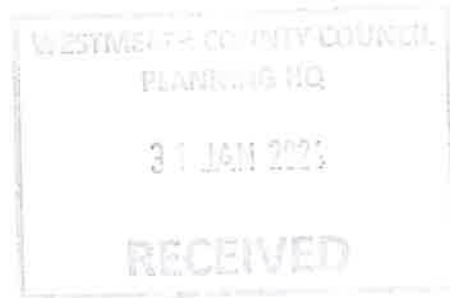




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COVER PAGE

ATHLONE JOINT URBAN AREA PLAN 2024-2030

SUBMISSION 31ST JANUARY 2024

The Craft of Building

RESIDENTIAL • COMMERCIAL • FIT OUT • REFURBISHMENT • CONSERVATION



Directors:
Kevin Lynott
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ATHLONE JOINT URBAN AREA PLAN 2024-2030

SUBMISSION 31st January 2024

Concerning the re-zoning of lands at Monksland Townland, Athlone, County Roscommon

We KJL., seek to have our lands at Monksland Townland, Athlone, County Roscommon (as indicated on the attached Monksland/Bellanamullia LAP 2016-2022 Land Use Zoning Map as subject site) re-zoned to allow for residential development.

Reasons

This land was previously zoned residential with planning permission PD/05/20 granted by Roscommon County Council on 26th July 2006, so it was then deemed suitable for this development.

If the land were to be re-zoned in the Athlone Joint Urban Area Plan 2024-2030 KJL Developments Ltd will engage reputable architects and civil engineers to prepare and submit a planning application to Roscommon County Council. These properties would be planned to meet the highest current standards of design, construction and sustainability.

Athlone has a role as a Regional Growth Area we are aware of considerable future commercial and manufacturing developments planned for the area.

From our discussions with Sherry Fitzgerald in Athlone they outlined that there is an acute shortage of quality residential accommodation in the subject area and that this shortage may hamper Athlone future development.

We are further aware that some of the landowners with lands zoned for residential in the Monksland/Bellanamullia LAP 2016-2022 intend to have these lands de-zoned where they have no interest pursuing residential development. This will occur to avoid liability for Residential Zoned Land Tax (RZLT) which will be fall due in February 2025 as outlined in the Finance (No.2) Bill 2023.

We earnestly request that our submission is favourable considered, bear in mind if our lands are re-zoned as requested, we will need to progress the development promptly or become liable for Residential Zoned Land Tax (RZLT) ourselves.

Please acknowledge safe receipt.

Signed

**Kevin Lynott
Managing Director**

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Land Use Zoning

Under the provisions of the MBLAP, the lands are currently zoned ‘*Transitional Agricultural*’, which is designed to preserve the character of rural or ‘edge’ areas and provide for agricultural development as well as other uses not directly associated with agriculture including housing for family members, tourist-related projects and amenity uses (see Figure 2 below). It is designed to prohibit development that would create premature demand for infrastructural services and seeks to restrict new residential development to essential housing need. On this basis, conventional ‘residential’ development is not a permissible use under this zoning objective.

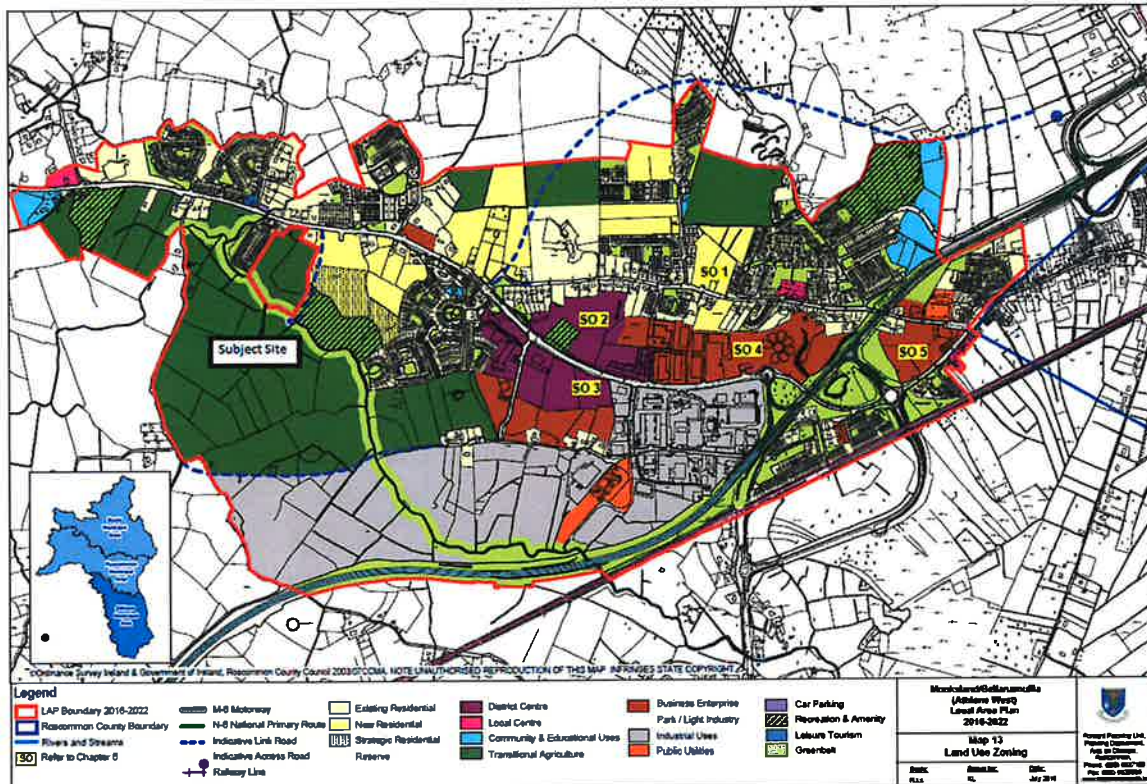


Figure 2: Monksland/Bellanamullia LAP 2016-2022 Land Use Zoning Map – Red Line Boundary. (Source: Roscommon County Council, 2021. Annotated by TPA, 2021.)

Notwithstanding this, there are several existing residential housing estates in relatively close proximity to the subject lands including the Millrace to the west; Barley Fields, Millcross Crescent and Forest Mill to the north-west with the River Village and Corrán Riada developments further to the east. There are, however, undeveloped lands adjoining the site on its eastern boundary zoned as ‘New Residential’ and ‘Strategic Residential Reserve,’ with further undeveloped zoned lands further to the east close to the area designated as District Centre (surrounding Supervalu).

Residential Zoned Land Tax (RZLT)

1. Overview

2. [RZLT due date and excluded properties](#)

3. [Registering for RZLT](#)

Overview

Note

The Finance (No.2) Bill 2023 proposes that the first liability date for Residential Zoned Land Tax (RZLT) will be deferred until 01 February 2025. On the passing of the Bill, there will be no immediate requirement to register for RZLT and registration will open in early December 2024. The obligation to register for RZLT will arise in respect of a relevant site which, at that point, will be land which will appear on a revised final RZLT map that will be published by the local authorities not later than 31 January each year, commencing in 2025. Such land may include residential properties and, where such properties are subject to Local Property Tax, they will not be subject to RZLT. Where the gardens or yards of such properties are greater than 0.4047 hectares, owners will be obliged to register, but not pay, RZLT.

Residential Zoned Land Tax (RZLT) is an annual tax. It is calculated at 3% of the market value of land within its scope. It will apply from 2024 onwards. Certain properties are excluded from the tax such as existing residential properties liable for Local Property Tax (LPT).

RZLT will apply to land that on, or after, 01 January 2022, is:

- zoned for residential use

and

- serviced.

In general, land is serviced where it has sufficient access to the infrastructure required for residential development. This includes roads, paths, lighting and access to water supply and services, including sewers and drainage.

Each local authority will prepare and publish a map identifying land within the scope of RZLT. The first draft maps were published by local authorities on 01 November 2022. Supplemental and final maps will be published in 2023. Local authorities will update these maps annually from 2025 onwards for changes in the zoning and servicing status of land.

You may make a submission to the local authority to exclude land on a map. You may also make a submission to include land which is not shown on a map. If you disagree with the local authority decision with regard to your land, you may appeal to [An Bord Pleanála](#).

Landowners can submit a request to the local authority to amend the zoning status of land included on the map.