

30 March, 2024

Senior Executive Officer,
Planning Department,
Meath County Council,
Buvinda House, Dublin Road,
Navan, Co. Meath, C15 Y291

Submitted electronically to: <https://consult.meath.ie/>

RE: Submission with respect to inclusion of land in Residential Zoned Land Tax (RZTL) Maps

Dear Sir/Madam,

I am writing to challenge the inclusion of a particular parcel of land in the current draft RZLT map, as the land in question lies within a designated flood plain. It is therefore considered unsuitable for residential development and is exempt from inclusion from RZLT provisions.

The parcel of land in question (Parcel ID: MHLA00320126), is located on the eastern outskirts of Ratoath, near Moulden Bridge housing estate and adjacent to the Ratoath Stream, a tributary of the Broadmeadow River. The land is zoned 'A1 - Existing Residential' per Meath County Development Plan 2021-2027. The entirety of the subject lands are situated within a flood plain as designated by the Office of Public Works in their 2016 CFRAM flood mapping of the Broadmeadow watershed.

Figure 1.0 below illustrates the current RZLT Draft Map with subject lands outlined in red and currently included within the proposed scope of the tax assessment.

Figure 1.1 is an extract from the OPW's CFRAM map identifying the same lands as a flood plain. The full CFRAM map is appended to this letter for your further review if required.



Fig. 1.0
Screen shot of current RZLT Draft Map
from Meath County Council website.

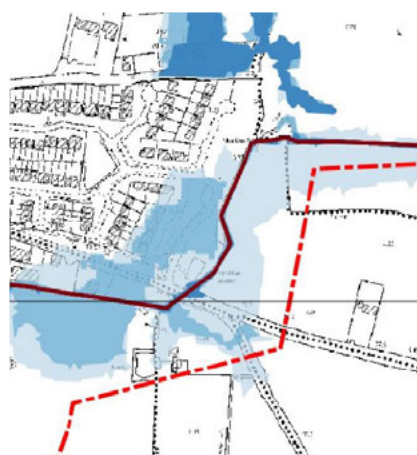


Fig. 1.1
Extract from OPW CFRAM map 'Broad Meadow
Model Fluvial flood extent map', dated Sep, 2016.

Under the Taxes Consolidation Act 1997, Part 22A Residential Zoned Land Tax, Section 653B – Criteria for inclusion in map, it is stated that;
'Land that meets the criteria set out in this section is land that ... is not affected in terms of its physical condition, by matters to a sufficient extent to preclude the provision of dwellings...'

Given these circumstances outlined above, it is clear that the limitations imposed by the flood plain designation is a physical condition that would preclude a grant of planning permission and subsequent provision of housing on the subject lands. Consequently, the inclusion of this property in the land tax assessment is unreasonable. Therefore, I kindly request that you consider removing this land from the RZLT map.

Thank you for your attention to this matter. Should you have any further inquiries or require any additional information, please do not hesitate to contact me. I look forward to your response.

Sincerely,



Site Location Map

CENTRE COORDINATES:
ITM 703336,751507

PUBLISHED: 05/04/2022
ORDER NO.: 50260582_1

MAP SERIES: 6 Inch Raster
MAP SHEETS: DN006
6 Inch Raster MH044
6 Inch Raster MH045

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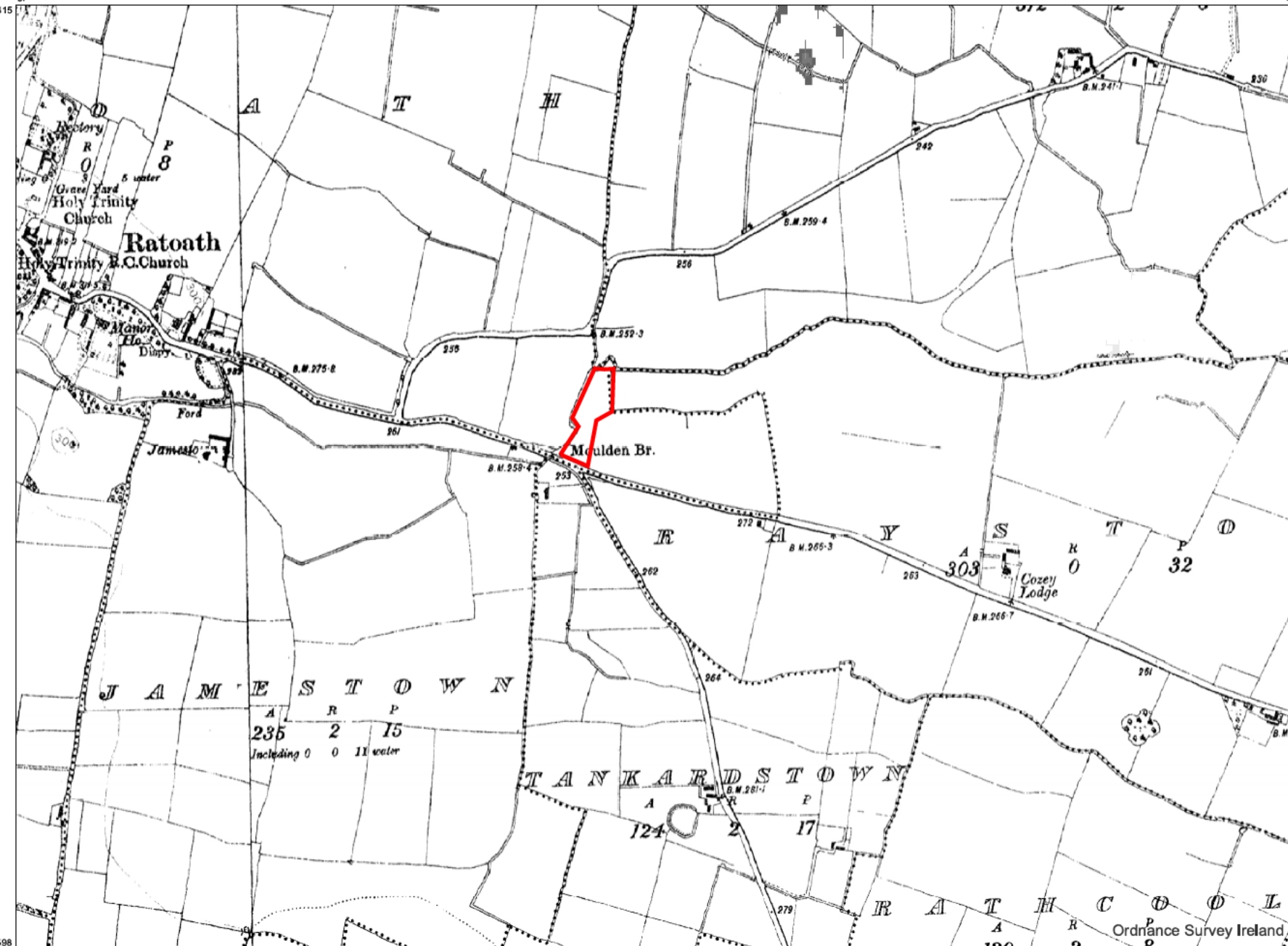
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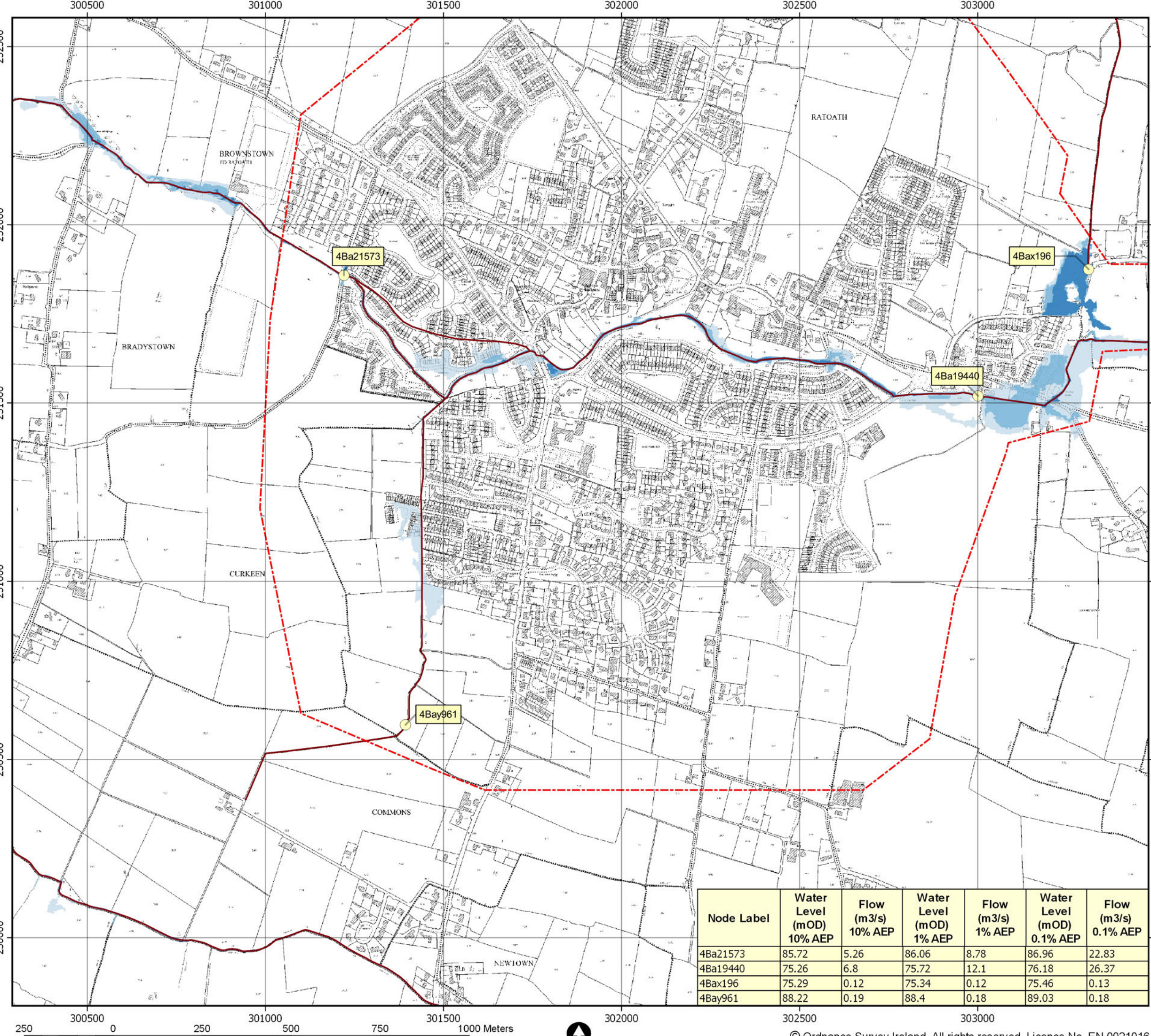
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LEGEND:
<http://www.osi.ie>;
search 'Large Scale Legend'



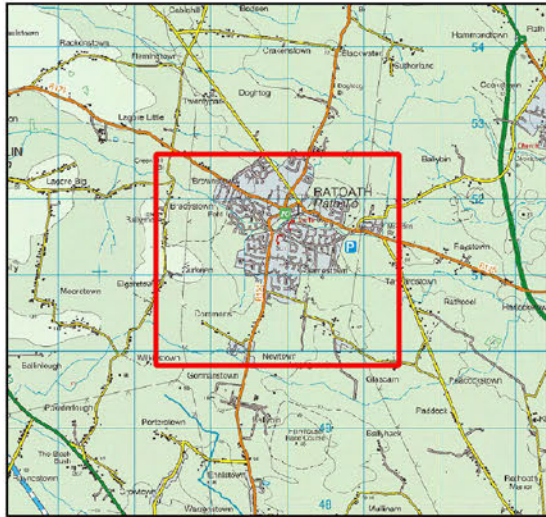
OUTPUT SCALE: 1:10,560

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
<http://www.osi.ie>; search 'Capture Resolution'



Node Label	Water Level (mOD) 10% AEP	Flow (m3/s) 10% AEP	Water Level (mOD) 1% AEP	Flow (m3/s) 1% AEP	Water Level (mOD) 0.1% AEP	Flow (m3/s) 0.1% AEP
4Ba21573	85.72	5.26	86.06	8.78	86.96	22.83
4Ba19440	75.26	6.8	75.72	12.1	76.18	26.37
4Bax196	75.29	0.12	75.34	0.12	75.46	0.13
4Bay961	88.22	0.19	88.4	0.18	89.03	0.18

Location Plan:



LEGEND

- AFA Boundary
- Defended Area
- Modelled River Centreline
- Node Point
- 10% AEP Fluvial Extent (High Risk)
- 1% AEP Fluvial Extent (Medium Risk)
- 0.1% AEP Fluvial Extent (Low Risk)
- Flood Defence - Embankment
- Flood Defence - Wall
- Gate
- NODE123 Node Label
- x.x% AEP Standard of Protection of Flood Defence

IMPORTANT USER NOTE:
THE VIEWER OF THIS MAP SHOULD REFER TO THE
DISCLAIMER, GUIDANCE NOTES AND CONDITIONS
OF USE THAT ACCOMPANY THIS MAP.



The Office of Public Works
Jonathan Swift Street
Trim
Co. Meath

Project:
FINGAL EAST MEATH FRAM STUDY

Map: **Broad Meadow Model**
FLUVIAL FLOOD EXTENT MAP

Map Type: EXTENT

Source: FLUVIAL

Map Area: HPW

Scenario: CURRENT

Drawn by: IH Date: Sep - 2016

Checked by: MC Date: Sep - 2016

Approved by: JM Date: Sep - 2016

Map No.:
BRO/HPW/EXT/CURS/002

Revision: F0

Map Scale: 1:10,000 Plot Scale: 1:1 @ A3