

28/03/2024

The Planning Department,  
Clare County Council,  
New Road,  
Ennis,  
County Clare,  
V95 DXP2



**Re: Residential Zoned Land Tax Annual Draft Map**

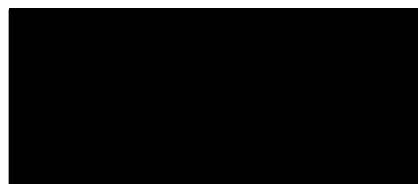
A Chara,

I am writing to you on behalf of myself in relation to the above-mentioned Residential Zoned Land Tax Annual Draft Map. I am the owner of a property in leverstown, Sixmilebridge (Folio number CE56118F) and I would like to lodge a submission to have this property excluded from the upcoming Residential Zoned Land Tax Annual Draft Map. I would like to have my property excluded on the following grounds:

- 1) This property has been given full planning permission by Clare County Council for 2 houses in November 2021. Please see attachment for letter from Clare County Council with this correspondence. Planning Ref. No. is P20/680 which gives me until November 2026 to hopefully erect my proposed residential dwellings. I am currently in the process of acquiring funds so as to complete this proposed plan.
  
- 2) This property was willed to me by my late father after he passed away in at the end of December 2015. This has been in my family since 1961 (now in our 3<sup>rd</sup> generation) and was a garden of 0.12 acres which was part of our family home-place where we were born & grew up. My address at the time of submitting my planning permission application was my family home-place next door to this property (leverstown House, The Square, Sixmilebridge). I wish to keep this piece of property in the [REDACTED] name for at least the 4<sup>th</sup> generation.

I hope you will take my submission into consideration when making your decision in relation to the Residential Zoned Land Tax Annual Draft Map.

Yours Sincerely,



547813

Surveyed 2000-2001  
Revised 2012-2014  
Levelled 1976-1981

# Land Registry Compliant Map



548046

666071

ITM CENTRE PT COORDS

547930,665985

DESCRIPTION

MAP SHEETS

1:2500  
4500-D 4560-B  
4501-C 4561-A



Produced by National Map Services,  
Unit 7, South Ring Business Park,  
Kinsale Road,  
Co. Cork  
On behalf of Ordnance Survey Ireland,  
Phoenix Park, Dublin 8.

Sáraíonn atáirgeadh neamhúdaraithe cóipcheart  
Shuirbhéireacht Ordanáis Éireann agus  
Rialtas na hÉireann.  
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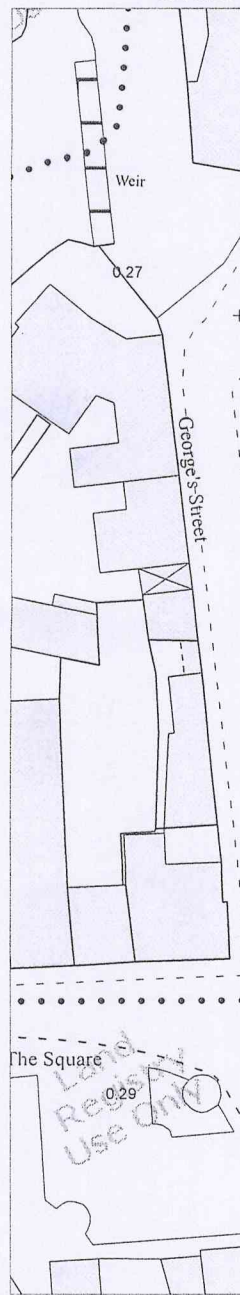
Gach cead cosnamh. Ní ceadmhach aon chuid  
den fhóilseachán seo a chóipeáil, a atáirgeadh nó  
a tharchur in aon fhoirm ná ar aon bhealach gan  
cead i scríbhinn roimh ré ó úinéirí an chóipchirt.  
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© Ordnance Survey Ireland, 2015

665899



548046



*Pat Kelly MRICS ASIS  
8.1 Chartered Building Surveyor  
Area in red = 0.05 HA  
= 0.126 Acres  
10th Sept 2015*

*Land  
Registry  
Use Only*

*Land  
Registry  
Use Only*

*Land  
Registry  
Use Only*

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Registry  
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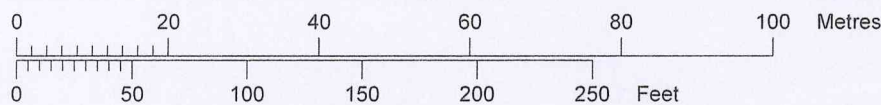
*Land  
Registry  
Use Only*

**Land Registry Use Only**

365899

547813

Scale:- 1:1,000  
Scála:- 1:1,000



Plot Ref. No. 25238558\_1\_1  
Plot Date 26-AUG-2015

548046



COMHAIRLE | CLARE  
CONTAE AN CHLÁIR | COUNTY COUNCIL



**02<sup>nd</sup> November 2021**

**Re: Planning Ref No P20/680**

A Chara,

I attach herewith a Grant of Planning Permission subject to **12 No. Conditions** in respect of the above planning application. This Grant of Permission expires on **01/11/2026**.

It is important that this Grant of Permission is read carefully as all conditions attached to the Grant of Permission must be complied with in full.

In the case of Pre-Development Conditions please ensure that Condition No's 2, 5, 7, 8, 9, 10 & 11 are complied with **before** the development commences.

Please remit the sum of **€11,098.00** in respect of the Contribution required by Condition No. 12. I attach a Proforma Invoice which details the breakdown of these charges under the current Development Contribution Scheme. **Please note that this amount may be adjusted with effect from January 1<sup>st</sup> next, (unless previously discharged) in accordance with the Council's Development Contribution Scheme.**

Please note that payment of the development charge merely discharges your obligation under the Planning & Development Act 2000 (as amended). It does not cover any connection fees, road openings fees etc. that may be charged by the Sanitary Authority.

Please note that in accordance with the Building Control Regulations 1997-2015, there is a statutory requirement to submit a commencement notice to the Building Control Section prior to commencement of development. There is no provision to retrospectively submit a Commencement Notice. **Failure to submit a Commencement Notice prior to commencement of development is an offence under the Building Control Act 1990, as amended.** Should you have any queries regarding same, you should contact the Building Control Section.

I would also like to draw your attention to the attached information note from Irish Water with regard to connecting to water and waste water services.

**An Roinn Pleanála**  
**An Stiúrthóireacht Forbairt Gheilleagrach**

Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

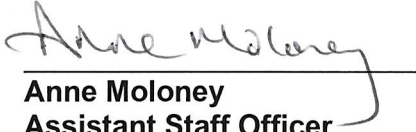
**Planning Department**  
**Economic Development Directorate**

Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



I am obliged to inform you that the commencement of development prior to the discharging of all pre-development conditions to the satisfaction of the Planning Authority constitutes unauthorised development and as such may result in Enforcement Proceedings being commenced without further notice.

Mise le meas,

A handwritten signature in cursive script, appearing to read "Anne Moloney", is written over a horizontal line.

**Anne Moloney**  
**Assistant Staff Officer**  
**Economic Development Directorate**