

From: [REDACTED]
To: [Residential Zoned Land Tax](#)
Subject: Subject: Request for Inclusion of Shannon Eighter Lands in the 2027 RZLT Map (Folio 16903F)
Date: Thursday 26 February 2026 15:35:54
Attachments: [RZLT Submission for Inclusion in 2027 Map \(1\).docx](#)

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Dear Sir/Madam,

I am writing to submit the attached RZLT inclusion request on behalf of [REDACTED]
[REDACTED] related to company owned lands at Shannon Eighter/Scotsman Walk. The submission outlines the basis for the request and includes the relevant mapping and supporting material for your consideration.

I would be grateful if you could acknowledge receipt.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Date: 26/2/2026

Senior Planner
Sligo County Council
County Hall
Riverside
Sligo

Re: Residential Zoned Land Tax (RZLT) – Request for Inclusion of Lands at Scotsman Walk/Shannon Eighter in the 2027 Draft Map (Folio Number 16903F)

Dear Sir / Madam,

We are writing in relation to the preparation of the 2027 Residential Zoned Land Tax (RZLT) map, and specifically the treatment of lands at Shannon Eighter, Sligo. (Scotsman Walk)

These lands (IA32) were identified as Tier 2 in the recently adopted Sligo County Development Plan, reflecting their suitability for future residential development subject to the delivery of supporting infrastructure. However, despite this Tier 2 designation, the lands were not zoned for residential use in the current plan and therefore did not appear on the 2026 RZLT map.

Given the strategic importance of the Shannon Eighter lands to the long-term growth of Sligo, and their alignment with the criteria set out under Section 653B of the Taxes Consolidation Act 1997 (as amended), we wish to formally request that the Council include these lands for assessment and potential inclusion in the 2027 RZLT map.

Basis for Request

1. Tier 2 Identification in the CDP

The Council has already acknowledged the development potential of the Shannon Eighter lands by designating them as Tier 2. This confirms that:

- the lands are suitable for residential development,
- constraints were infrastructure-related rather than policy-based, and
- the lands form part of the planned settlement strategy for Sligo.

This Tier 2 status is a material consideration under the RZLT criteria, which require that lands be capable of supporting housing once infrastructure is delivered.

2. Resolution of the Infrastructural Constraint

We also wish to confirm that, following the recent Rosses Point / Ballincar sewer network upgrade in 2024, the infrastructural deficit previously identified in the CDP has now been resolved. As a result, we intend to prepare a planning application for residential development on the Shannon Eighter lands. The site is now serviceable and capable of supporting housing within the lifetime of the plan, and its inclusion in the 2027 RZLT map would appropriately reflect its development potential and readiness.

3. Alignment with RZLT Objectives

The purpose of RZLT is to:

- activate serviced and serviceable land,
- encourage the timely delivery of housing, and
- ensure that zoned land is used efficiently.

The Shannon Eighter lands meet these objectives because:

- they are contiguous with existing development,
- they form part of the logical expansion area for Sligo,
- they can now be serviced following the sewer upgrade, and
- they have no environmental or physical constraints that would preclude future residential use.

4. Owner's Intention to Develop and Alignment With Housing Need

The landowner confirms a clear and active intention to develop the Shannon Eighter lands (Folio 16903F) within the lifetime of the County Development Plan. A planning application is currently in preparation for Age-Friendly Housing and/or Serviced Sites, in response to identified local housing needs and national policy objectives. The site is fully serviceable, historically zoned for development, and benefits from recent infrastructural upgrades. Inclusion on the 2027 RZLT Map is sought to support activation and alignment with the objectives of Draft Variation No. 1.

The landowner is committed to bringing forward development in a timely and policy-compliant manner and welcomes the opportunity to engage with the Planning Authority to ensure the site contributes meaningfully to housing delivery in Sligo.

Request for Consideration in the 2027 Map Cycle

In light of the above, we respectfully request that Sligo County Council:

1. Reassess the Shannon Eighter lands during the preparation of the 2027 RZLT map;
2. Consider their inclusion on the basis of their Tier 2 designation, improved servicing position, and development readiness; and
3. Engage with landowners to confirm any remaining infrastructure or sequencing considerations relevant to their future zoning.

Inclusion on the 2027 draft map would ensure that the lands are appropriately recognised within the RZLT framework and would support the Council's long-term housing delivery strategy.

Conclusion

We would appreciate confirmation that this submission will be considered as part of the 2027 RZLT mapping process. We are available to provide any further information, mapping, or planning context that may assist the Council in its assessment.

Yours faithfully,

[Redacted Signature]
[Redacted Name]
[Redacted Title]

Figure 1 – Land Registry Compliant Map (Folio 16903F)

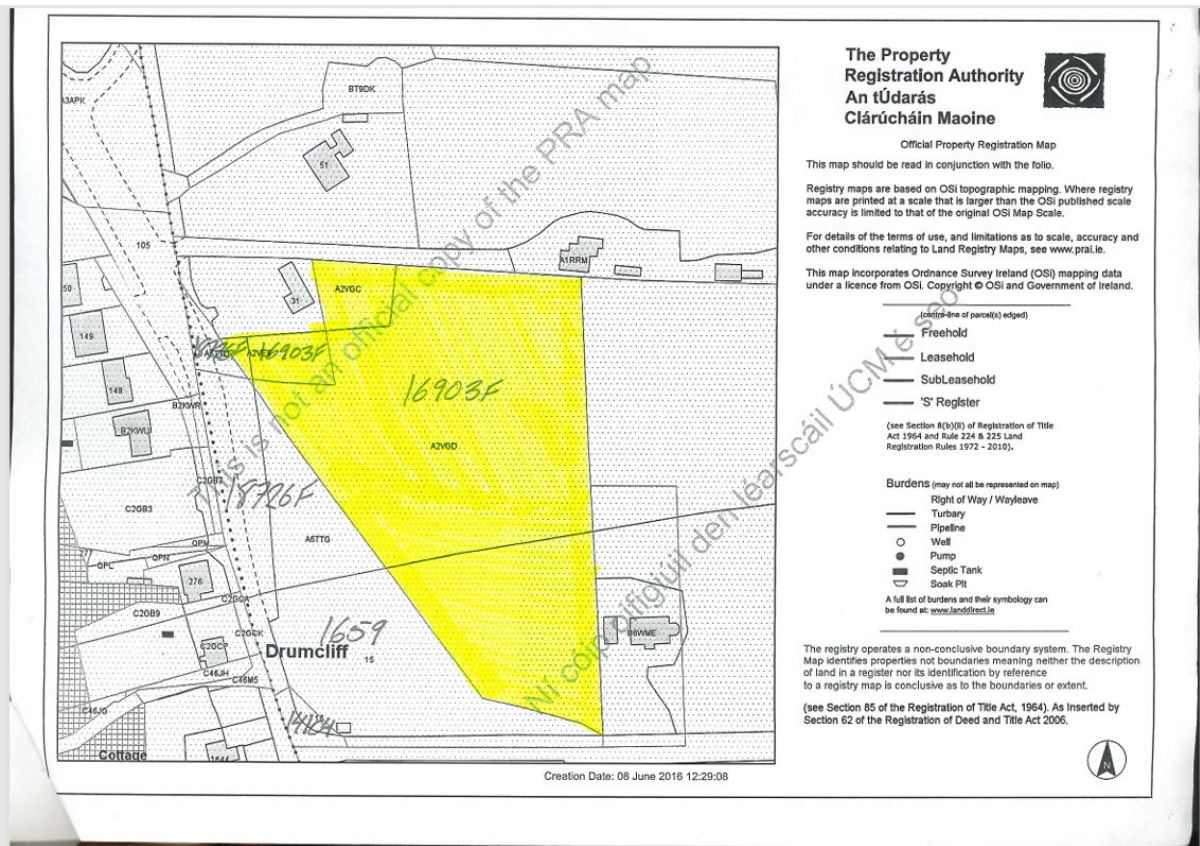


Figure 2 – Extract from Sligo CDP Showing Site Specific Infrastructure Assessment Map

A.2 Sligo Town

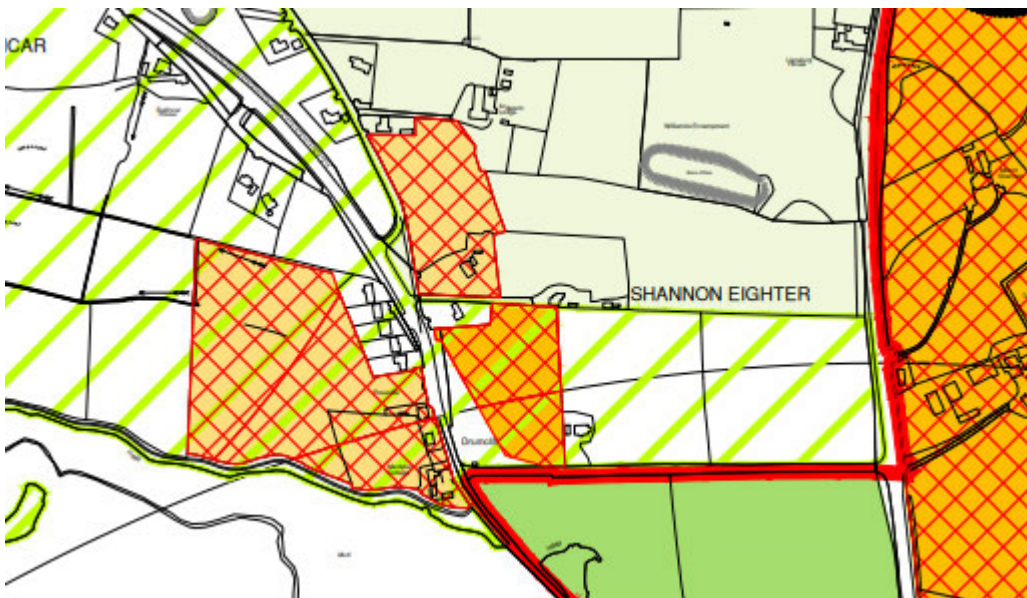
A.2.1 Site-specific infrastructure assessment



Figure 3 – Extract from Infrastructural Assessment Map (Site identified as IA32)



Figure 4 – Extract from Previous Sligo CDP 2017-2023 Showing Mixed Use / SLR Zoning *(demonstrating the long-standing recognition of the Shannon Eighter lands as part of Sligo's planned expansion area)*



From: [REDACTED]
To: [Residential Zoned Land Tax](#)
Subject: Shannon Eighter Lands - Submission for Inclusion in the 2027 RZLT Map
Date: Wednesday 4 March 2026 16:04:18
Attachments: [Site Location Map for Folio 16903F at Shannon Eighter and Scotsmans Walk.pdf](#)

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Dear Sir/Madam,

I am submitting an additional Site Location Map for the Shannon Eighter/Scotsman Walk submission dated 26 February. I kindly request that this be appended to the RZLT inclusion request for [REDACTED]

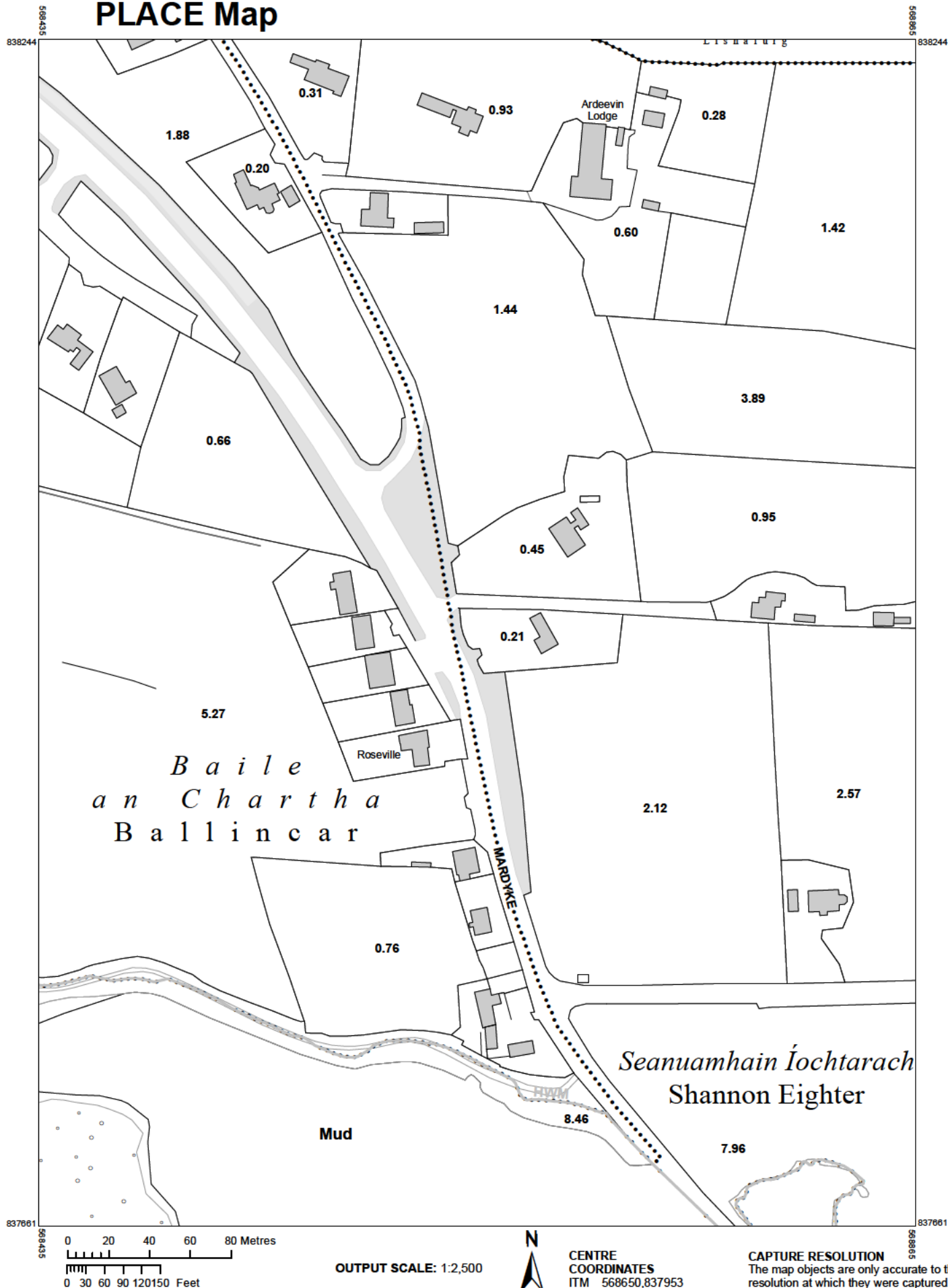
Could you please confirm receipt?

Kind regards,

[REDACTED]

[REDACTED]

PLACE Map



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