

# Rezoning Request on RZLT Final Map 2025

[REDACTED]

Issue: A

[REDACTED]

Customer Document Number:

Document Sign Off

Rezoning Request on RZLT Final Map 2025

Issue A

CURRENT ISSUE					
Issue No: A	Date: 26.03.25	Reason for issue: Rezoning Request			
Sign Off	Originator	Checker	Reviewer	Approver	Customer Approval (if required)

PREVIOUS ISSUES							
Issue No	Date	Originator	Checker	Reviewer	Approver	Customer	Reason for issue

## 1.0 Introduction

We act as Planning Agent on behalf of our [REDACTED] in respect of two clearly defined and identifiable plots of land (See Figure 1 below) located at Ashline, Kilrush Road, Ennis, Co. Clare.

This submission is made pursuant to Section 653F of the Taxes Consolidation Act 1997 (as amended) and Section 114(b) of the Finance Act 2024, in respect of the 2025 Final Residential Zoned Land Tax (RZLT) Map published by Clare County Council on 31 January 2025.

Enclosed is Site Location Map no. 4951-10-101 showing location of subject Plots.

## 2.0 Site and Ownership Details

The subject lands are located within Parcel ID: CELA000168, and are comprised of two distinct plots as outlined in Figure 1 below.

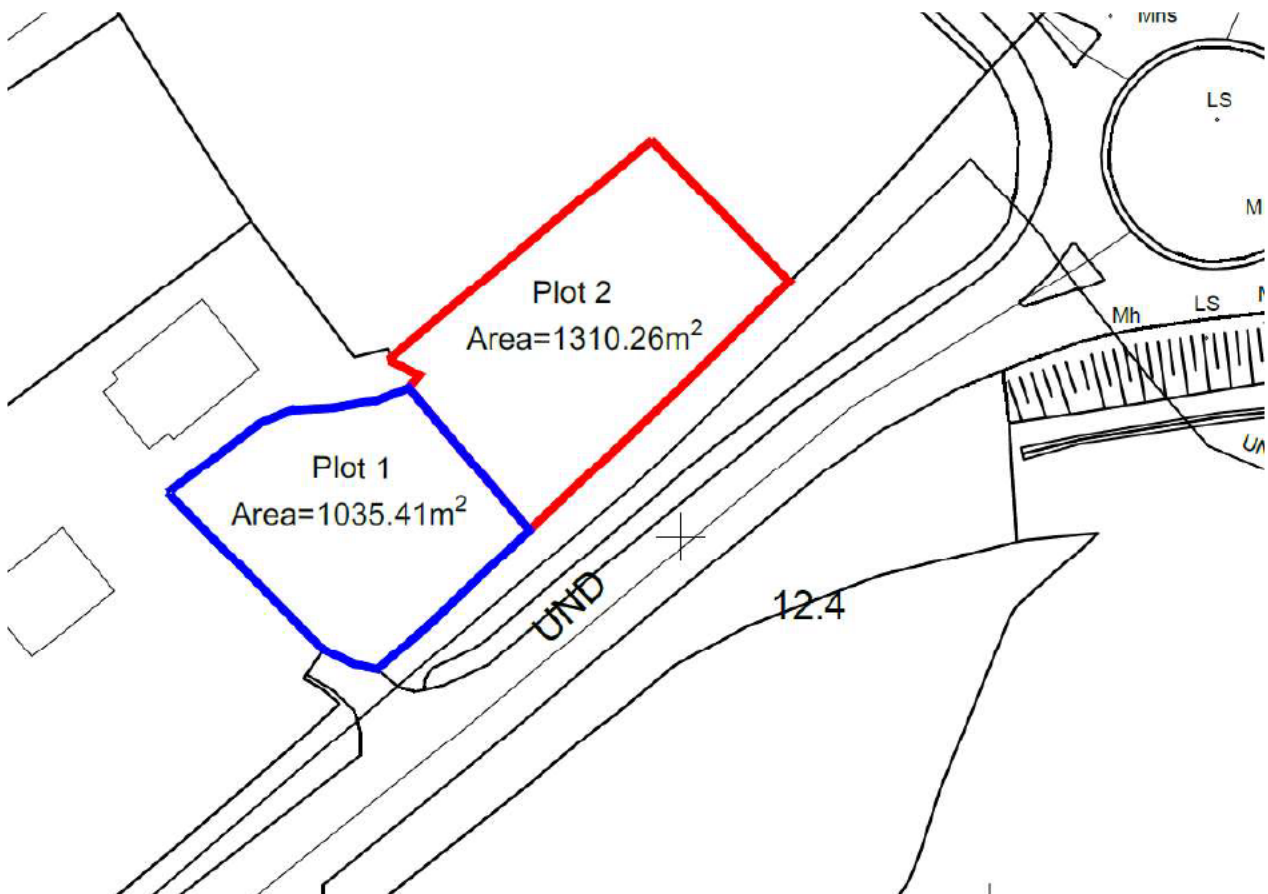
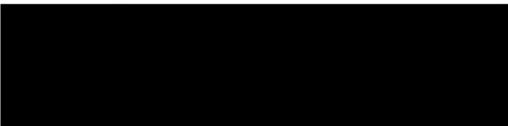


Figure 1 – 2 Plots in Parcel ID CELA000168



- **Plot 1:**
  - Folio: CE21719F
  - Area: 0.103541 ha
  - Ownership: [REDACTED]
  - Use: Paddock used for grazing/horses
  - Zoning on RZLT Map: Existing Residential

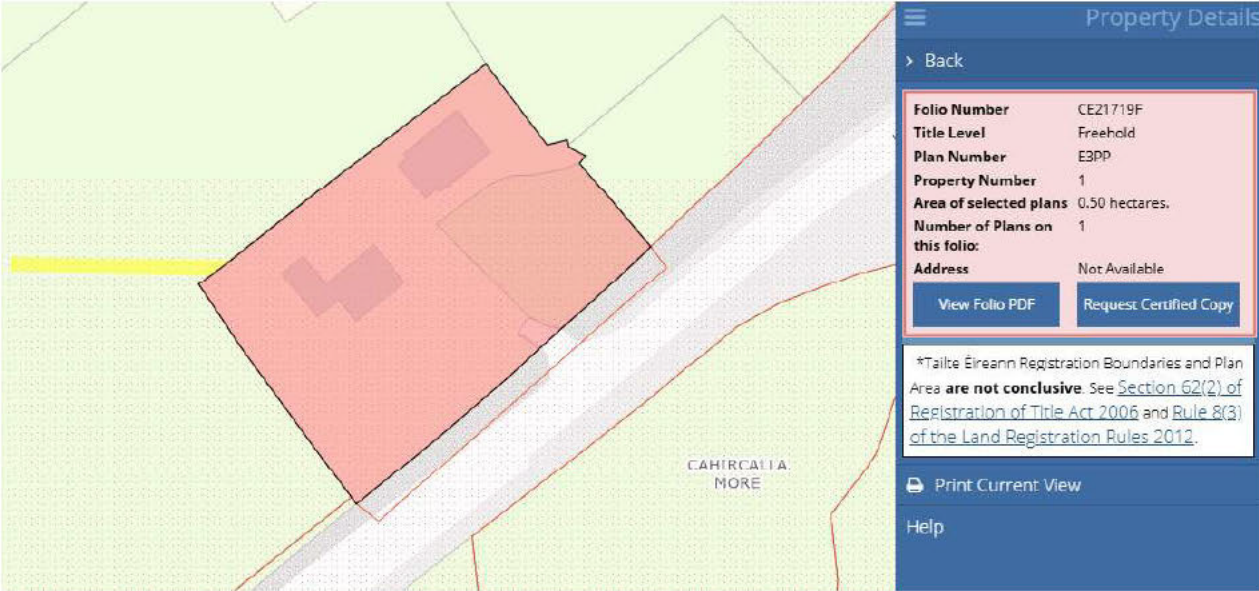
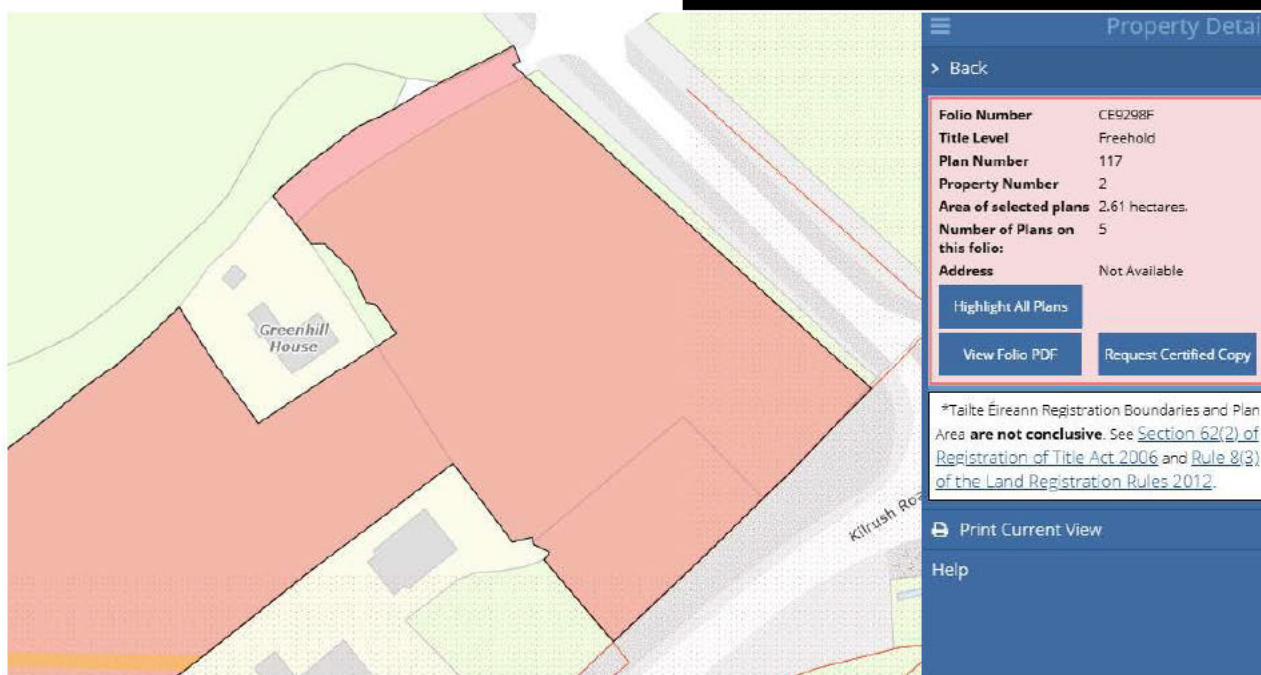


Figure 2 – Folio CE21719F registered to [REDACTED] includes paddock area from Parcel ID CELA000168

- **Plot 2:**
  - Folio: CE9298F
  - Area: 0.131026 ha
  - Ownership: [REDACTED]
  - Use: Sand arena for exercising horses
  - Zoning on RZLT Map: Existing Residential





**Figure 3 – Folio CE9298F registered to [REDACTED] includes sand arena from Parcel ID CELA000168**

The remainder of Folio CE9298F is zoned Strategic Residential Reserve (SRR) and is not the subject of this submission.

### 3.0 Basis for Request – Grounds for Rezoning to Agricultural Use

We respectfully submit that the current zoning designation of Existing Residential is not reflective of the actual or historical use of these plots.

- The lands have never been developed for residential purposes, nor are they part of any serviced residential layout.
- Both plots have been in continuous agricultural and equestrian use for over 40 years, used exclusively as paddock and exercise arena – See photographs from Google images below.
- There are no structures or residential units on the subject plots, and they form part of an active equine/agricultural holding.
- The plots are visually, functionally, and legally distinct from the adjoining residential curtilage of the [REDACTED] home.
- Their designation as *"Existing Residential"* appears to arise from proximity to [REDACTED] residential property rather than any evidence of residential use.

We submit that maintaining these plots under a residential zoning category does not align with the principles of proper planning and sustainable development, nor does it reflect the on-the-ground land use or long-term intentions of the owners.





Google Aerial Image of Paddock and Sand Arena.



Google Street View Image of Paddock July, 2018

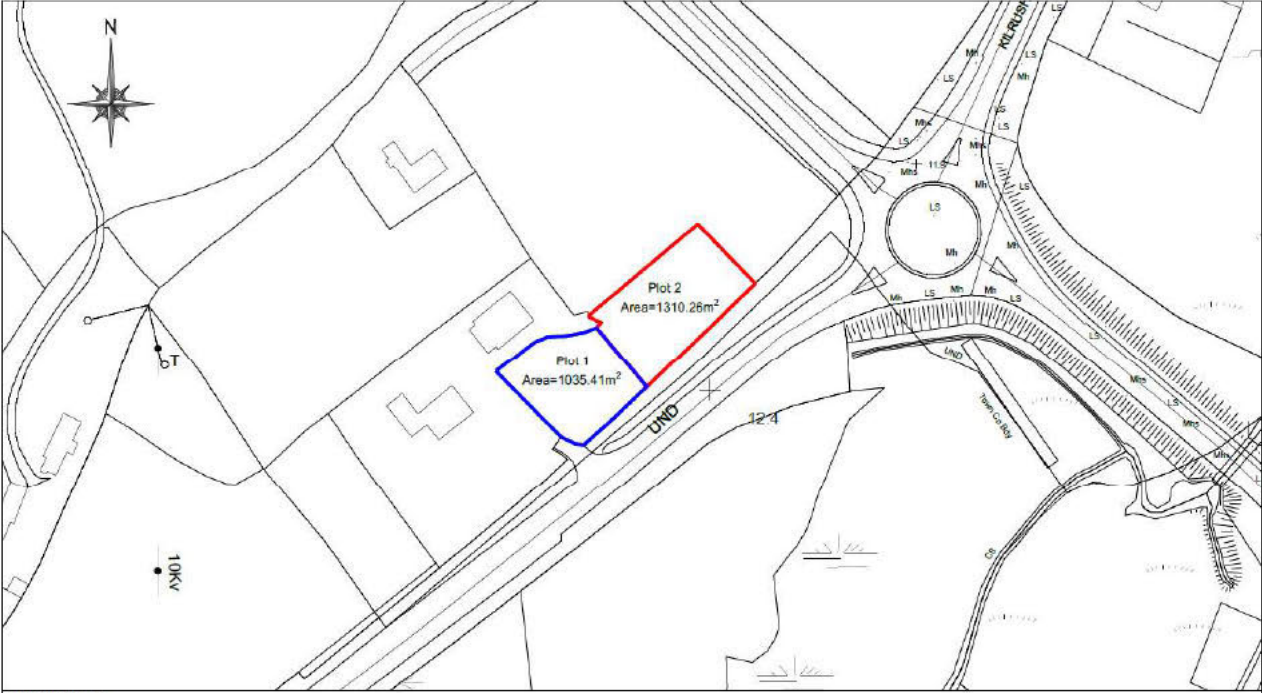




**Google Street View Image of Paddock July, 2018**

## **4.0 Conclusion**

We respectfully request that Clare County Council consider this submission and initiate the process of rezoning the subject plots from Existing Residential to Agriculture, in line with their historic and ongoing use and to ensure consistency with the RZLT legislative intent — which is to apply the tax only to lands that are suitable and intended for residential development.



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NO.	DESCRIPTION	REVISION	DATE

