

## CÁINTALÚN CÓNAITHE CRIOSAITHE

### Fógra déachtléarscáil arna ullmhú faoi Alt 653C den Acht Comhdhlúite Cánacha 1997 (An tAcht Airgeadais, 2021) mar a bhaineann sé le Ceantar Chomhairle Cathrach Bhaile Átha Cliath

Tugtar fógra leis seo go bhfuil dréachtléarscáil, a ullmhaíodh faoi Alt 653C den Acht Comhdhlúite Cánacha 1997, foilsithe ar láithreán gréasáin Chomhairle Cathrach Bhaile Átha Cliath agus go bhfuil sé ar fáil lena iniúchadh ag oifigí Chomhairle Cathrach Bhaile Átha Cliath.

Ullmhaíodh an dréachtléarscáil chun críocha talamh a shásaíonn na critéir ábhartha a shainithint agus a bheidh faoi réir na cánach talún cónaithe criosaithe.

**Ní bheidh réadmhaoiné cónaithe, in ainneoin go bhféadfaí iad a áireamh ar an dréachtléarscáil, innhuirir don cháin talaimh criosaithe cónaithe.**

Is tagairt í talamh lena ndéantar na critéir ábhartha a chomhlíonadh do thalamh—

(a) atá san áireamh i bplean forbartha, de réir alt 10(2)(a) d'Acht um Pleanáil agus Forbairt, 2000 (arna leasú) nó plean ceantair áitiúil, de réir alt 19(2)(a) d'Acht um Pleanáil agus Forbairt, 2000 (arna leasú), atá criosaithe—

(i) chun críocha úsáide cónaithe amháin nó go príomha, nó

(ii) do mheascán úsáidí, lena n-áirítear úsáid chónaithe,

(b) ina bhfuil sé réasúnach a mheas go bhféadfadh rochtain a bheith ag an talamh, nó go bhfuil baint aige, le bonneagar agus áiseanna poiblí, lena n-áirítear bóithre agus cosáin, soilsiú poiblí, draenáil shéarach bréan, draenáil uisce dromchla agus soláthar uisce, is gá chun áiteanna cónaithe a fhorbairt agus a bhfuil acmhainn seirbhíse dóthanach ar fáil d'fhorbairt den sórt sin, agus

(c) ina bhfuil sé réasúnach a mheas nach ndéantar difear dó, ó thaobh a riocht fisiciúil, le nithe ar bhealach leordhóthanach chun soláthar áiteanna cónaithe a chosc, lena n-áirítear éilliú nó láithreach fothrach seandálaíochta nó stairiúla is eol, ach nach talamh é—

(i) lena ndéantar tagairt dó i mír (a)(i) agus, ag féachaint d'fhorbairt amháin (de réir bhrí Acht, 2000) nach forbairt nár údaráíocht í (de réir bhrí Acht, 2000), atá in úsáid mar áitribh, ina bhfuil trádáil nó gairm á seoladh, atá faoi dhlieteanas rátaí tráchtála, a bhfuil sé réasúnach a mheas go bhfuilfeá á úsáid chun seirbhíse a sholáthar do chónaitheoirí ceantair chónaithe cóngaracha,

(ii) lena ndéantar tagairt dó i mír (a)(ii), mura bhfuil sé réasúnach a mheas go bhfuil an talamh neamhshealbhaithé nó díomhaoin,

(iii) ina bhfuil sé réasúnach a mheas go bhfuil sé riachtanach, nó go bhfuil sé lárnach, le haghaidh áitithe ag—

(I) bonneagar agus saoráidí sóisialta, pobail nó rialtais, lena n-áirítear bonneagar agus saoráidí a úsáidtear chun críocha riaracháin phoiblí nó chun oideachas nó cúram sláinte a sholáthar,

(II) saoráidí agus bonneagar iompair,

(III) bonneagar agus saoráidí fuinnimh,

(IV) bonneagar agus saoráidí teileachumarsáide,

(V) bonneagar agus saoráidí uisce agus fuíolluisce,

(VI) bainistíocht dramhaíola agus bonneagar díscartha, nó

(VII) bonneagar fóillíochta, lena n-áirítear saoráidí spóirt agus clóis súgartha,

(iv) atá faoi réir sonrú reachtúil a d'fhéadfadh cosc a chur ar fhorbairt, nó (v) ar a bhfuil an tobhach ar láithreáin tréigthe iníochta de réir an Achta um Láithreáin Tréigthe, 1990.

Tá an Dréachtléarscáil ar fáil le haghaidh scrúdú poiblí go dtí an 1ú Eanáir 2023, ag na suíomhanna seo a leanas:

• **ar líne** ag [www.dublincity.ie/LéarscáilRZLT](http://www.dublincity.ie/LéarscáilRZLT)

agus faoi réir aon srianta ábhartha Covid atá i bhfeidhm le linn na tréimhse comhairliúcháin ach gan 24ú Nollaig go 1ú Eanáir 2023 a áireamh ag:

**Oifigí na Cathrach, Cuntar Poiblí Pleanála, An Ché Adhmaid, Baile Átha Cliath 8** Luan go hAoine idir na huairanta 9.00 rn agus 4.30 in.

Oifigí Ceantair, mar atá liostaithe thíos agus le linn a ngnáthuaireanta oscailte oifige:

• **Oifig an Láircheantair, 51-53 Sráid Sheáin Mhic Dhíarmada Íochtarach, Baile Átha Cliath 1** Luan go hAoine idir na huairanta 9.30 rn agus 4.00 in.

• **Oifig Cheantair na Cabraí, 97 Bóthar na Cabraí Nua, Baile Átha Cliath 7** Luan go hAoine idir na huairanta 10.00 rn agus 1.00 in.

• **Ionad Cathartha an Láithreáiscirt, Bóthar Bhun Raite, An Chúló, Baile Átha Cliath 17** Luan go hAoine idir na huairanta 9.30 rn agus 4.00 in.

• **Ionad Cathartha Bhaile Munna, An Phríomhshráid, Baile Munna, Baile Átha Cliath 9** Luan go hAoine idir na huairanta 9.30 rn agus 1.00 in agus san iarnóin trí choinne amháin.

• **Ionad Cathartha Fhionnghlaise, Bóthar Uí Mhaoiliosa, Fionnghlas, Baile Átha Cliath 11** Luan go hAoine idir na huairanta 9.30 rn agus 1.00 in agus san iarnóin trí choinne amháin.

• **Ionad Cathartha Bhaile Formaid, Bóthar Bhaile Formaid, Baile Átha Cliath 10** Luan go hAoine idir na huairanta 9.00 rn agus 5.00 in.

• **Oifig Cheantair Chromghlinne, 13 Bóthar San Aignéas, Sráidbhaile Chromghlinne, Baile Átha Cliath 12** Dé Luain, Dé Céadaoin, Dé hAoine 9.30 rn agus 4.00 in.

• **Teach Eblana, Lána Mhuire Mhaith, Baile Átha Cliath 8** Luan go hAoine idir na huairanta 9.30 rn agus 4.00 in.

#### Aighneachtaí

Féadfaí aighneachtaí ar an dréachtléarscáil a dhéanamh i scríbhinn chuig Comhairle Cathrach Bhaile Átha Cliath tráth nach déanaí ná an 1 Eanáir 2023, maidir le— (I) láithreáin ar leith a áireamh sa léarscáil deiridh nó a eisiáimh ón léarscáil deiridh, nó (II) an dáta a rinne an láithreán na critéir ábhartha a shásamh ar dtús.

Ba cheart go n-áireofaí in aighneachtaí ainm agus seoladh, cúiseanna le tailte a áireamh nó a eisiáimh, mar aon le léarscáil ar scála 1:1,000 nuair atá aighneacht á déanamh ag úinéir talaimh, lena sainithnítear go soiléir an ceantar de thalamh is ábhar don aighneacht.

Maidir le haon aighneachtaí i scríbhinn den chineál sin a gheofar faoin 1 Eanáir 2023, seachas eilimintí den sórt sin d'aighneacht a fhéadfaidh a bheith ina sonraí pearsanta, foilseofar iad ar an suíomh gréasáin Chomhairle Cathrach Bhaile Átha Cliath, tráth nach déanaí ná an 11 Eanáir 2023.

I gcás go bhfuil talamh atá sainaitheanta ar an dréachtléarscáil cuimsithe i bplean forbartha nó i bplean ceantair áitiúil de réir alt 10(2)(a) nó 19(2)(a) d'Acht um Pleanáil agus Forbairt, 2000 (arna leasú), criosaithe—

(i) chun críocha úsáide cónaithe amháin nó go príomha, nó

(ii) do mheascán úsáidí, lena n-áirítear úsáid chónaithe,

I gcás ina sainithnítear talamh ar an dréachtléarscáil faoi réir na cánach talún criosaithe cónaithe, féadfaidh duine, i leith talún ar leis an duine sin é, aighneacht a dhéanamh chuig Chomhairle Cathrach Bhaile Átha Cliath ag iarraidh go n-athrófar míonús na talún sin. Ba cheart go n-áireodh aon aighneacht den sórt sin fianaise ar úinéireacht, cúiseanna mionsonraithe le haon iarratas ar athchriósú, chomh maith le léarscáil ar scála 1:1,000 ag sainithint an píosa talún ábhartha go soiléir.

Déanfaidh Comhairle Cathrach Bhaile Átha Cliath gach iarratas ar athchriósú a mheas ag féachaint do phleanáil chuí agus d'fhorbairt inbhuanaithe an cheantair.

Is féidir aighneachtaí a dhéanamh suas go dtí meán oíche an 1ú Eanáir 2023 ach gan a bheith san áireamh trí na roghanna seo a leanas:

• Is féidir aighneacht scríofa a dhéanamh go leictreonach tríd an leathanach gréasáin ag [www.dublincity.ie/RZLTMap](http://www.dublincity.ie/RZLTMap)

Nó

• I scríbhinn chuig "Léarscáil RZLT", An Roinn Pleanála agus Forbartha Maoine, Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8, D08 RF3F.

Déan aighneacht trí bhealach amháin le do thoil m.sh. i gcuachóip nó trí thairseach an láithreáin ghréasáin.

## RESIDENTIAL ZONED LAND TAX

### Notice of Draft Map prepared under Section 653C of the Taxes Consolidation Act 1997 (Finance Act 2021) as it pertains to the Dublin City Council Area

Notice is hereby given that a draft map, prepared under Section 653C of the Taxes Consolidation Act 1997, has been published on the Dublin City Council website and is available for inspection at the Dublin City Council offices.

The draft map has been prepared for the purposes of identifying land that satisfies the relevant criteria and is to be subject to the residential zoned land tax.

**Residential properties, notwithstanding that they may be included on the draft map, shall not be chargeable to the residential zoned land tax.**

Land which satisfies the relevant criteria is a reference to land that—

(a) is included in a development plan, in accordance with section 10(2) (a) of the Planning and Development Act of 2000 (as amended), or local area plan, in accordance with section 19(2)(a) of the Planning and Development Act of 2000 (as amended), zoned—

(i) solely or primarily for residential use, or

(ii) for a mixture of uses, including residential use,

(b) it is reasonable to consider may have access, or be connected, to public infrastructure and facilities, including roads and footpaths, public lighting, foul sewer drainage, surface water drainage and water supply, necessary for dwellings to be developed and with sufficient service capacity available for such development, and

(c) it is reasonable to consider is not affected, in terms of its physical condition, by matters to a sufficient extent to preclude the provision of dwellings, including contamination or the presence of known archaeological or historic remains,

but which is not land—

(i) that is referred to in paragraph (a)(i) and, having regard only to development (within the meaning of the Act of 2000) which is not unauthorised development (within the meaning of the Act of 2000), is in use as premises, in which a trade or profession is being carried on, that is liable to commercial rates, that it is reasonable to consider is being used to provide services to residents of adjacent residential areas,

(ii) that is referred to in paragraph (a)(ii), unless it is reasonable to consider that the land is vacant or idle,

(iii) that it is reasonable to consider is required for, or is integral to, occupation by—

(I) social, community or governmental infrastructure and facilities, including infrastructure and facilities used for the purposes of public administration or the provision of education or healthcare,

(II) transport facilities and infrastructure,

(III) energy infrastructure and facilities,

(IV) telecommunications infrastructure and facilities,

(V) water and wastewater infrastructure and facilities,

(VI) waste management and disposal infrastructure, or

(VII) recreational infrastructure, including sports facilities and playgrounds,

(iv) that is subject to a statutory designation that may preclude development, or

(v) on which the derelict sites levy is payable in accordance with the Derelict Sites Act 1990.

The Draft Map is available for public inspection to 1st January 2023, at the following locations:

• **online** at [www.dublincity.ie/RZLTMap](http://www.dublincity.ie/RZLTMap)

and subject to any relevant Covid restrictions in place during the consultation period but excluding 24th December 2022 to 1st January 2023 at:

**Civic Offices, Planning Public Counter, Wood Quay, Dublin 8** Monday to Friday between the hours of 9.00 am and 4.30 pm.

Area Offices, as listed below and during their normal office opening hours:

• **Central Area Office, 51-53 Lower Sean McDermott Street, Dublin 1** Monday to Friday between the hours of 9.30 am and 4.00 pm.

• **Cabra Area Office, 97 New Cabra Road, Dublin 7** Monday to Friday between the hours of 10.00 am and 1.00 pm.

• **North Central Civic Centre, Bunratty Road, Coolock, Dublin 17** Monday to Friday between the hours of 9.30 am and 4.00 pm.

• **Ballymun Civic Centre, Main Street, Ballymun, Dublin 9** Monday to Friday between the hours of 9.30 am and 1.00 pm and in the afternoon by appointment only.

• **Finglas Civic Centre, Mellows Road, Finglas, Dublin 11** Monday to Friday between the hours of 9.30 am and 1.00 pm and in the afternoon by appointment only.

• **Ballyfermot Civic Centre, Ballyfermot Road, Dublin 10** Monday to Friday between the hours of 9.00 am and 5.00 pm.

• **Crumlin Area Office, 13 St Agnes Road, Crumlin Village, Dublin 12** Monday, Wednesday, Friday 9.30 am and 4.00 pm.

• **Eblana House, Marrowbone Lane, Dublin 8** Monday to Friday between the hours of 9.30 am and 4.00 pm.

#### Submissions

Submissions on the draft map may be made in writing to Dublin City Council not

later than 1st January 2023, regarding—

(I) either the inclusion in or exclusion from the final map of specific sites, or

(II) the date on which a site first satisfied the relevant criteria.

Submissions should include a name and address, reasons for inclusion or exclusion of lands, along with a map of scale 1:1,000 where the submission is made by a landowner, clearly identifying the area of land subject of the submission.

Any such written submissions received by 1st January 2023 other than such elements of a submission which may constitute personal data, shall be published on the Dublin City Council website not later than 11th January 2023.

Where land identified on the draft map is included in a development plan or local area plan in accordance with section 10(2)(a) or 19(2)(a) of the Planning and Development Act 2000, (as amended) zoned—

(i) solely or primarily for residential use, or

(ii) for a mixture of uses, including residential use,

and where land is identified on the draft map as being subject to the residential zoned land tax, a person may, in respect of land that such a person owns, make a submission to Dublin City Council requesting a variation of the zoning of that land.

Any such submission should include evidence of ownership, detailed reasons for any rezoning request, along with a map to a scale of 1:1,000 clearly identifying the relevant plot of land.

All rezoning requests made will be considered by Dublin City Council having regard to the proper planning and sustainable development of the area.

**Submissions may be made up to but not including midnight on 1st January 2023** through the following options:

• A written submission can be made electronically through the webpage at [www.dublincity.ie/RZLTMap](http://www.dublincity.ie/RZLTMap)

Or

• In writing to the "RZLT Map", Planning and Property Development Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8, D08 RF3F.

Please make your submission by one medium only i.e. hard copy or via the website portal.