

BETTER VALUE UNLIMITED COMPANY

Better Value Unlimited Company
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31 March 2025

Planning Department
Offaly County Council
Áras an Chontae
Charleville Road
Tullamore
Co. Offaly
R35 F893

RE:	Annual Residential Zoned Land Tax (RZLT) Map 2026
Site Address:	Land at Riverside, Church Road, Tullamore, Co. Offaly
Map Parcel Id:	OYTULL000069
Parcel Size:	3.865449 Hectares
Land Use Zoning:	Town Centre/Mixed Use/Retail Core (Mixed Use)

Dear Sir/Madam,

We, Better Value Unlimited Company, located at 46-50 South Great Georges Street, Dublin 2 respectfully request that the lands identified above and within our ownership be excluded from the Final Annual RZLT Map. The lands do not satisfy the relevant criteria for map inclusion as outlined in Part 22A of the Taxes Consolidation Act 1997 (TCA 1997).

Included with this submission are OSI maps identifying the lands within our ownership, outlined in red.

Site Location and Description

The site comprises of brownfield lands at Riverside, Church Road, Tullamore, Co. Offaly.

Development Plan Zoning and Other Provisions

The site is zoned for Town Centre/Mixed Use in the Offaly County Development Plan (CDP) 2021–2027 and is identified within the core retail area. Additionally, the site is designated as Opportunity Site No. 6 in Tullamore, as outlined in the CDP. However, the site is also recognized as a constrained land use area due to flood risk.

Figure 1 – Parcel ID: OYTULL000069

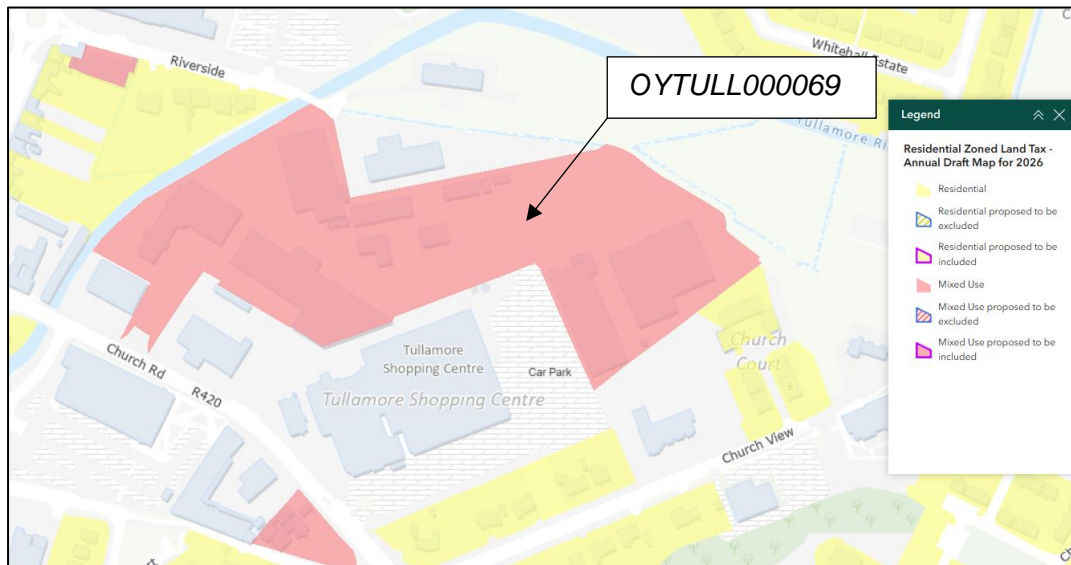
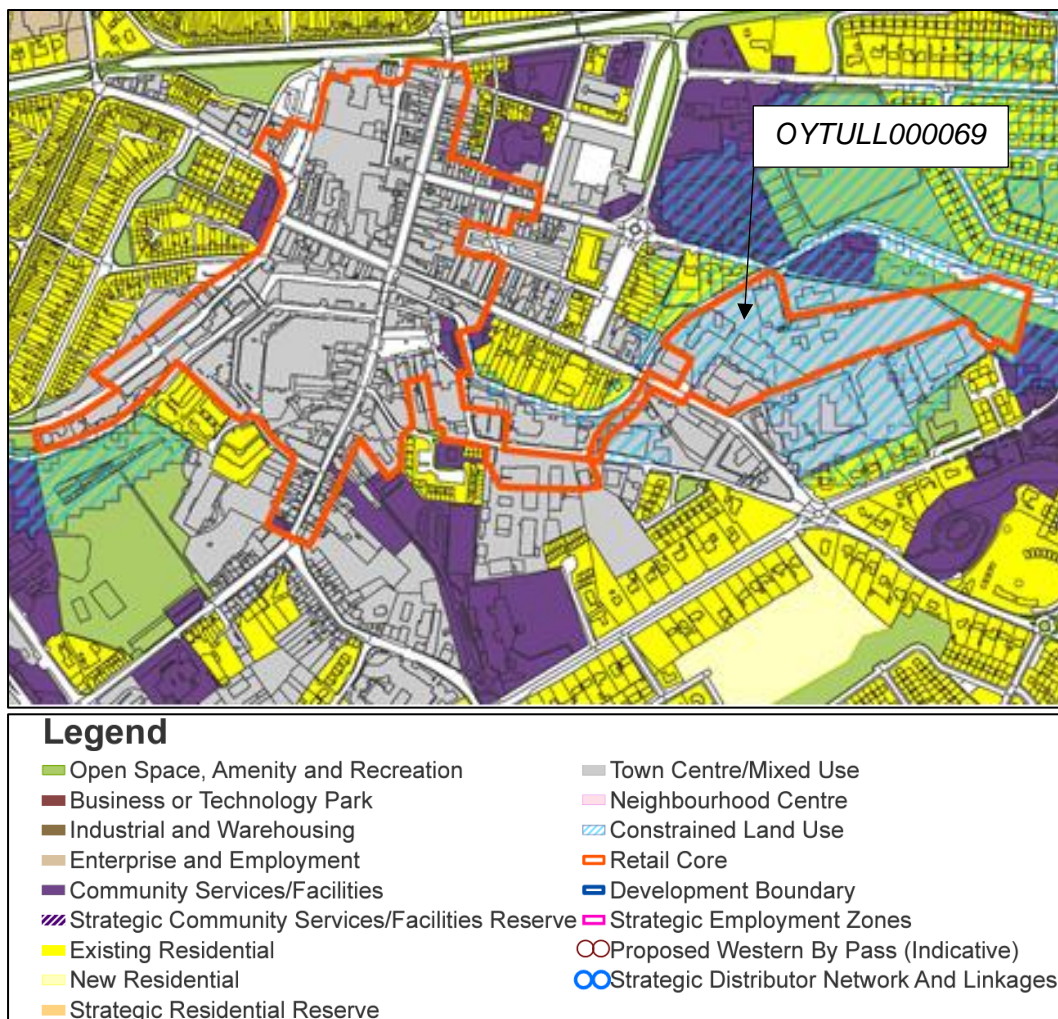


Figure 2 – Development Plan Zoning Map



Planning History

On 07 May 2021 permission was granted at appeal (ABP Ref: 306395-20) for the demolition of existing buildings and structures on site and erection of a new retail-led, mixed use town centre development extending to 14,855 sqm gross.

Grounds for Challenging RZLT Map Inclusion

The subject site does not meet the relevant criteria for inclusion for the following reason:

- The site, although zoned for Town Centre/Mixed Use, is designated as a constrained land use area due to the risk of flooding. This designation may preclude residential development on parts or all of the site. Therefore, the site should be excluded from the RZLT map.

Conclusion

We respectfully request the exclusion of land parcel OYTULL000069 from the final RZLT Map, as the lands do not meet the relevant criteria for inclusion as outlined in the Taxes Consolidation Act 1997 (as amended).

Yours faithfully,

Better Value Unlimited Company

Land Registry Compliant Map

**CENTRE
COORDINATES:**
ITM 634538,724985

PUBLISHED:
19/12/2022

ORDER NO.:
50308746_2

MAP SERIES:
1:1,000

MAP SHEETS:
3434-09

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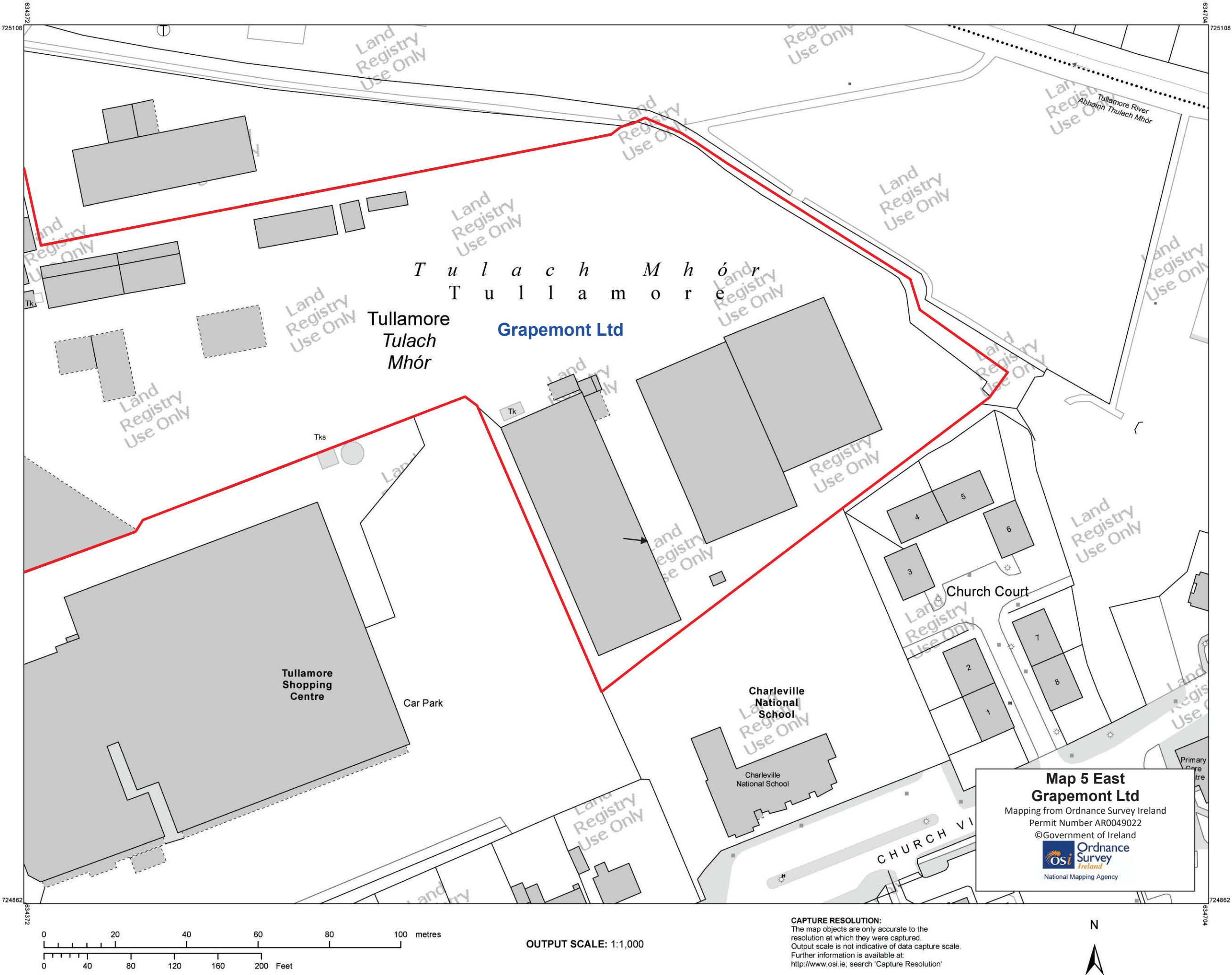
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Land Registry Compliant Map

**CENTRE
COORDINATES:**
ITM 634339,724986

PUBLISHED:
19/12/2022

ORDER NO.:
50308746_1

MAP SERIES:
1:1,000
1:1,000

MAP SHEETS:
3434-08
3434-09

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