⊕ FIRE HYDRANT
- BELOW GROUND WATER TANK - 16,000 CUBIC LITRE CAPACITY



**James Corbett Architects**

**BALLYCASEY CRAFT & DESIGN CENTRE**  
BALLYCASEY SHANNON Co CLARE

FSC Site Layout Plan

Scale: 1:250 @ A <sup>4</sup>	Drawn by: M DONOGHUE
Sheet: 02	Checked by: J CORBETT

2100 - JCA - 01 - DR - A - 0026

SC INITIAL STATUS