

From: [REDACTED]
Sent: Wednesday 31 May 2023 13:36
To: Planning <planning@mayococo.ie>; RZLT <rzlt@mayococo.ie>
Cc: [REDACTED]
Subject: Submission - Mayo County Council RZLT

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Dear Sir, Madam,

Please find attached correspondence. The original will follow by post. .

I would be obliged if you could acknowledge receipt.

Regards,



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Planning and Development Section
Mayo County Council
Aras an Contae
The Mall
Castlebar
Co. Mayo

31st May 2023

Sent via post and email: planning@mayococo.ie
rzt@mayococo.ie

Re: Residential Land Tax / Vacant Site Levy

Property: [REDACTED] **Co. Mayo**

Dear Sir, Madam,

We write on behalf of our clients; [REDACTED]
[REDACTED] Co. Mayo.

Our clients' lands consist of a 14.75-acre parcel of land that is located just off the West Road, Westport, Co. Mayo, as identified on the map contained on Appendix 1 attached.

We understand that our clients' lands have been incorporated in the most recent Residential Land Tax ("RZLT") maps circulated by Mayo County Council.

Please note that we have made enquiries into the developability of our client lands. However, two issues have been identified that are preventing us moving forward with a formal planning application on said lands.

1. There is a portion of land that is owned by Westport based family [REDACTED] that is preventing access to the existing bridge that was developed by Mayo County Council. Until these subject lands are taken in charge by Mayo County Council. Our clients' lands remain inaccessible for development. Our clients solicitors; [REDACTED] have written to Mayo County Council on a number of occasions regarding this matter. [REDACTED] Solicitors responded in March 2023 on behalf of Mayo County Council. They have acknowledge receipt of the correspondence on the matter but cannot confirm the right of way / access is taken in charge. See attached Appendix 2.

2. There is a lack of water services in the [REDACTED] to cater for a large-scale residential development that our clients lands could potentially provide. We are aware of plans to increase the supply to Westport with a proposed new service from Murrisk. However, we understand that this is potentially several years away and may require a contribution from the local land owners to realise increase in services in the short-term.

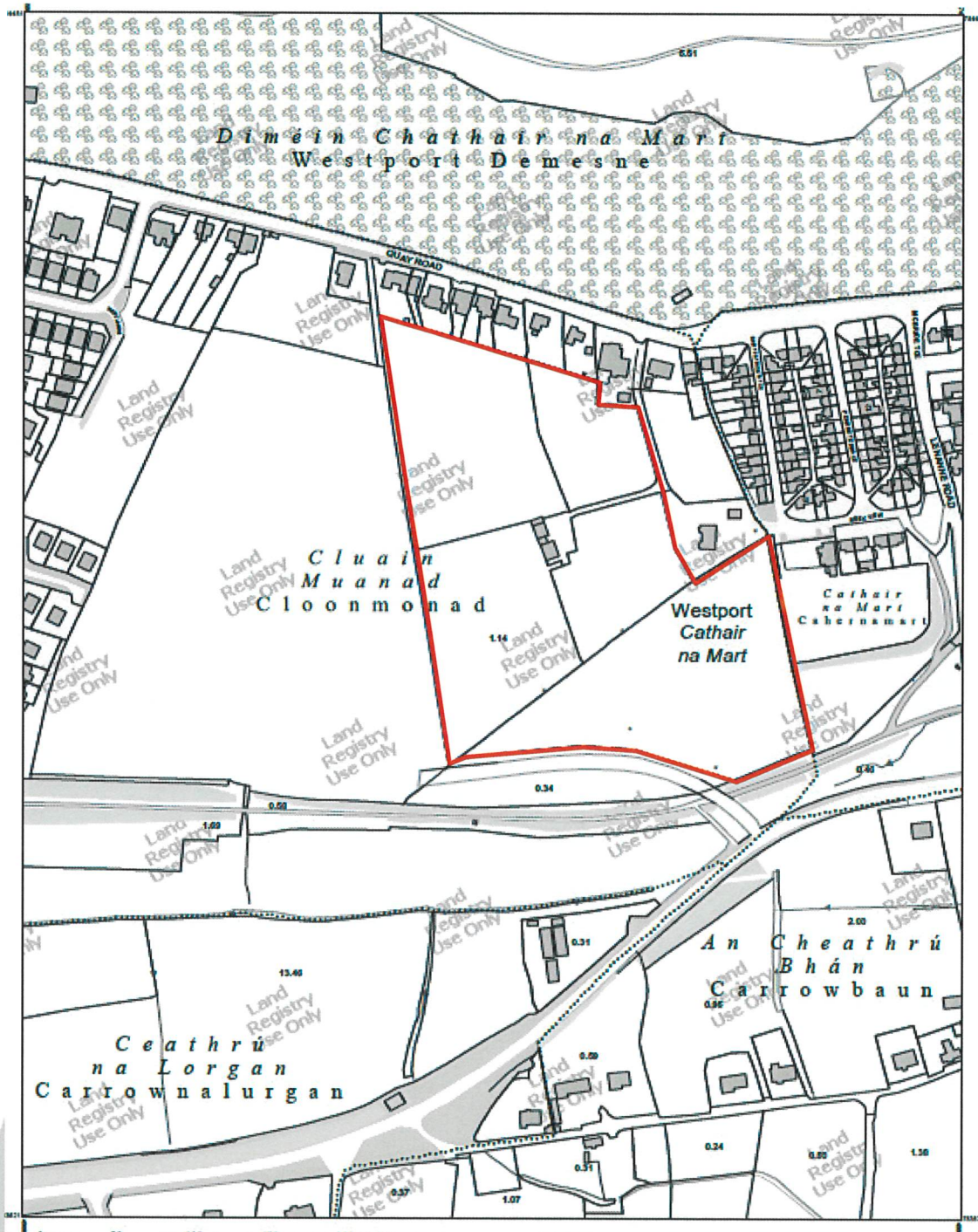
Please note that until such time these matters are resolved. Our clients cannot move forward with a formal planning application and progress the development of the subject lands.

Please note that our clients will seek to challenge the any proposed application of the RZLT or vacant site levies on the subject lands on the grounds as noted above.

Yours sincerely,

[REDACTED]

APPENDIX 1: PROPOSED AREA OF LAND OUTLINED IN RED



APPENDIX 2: CORRESPONDANCE REGARDING THE SITE ACCESS AND RIGHT OF WAY

KING & McELLIN
SOLICITORS

THE MALL, CASTLEBAR, COUNTY MAYO. TEL (094) 9022759. FAX(094) 9024956 DDE 33008 Castlebar
E-mail : info@kingandmcellin.com

13th March 2023



William Fry LLP
Solicitors
DX: 23
DUBLIN

Dear Sirs

Re: [REDACTED]

Your letter dated 3rd March last addressed to Alan Nevin in Mayo County Council has been passed to us for attention and reply.

The Council have asked us to look into the matter.

At this stage we cannot confirm that the area coloured blue on the map is in charge. We are looking further into the matter and either we will furnish you with a letter in relation to the matter or the Council will respond directly.

We would expect that it will take a number of weeks to resolve the issue.

Yours faithfully


KING & McELLIN

DERMOT V HEWSON HENRY HEWSON; AUDREY SHANNON
Associate: ASSUMPTA JOYCE
DUBLIN OFFICE: 24/26 UPPER ORMOND QUAY, DUBLIN 7