

31 March 2025

To Clare County Council

Dear Sir

Re Site in Killaloe *Part completed development HARBOUR VILLAGE, Scariff Road, Killaloe*

Residential Zoned Land Tax (RZLT) Status

I note that the above referenced site which was previously not listed due to the lack of services has now been included on the maps for Residential Zoned Land Tax (RZLT) purposes

There are many reasons why the site should be excluded from the maps including the following:

- For 17 plus years no services have been available, preventing the site from being developed
- Sewage plant upgrade works are ongoing but the site is still not serviced as Uisce Eireann has not completed all required works. But expected this June 2025
- In 2018 I approached Clare County Council to propose a temporary sewage plant but this was refused due to the site being within 1 km of a Special Area of Conservation
- I have made repeated attempts to develop the site but all previous applications were refused on grounds of services by Clare County Council despite multiple meetings and efforts to progress the development and complete same.
- The Multiple Unit Development Act case regarding the site as completed is scheduled for June 2025, the plaintiff being the Harbour Village Management Company. If the case is lost the lands are contracted to be transferred to the Owner's Management Company for €5 and lands would potentially be locked.

The RZLT was introduced to activate the development of vacant land. It should be quite clear to the Council, from the history of our interaction over the years. that the site could not be reasonably developed due to lack of services. All my attempts to progress the development of the site, have been frustrated over many years, and **I ask that you expedite my request that the site should not be within scope of the RZLT as per many attempts to do so.**

If you require supporting documentation please advise.

Regards

[Redacted Signature]

[Redacted Contact Information]