

Residential Zoned Land Tax Annual Draft Map  
Planning Department  
Offaly County Council  
Áras an Chontae  
Charleville Road  
Tullamore  
Co. Offaly  
R35 F893

Thursday, 28<sup>th</sup> March 2024

To Whom It May Concern

RE: SUBMISSION IN RESPECT OF THE *OFFALY RESIDENTIAL ZONED LAND TAX ANNUAL DRAFT MAP* IN RESPECT OF LANDS AT:

**THE HAWTHORNS, ARDEN ROAD, TULLAMORE, CO. OFFALY**

Thornton O'Connor Town Planning<sup>1</sup> have been retained by [REDACTED] [REDACTED] to prepare this Submission to Offaly County Council in respect of the *Offaly Residential Zoned Land Tax Annual Draft Map* ('*Annual Draft Map*'). This Submission, which is made in accordance with Section 653D of the *Finance Act 2021*, relates to lands in the ownership of [REDACTED] [REDACTED] at The Hawthorns, Arden Road, Tullamore, Co. Offaly.

On 1<sup>st</sup> February 2024, Offaly County Council published the requisite *Annual Draft Map* that identifies lands within its functional area that are considered to be '*suitably zoned and connected to, or has access to services*'<sup>3</sup> and thus 'In Scope' for the purposes of the Residential Zoned Land Tax.

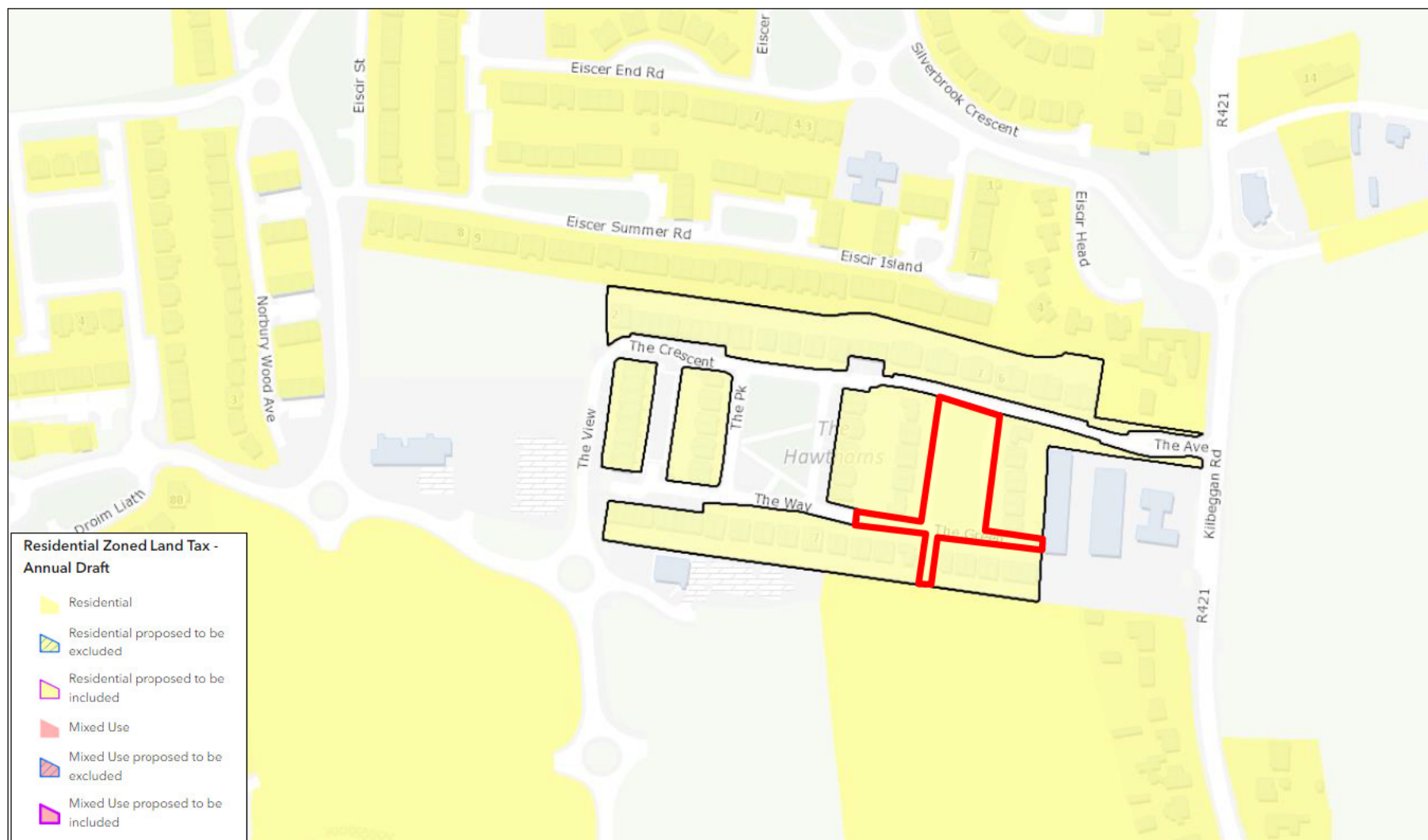
The *Annual Draft Map* prepared by Offaly County Council incorrectly includes an area designated as open space, as well as roads in The Hawthorns, Arden Road, Tullamore, Co. Offaly, which this Submission is seeking the exclusion of from the 'Final Map'.

An extract from the *Offaly Residential Zoned Land Tax Annual Draft Map*, annotated to highlight the extent of Land Parcel ID OYTullooo218 (indicatively outlined in black) and the lands subject to this Submission forming part thereof (indicatively outlined in red), is included overleaf (Figure 1):

<sup>1</sup> No. 1 Kilmacud Road Upper, Dundrum, Dublin 14

<sup>2</sup> Block C, Maynooth Business Campus, Maynooth, Co. Kildare

<sup>3</sup> As set out in Section 3.1 of the *Residential Zoned Land Tax – Guidelines for Planning Authorities (June 2022)*.



**Figure 1:** Extract From the *Offaly Residential Zoned Land Tax Annual Draft Map* Showing the Lands Subject to this Submission

(Source: *Offaly Residential Zoned Land Tax Annual Draft Map, Annotated By Thornton O'Connor Town Planning, 2024*)

As regards Mapping, the *Residential Zoned Land Tax – Guidelines for Planning Authorities (June 2022)* states that:

*'The mapping only identifies those lands which are suitably zoned and serviced in line with the legislative provisions in the Finance Act 2021, and identifies **areas to be excluded which will provide for community infrastructure such as open space, schools and roads which are associated with the development of those lands.**' [Our Emphasis]*

It is clear, having regard to the foregoing extract from the *Residential Zoned Land Tax – Guidelines for Planning Authorities (June 2022)*, that **areas of open space and roads associated with a Development should be excluded from the Residential Zoned Land Tax Maps (which is not the case in this instance). The area of open space and roads subject to this Submission are thus considered 'Out of Scope'.**

We trust the content of this Submission will be duly considered and we look forward to receiving confirmation that the subject lands are considered 'Out of Scope' as they do not satisfy the qualifying criteria and will thus be excluded from the 'Final Map'.

Yours faithfully,

A handwritten signature in black ink that reads "Sadhbh O'Connor".

Sadhbh O'Connor  
Director  
Thornton O'Connor Town Planning

# Land Registry

County Offaly

Folio 25403F

## Register of Ownership of Freehold Land

### Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent.

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	<p>The property shown coloured Red as plan(s) A7DUB, D8M4T on the Registry Map, situate in the Townland of ARDAN, in the Barony of BALLYCOWAN, in the Electoral Division of TULLAMORE RURAL.</p> <p>The Registration does not extend to the mines and minerals</p> <p>C28YD added under D2008TJ017743Y Plan: D8M4T added to folio lands; see D2024LR013684G, 17-JAN-2024</p>	From Folio OY1083N

# Land Registry

County Offaly

Folio 25403F

## Part 1(B) - Property Parts Transferred

No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.
1	1	D2008TJ034893N	03-DEC-2008		C28YD	OY26117F
2	1	D2021LR154349V	08-NOV-2021		D2E89	OY32007F
3	1	D2021LR161669C	19-NOV-2021		D2GCB	OY32008F
4	1	D2021LR168668M	03-DEC-2021		D2GB3	OY32009F
5	1	D2021LR170904U	16-DEC-2021		D2GCV	OY32010F
6	1	D2021LR171576D	15-DEC-2021		D2GCX	OY32011F
7	1	D2021LR171598M	08-DEC-2021		D2GCY	OY32012F
8	1	D2021LR171640T	09-DEC-2021		D2GDN	OY32013F
9	1	D2021LR171679M	08-DEC-2021		D2GC2	OY32014F
10	1	D2021LR172625Y	10-DEC-2021		D21VU	OY32140F
11	1	D2021LR173555H	21-DEC-2021		D24KT	OY32157F
12	1	D2021LR176016V	16-DEC-2021		D2516	OY32167F
13	1	D2021LR176505K	20-DEC-2021		D3G2E	OY32215F
14	1	D2021LR179301N	23-DEC-2021		D3G2M	OY32216F
15	1	D2021LR179399V	11-JAN-2022		D3G3D	OY32218F
16	1	D2021LR182037N	05-JAN-2022		D3G4A	OY32219F
17	1	D2022LR001188D	07-JAN-2022		D3G31	OY32220F
18	1	D2022LR002750P	07-JAN-2022		D3G53	OY32221F
19	1	D2022LR003404A	10-JAN-2022		D3HVU	OY32226F
20	1	D2022LR004682E	12-JAN-2022		D3HX0	OY32227F
21	1	D2022LR005824E	14-JAN-2022		D3HXV	OY32228F
22	1	D2022LR006300G	14-JAN-2022		D3HYM	OY32229F
23	1	D2022LR006922M	14-JAN-2022		D3HYU	OY32230F
24	1	D2022LR008803P	19-JAN-2022		D3K7U	OY32244F
25	1	D2022LR010621A	25-JAN-2022		D3K78	OY32245F
26	1	D2022LR011042P	24-JAN-2022		D3K9P	OY32246F
27	1	D2022LR014557G	28-JAN-2022		D3MAG	OY32247F

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County Offaly

Folio 25403F

No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.
28	1	D2022LR019215H	01-FEB-2022		D3MA0	OY32248F
29	1	D2022LR019793U	09-FEB-2022		D3MBR	OY32249F
30	1	D2022LR024059W	28-FEB-2022		D3RWW	OY32267F
31	1	D2022LR024071R	28-FEB-2022		D3R03	OY32268F
32	1	D2022LR024116M	28-FEB-2022		D3R4A	OY32270F
33	1	D2022LR024085Y	28-FEB-2022		D3R38	OY32271F
34	1	D2022LR024104G	28-FEB-2022		D3R7V	OY32272F
35	1	D2022LR024127Q	28-FEB-2022		D3R89	OY32273F
36	1	D2022LR024131K	28-FEB-2022		D3XAE	OY32292F
38	1	D2022LR028709E	01-MAR-2022		D456B	OY32405F
39	1	D2022LR031669N	01-MAR-2022		D4553	OY32406F
40	1	D2022LR034041Q	10-MAR-2022		D46CN	OY32407F
41	1	D2022LR035365R	11-MAR-2022		D46DR	OY32408F
42	1	D2022LR036005V	08-MAR-2022		D46NN	OY32411F
43	1	D2022LR038852U	15-MAR-2022		D46P0	OY32412F
44	1	D2022LR039581U	14-MAR-2022		D46Q1	OY32413F
45	1	D2022LR046851P	31-MAR-2022		D46VC	OY32414F
46	1	D2022LR048018T	05-APR-2022		D46V8	OY32415F
47	1	D2022LR048039Y	31-MAR-2022		D461M	OY32416F
48	1	D2022LR048689J	01-APR-2022		D462C	OY32417F
49	1	D2022LR051984K	07-APR-2022		D4622	OY32418F
50	1	D2022LR052442J	08-APR-2022		D47VV	OY32424F
51	1	D2022LR059756N	25-APR-2022		D5W55	OY32512F
52	1	D2022LR059888B	03-MAY-2022		D5W64	OY32513F
53	1	D2022LR062083M	10-MAY-2022		D5W77	OY32514F
54	1	D2022LR062696Q	03-MAY-2022		D5W8W	OY32515F
55	1	D2022LR063037J	29-APR-2022		D5XAC	OY32516F
56	1	D2022LR064092X	16-MAY-2022		D5XBD	OY32518F
57	1	D2022LR074235A	23-MAY-2022		D5XAX	OY32519F

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County Offaly

Folio 25403F

No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.
58	1	D2022LR078865A	01-JUN-2022		D5XCE	OY32520F
59	1	D2022LR083238E	08-JUN-2022		D5XHE	OY32521F
60	1	D2022LR085966W	14-JUN-2022		D5XKJ	OY32522F
61	1	D2022LR092959P	29-JUN-2022		D5X5K	OY32528F
63	1	D2022LR097433H	28-JUL-2022		D5X99	OY32531F
64	1	D2022LR097437N	05-JUL-2022		D5YBH	OY32532F
65	1	D2022LR098307G	12-JUL-2022		D5YB6	OY32533F
66	1	D2022LR100611Y	08-JUL-2022		D5YCX	OY32534F
67	1	D2022LR104517X	15-JUL-2022		D5YGH	OY32535F
68	1	D2022LR104608A	15-JUL-2022		D5YGN	OY32536F
69	1	D2022LR093172K	22-JUL-2022		D5YHP	OY32537F
70	1	D2022LR105380D	18-JUL-2022		D5YHU	OY32538F
71	1	D2022LR105420T	18-JUL-2022		D5YJT	OY32539F
72	1	D2022LR105463G	19-JUL-2022		D5YME	OY32540F
73	1	D2022LR106542J	26-JUL-2022		D5YNJ	OY32542F
74	1	D2022LR111411C	28-JUL-2022		D5YPV	OY32544F
75	1	D2022LR112318N	03-AUG-2022		D5YRV	OY32545F
76	1	D2022LR113044J	03-AUG-2022		D5YR7	OY32547F
77	1	D2022LR117472Y	09-AUG-2022		D502Y	OY32552F
78	1	D2022LR119889K	12-AUG-2022		D503H	OY32553F
79	1	D2022LR122196D	15-AUG-2022		D5043	OY32555F
80	1	D2022LR124196P	22-AUG-2022		D504X	OY32556F
81	1	D2022LR128908U	30-AUG-2022		D52N6	OY32564F
82	1	D2022LR129120P	30-AUG-2022		D52PG	OY32565F
83	1	D2022LR133895Q	07-SEP-2022		D52P7	OY32566F
84	1	D2022LR135522T	07-SEP-2022		D52Q3	OY32567F
85	1	D2022LR136084W	19-SEP-2022		D52RN	OY32568F
86	1	D2022LR138105R	13-SEP-2022		D52TG	OY32569F
87	1	D2022LR139709Y	23-SEP-2022		D52T8	OY32570F

# Land Registry

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Folio 25403F

No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.
88	1	D2022LR141722M	19-SEP-2022		D52UM	OY32572F
89	1	D2022LR141735T	19-SEP-2022		D52UW	OY32573F
90	1	D2022LR146868H	27-SEP-2022		D52VC	OY32574F
91	1	D2022LR148267U	21-OCT-2022		D52UY	OY32575F
92	1	D2022LR148871M	21-OCT-2022		D52Y2	OY32577F
93	1	D2022LR127725H	30-AUG-2022		D53PH	OY32579F
94	1	D2022LR127737N	30-AUG-2022		D53PY	OY32580F
95	1	D2022LR127746P	30-AUG-2022		D53QC	OY32581F
96	1	D2022LR127760M	30-AUG-2022		D53P4	OY32582F
97	1	D2022LR127766U	30-AUG-2022		D53P8	OY32583F
98	1	D2022LR089509Q	24-JUN-2022		D6CGP	OY32642F
99	1	D2022LR151966Q	06-OCT-2022		D6VHX	OY32716F
100	1	D2022LR157293X	13-OCT-2022		D6VMB	OY32718F
101	1	D2022LR165786P	28-OCT-2022		D6VR5	OY32720F
103	1	D2022LR169102M	04-NOV-2022		D6VTY	OY32722F
104	1	D2022LR169199T	07-NOV-2022		D6VUB	OY32723F
105	1	D2022LR170135J	08-NOV-2022		D6VU8	OY32724F
106	1	D2022LR178289V	21-NOV-2022		D6WVY	OY32732F
107	1	D2023LR023462M	10-FEB-2023		D6WXU	OY32733F
108	1	D2023LR039265U	08-MAR-2023		D6WW9	OY32734F
109	1	D2023LR067632G	08-MAY-2023		D7XT8	OY32912F
110	1	D2024LR013684G	17-JAN-2022		D8M4U	OY33036F



# Land Registry

County Offaly

Folio 25403F

## Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	<p>14-JAN-2008 D2008TJ000267Y</p> <p>LYSTONVALE LIMITED of C/O O'Donnell Sweeney Eversheds, 1 Earlsfort Centre, Earlsfort Terrace, Dublin 2 is full owner.</p> <p>Cancelled D2019LR161468W 29-OCT-2019</p>
2	<p>29-OCT-2019 D2019LR161468W</p> <p>[REDACTED]</p>

# Land Registry

County Offaly

Folio 25403F

## Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p><del>06-JUN-2008</del> <del>D2008TJ017743Y</del></p> <p><del>Charge for present and future advances repayable with interest.</del> <del>THE GOVERNOR AND COMPANY OF THE BANK OF IRELAND is owner of this charge.</del> Cancelled D2016LR089440T 01-JUL-2016</p>
2	<p>15-FEB-2012 D2012LR027788G</p> <p>Full right and liberty for Offaly County Council to enter the property to maintain, repair and cleanse the public sewer and such other easements as specified in Instrument No. D2012LR027788G in favour of Offaly County Council their heirs and assigns and others as specified therein affecting the part of the property shown coloured yellow on Plan A7DUB of the Registry Map</p>
3	<p>08-NOV-2021 D2021LR154349V</p> <p>The covenants and conditions (if any) relating to the use and enjoyment of the property, and such other rights created by Deeds of Transfer made between Glenveagh Homes Limited of the one part and the registered owners of the new folios specified in Part 1B of this Folio OY25403F.</p>
4	<p>17-AUG-2022 D2022LR121243M</p> <p>The property is subject to rights, covenants and easements in favour of Irish Water as specified in Instrument D2022LR121243M.</p>

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MAP SERIES:  
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1:2,500 | 3371-C  
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LRX,LRV= 633678, 726615  
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URX,URV= 633678, 727230  
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ITM  
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ITM CENTRE POINT CO-ORDINATE:  
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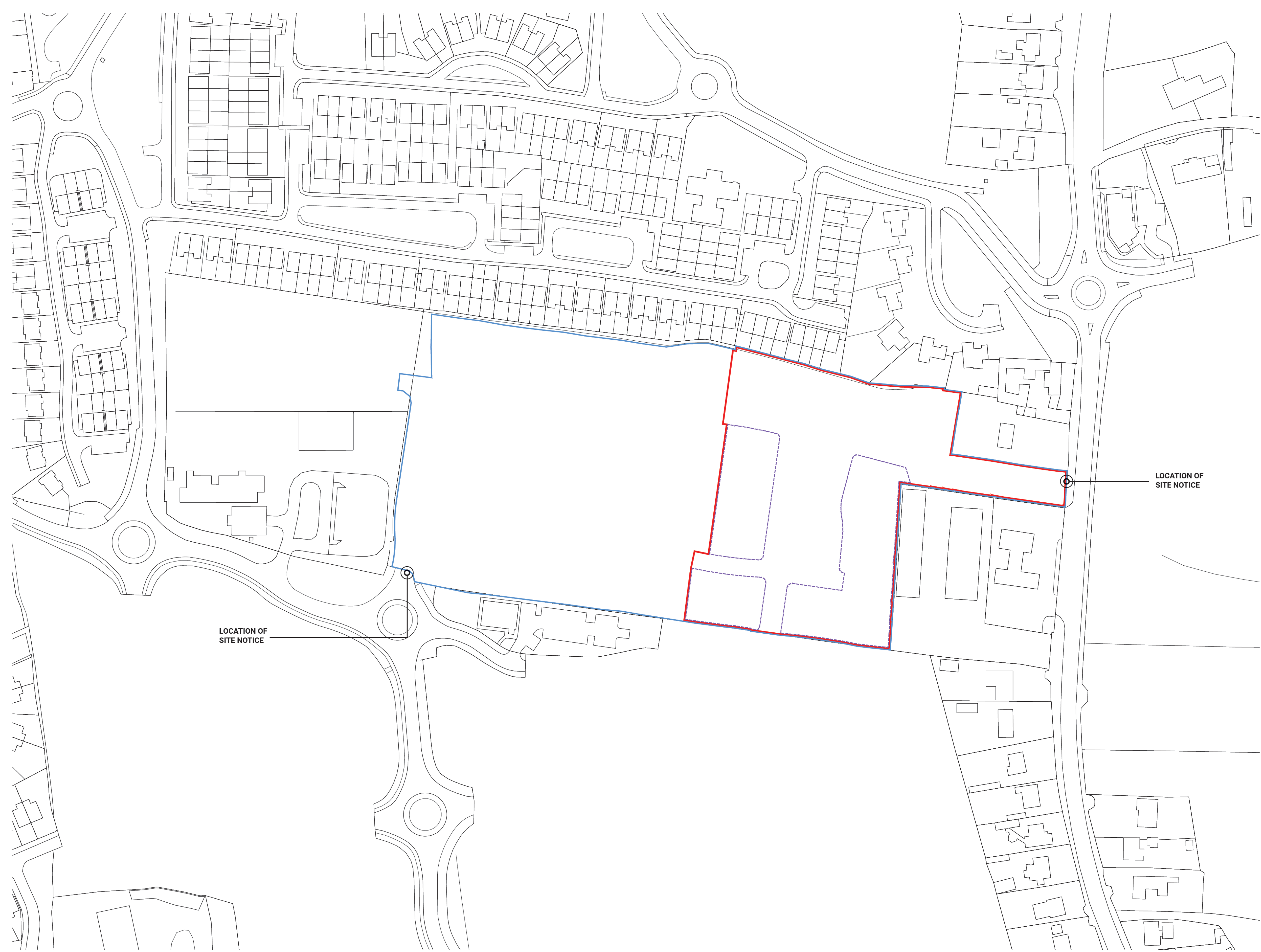
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Site Location Map  
1:1000

- Extent of lands in the Applicant's Control
- Extent of Application Site
- Areas subject to Amendments

Notes  
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rev	date	description	drawn
-	03.09.2020	Issued for Planning	BM



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Client	GLENVEAGH HOMES LIMITED	Project No	-
Project	AMENDMENTS TO APPROVED RESIDENTIAL DEVELOPMENT AT ARDEN ROAD, TULLAMORE, CO. OFFALY	19.015	
Drawing	SITE LOCATION MAP		
Dwg No	P-001	Rev	-
Scale	1:1000 @ A1	Issue	Drawn
Date	SEPT 2020	FOR PLANNING	BM ED ED