

From: [REDACTED]
Sent: 29 March 2024 13:01
To: RZLT
Subject: Cork City Council - O'Flynn Group Submission to the Draft Residential Zoned Land Tax Map 2024.
Attachments: Cork City Council Area RZLT Mapping March 2024 O'Flynn Group Submission 29 03 2024.pdf; Cork City Council RZLT O'Flynn Group Detailed Submission Schedule March 2024.xlsx
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F.A.O: Strategic and Economic Development, City Hall, Cork.
O'Flynn Group Submission to the Draft Residential Zoned Land Tax Map 2024.

Dear Sirs.

I refer to the draft mapping in respect of the Residential Zoned Land Tax and more particularly to the mapping located within the administrative area of Cork City Council.

Attached please find the submission in response to the Draft Residential Zoned Land Tax (RZLT) Map issued for public consultation on the 1st of February this year. The attached detailed submission schedule addresses the relevant properties all of which are in the legal ownership of the O'Flynn Group and provide justification where required as set out in the Taxes Consolidation Act 1997, as amended. Also enclosed is the mapping document that assists in identifying the properties as set out in the detailed schedule. Please note that it was not possible in all cases to produce the scale of mapping requested due to the larger area covered by a number of the subject properties included in the submission. However, in all cases the subject lands identified on this submission are supported by co-ordinates and with reference to the unique parcel id's as assigned on the RZLT annual map published in January 2024.

All correspondence relating to this matter should be sent to me at the address details provided below. My direct contact number is also listed below should you wish to contact me directly.

Contact details for all enquires.

[REDACTED]
O'Flynn Group.
Beckett House
Barrack Square,
Ballincollig
Cork.

[Redacted]

I look forward to discussing this matter with you and do not hesitate to contact me should you have any questions.

Kind Regards

[Redacted]



[Redacted]
O'Flynn Group
[Redacted]
[Redacted]

[Redacted]
Beckett House, Barrack Square, Ballincollig, Cork P31 FK27
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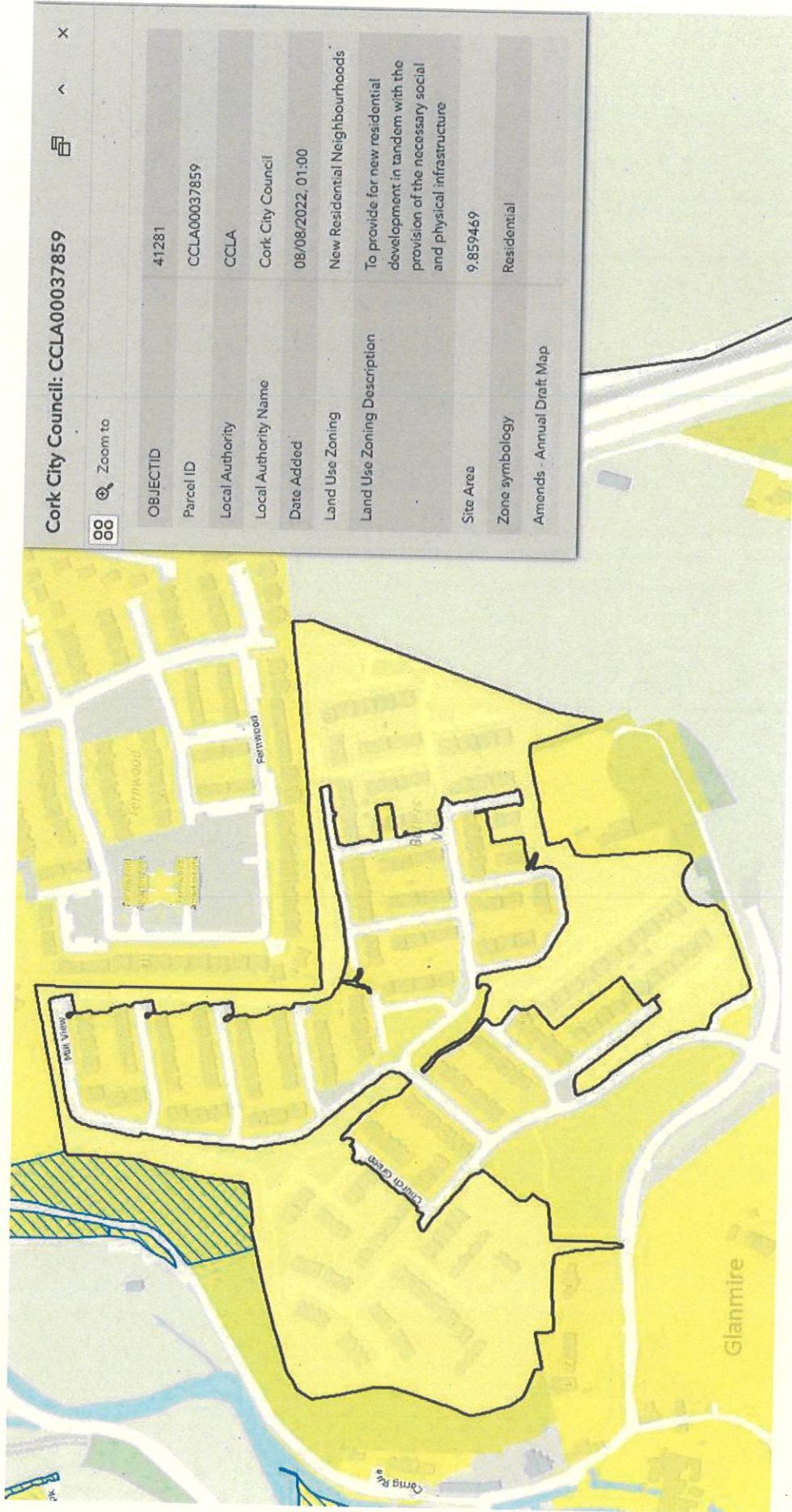
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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
O'Flinn Group - Cork City Council Residential Zoned Tax - Detailed Submission Register March 2024														
1	Development Land Location	Address	Easting	Northing	Quarter Parcel ID	Mapping Provided	Is this a permanently occupied home? Yes/No	Are you the land owner? Yes/No	Is proof of legal ownership available on request?	Do you wish to identify a site to be included or excluded on the Residential Zoned Land Tax?	Inclusion/Exclusion	Zoned	Local Authority	Proposed to be Taxable under draft mapping
2														Give reasons why you site to be included/excluded.
3	1, Ballyglanna	Glimmire, Cork	173133								Exclusion			As can be seen from the images on the attached supporting mapping, all of the quoted Parcels ID's proposed to be included within the RZLT Map are permitted and functioning open space areas and amenity areas to serve the overall development, all of which are fully developed. Therefore, these areas are not developable for residential units so it is considered that they should not be subject to the RZLT as the guidelines clearly state that recreational infrastructure should be excluded. Based on the proven activity of the development we contend that the inclusion of the quoted parcel id's is not within the spirit of the legislation. Therefore, it is not reasonable to consider that these lands can be developed for residential use as they are permitted as open space and amenity areas under An Bord Pleanála Ref. 300543 and these lands should be removed from the RZLT Map. Accordingly, and for the reasons outlined above, this submission seeks to remove the subject lands/parcel id's from the RZLT Mapping as

Ballinglanna, Glanmire. Parcel ID CCLA00037859



Cork City Council: CCLA00037859

Zoom to

OBJECTID	41281
Parcel ID	CCLA00037859
Local Authority	CCLA
Local Authority Name	Cork City Council
Date Added	08/08/2022, 01:00
Land Use Zoning	New Residential Neighbourhoods
Land Use Zoning Description	To provide for new residential development in tandem with the provision of the necessary social and physical infrastructure
Site Area	9.859469
Zone symbology	Residential
Amends - Annual Draft Map	