

31 March 2025

Sligo County Council
Residential Zoned Land Tax (RZLT)
City Hall
Sligo
F91 PP44

RE:	Annual Residential Zoned Land Tax (RZLT) Map 2026
Site Address:	Lands South of Dunnes Car Park, Wine Street & East of Adelaide Street, Sligo
Map Parcel IDs:	SOLA2430S456 & SOLA2430S454
Parcel Sizes:	0.199170 & 0.041704 Hectares
Land Use Zoning:	TC1 – Town Centre Uses (Mixed Use)

Dear Sir/Madam,

respectfully request that the lands identified above and within our ownership be excluded from the Final Annual RZLT Map. The lands do not satisfy the relevant criteria for map inclusion as outlined in Part 22A of the Taxes Consolidation Act 1997 (TCA 1997).

Included with this submission is an OSI map identifying the lands within our ownership, outlined in red.

Site Location and Description

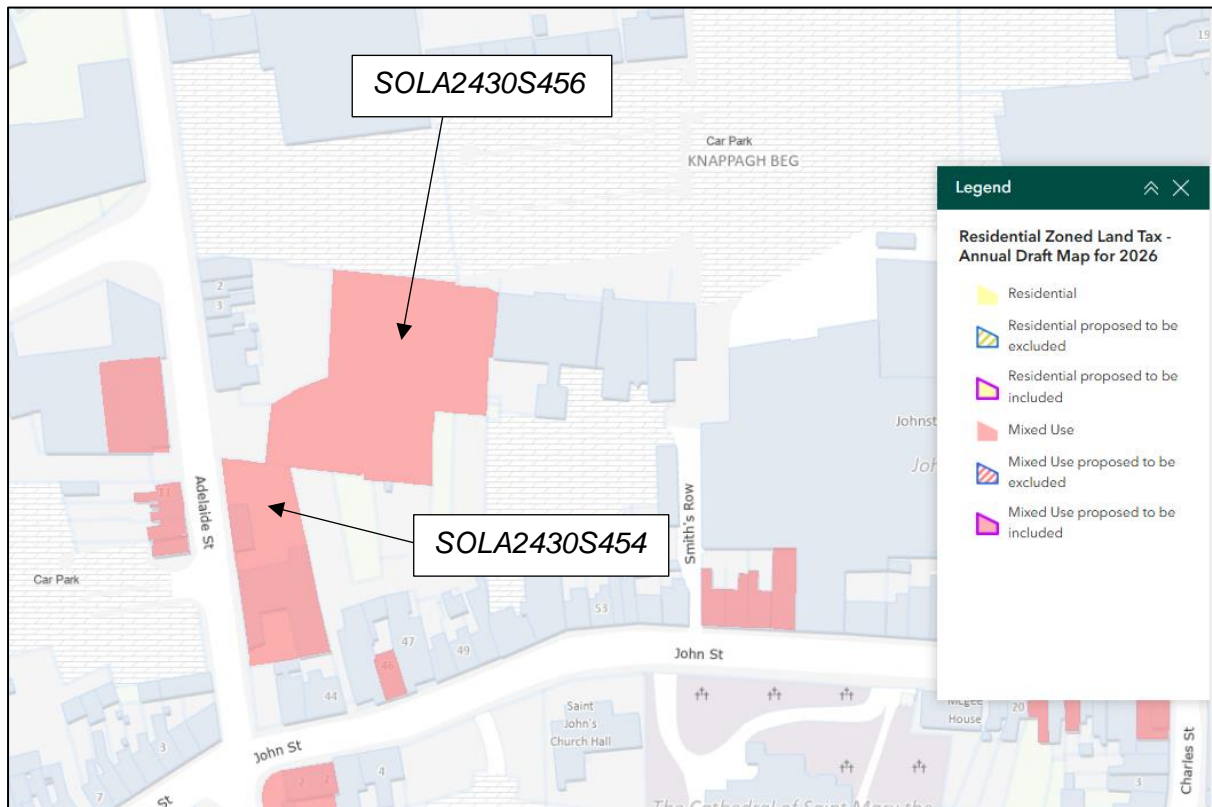
Lands south of Dunnes Car Park (Parcel IDs SOLA2430S456 & SOLA2430S454) are located on the eastern side of the R287 in Sligo Town Centre. The site is irregular in shape, and largely occupies the back lands behind the commercial properties fronting Wine Street to the north, Adelaide Street to the west and John Street to the south. Parcel ID SOLA2430S456 is located to the north of Parcel SOLA2430S454 and immediately adjoins the car park serving Dunnes Stores to the north. Parcel ID SOLA2430S454 has circa 25 metres of road frontage directly onto Adelaide Street and adjoins a disused commercial yard to the south.

Sligo County Development Plan 2024 - 2030

The subject land parcels are zoned TC1 (Town Centre Uses) with an objective to:

“Protect the historic character and of Sligo’s old town core through conservation, regeneration and public realm improvements, and promote civic, retail and compatible uses that preserve the town core’s identity and attractiveness”.

Figure 1 – Parcel IDs: SOLA2430S456 & SOLA2430S454



Sligo Wine Street Car Park Masterplan

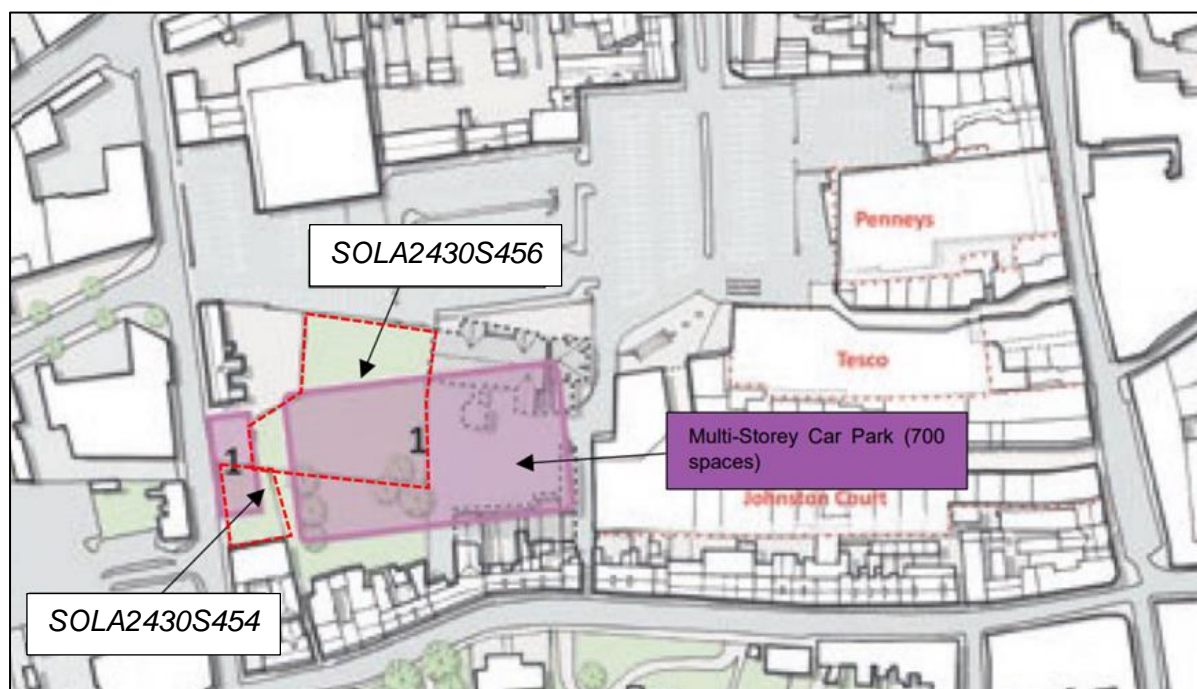
The subject lands form part of the Wine Street Car Park Regeneration Site (REG-7) which is defined by Wine Street, John Street, and Adelaide Street.

The Council's vision for redeveloping these lands is set out in the "Wine Street Car Park Masterplan". Its redevelopment is considered strategic for the future of Sligo (SO-RGC-6). The masterplan is based on a "preferred development option" for the area, selected from a number of possible options, having regard to factors such as land ownership, accessibility, urban design, pedestrian permeability etc. The ultimate objective of the masterplan is the creation of a mixed-use focal space in the heart of Sligo Town.

However, the development plan recognises that activating the Wine Street masterplan lands will be a significant challenge due to the areas complex mix of ownerships. Site assembly and cooperation between landowners is required to activate these lands. Because there is no certainty regarding the potential housing yields on the Masterplan lands, the Wine Street Car Park Regeneration Site (REG-7) has not been included in the CDPs Core Strategy Housing Allocation.

A key overarching objective of the Masterplan is to build a new multi-story car park (MSCP) with 700+ spaces on 5 levels to serve Sligo Town. The MSCP's location encompasses the subject land parcels, as well as other nearby third-party lands. Access to this new MSCP will be via Adelaide Street. According to the proposed masterplan, the first phase is the development of the multi-story car park. The development of MSCP will require an agreement to be reached between multiple landowners.

Figure 2 – Masterplan Preferred Option Multi-Storey Car Park (Phase 1)



Grounds for Challenging RZLT Map Inclusion

The subject site does not meet the relevant criteria for inclusion for the following reasons:

- **Land Use Activation Challenges:** While residential uses are permitted on lands zoned TC1 in the 2024 CDP, activating the Wine Street Car Park masterplan lands, including the subject parcels, poses significant challenges due to the complex mix of ownerships. Development within these lands requires displacement of existing uses and site assembly, which has not commenced. Consequently, there is no certainty that residential development can be delivered during the life of the 2024 CDP. Therefore, including the subject lands on the final RZLT map will not achieve the tax's principal objective of timely activation of zoned and serviced residential development land for housing.
- **Conflict with Planning Objectives:** Developing the subject land parcels for residential development would conflict with the planning objectives of the 2024 CDP. A key strategic objective for Sligo Town is to implement the Wine Street Carpark Masterplan, which prioritises retail development and a new multi-storey car park on these lands. Therefore, residential development on the subject parcels would not align with the masterplan's preferred option.

Conclusion

We respectfully request the exclusion of land parcel SOLA2430S456 & SOLA2430S454 from the final RZLT Map, as the lands do not meet the relevant criteria for inclusion as outlined in the Taxes Consolidation Act 1997 (as amended).

Yours faithfully,

Surveyed 1984
 Revised 2012
 Levelled 1984

Urban PLACE Map



836069

836069

ITM CENTRE PT. COORDS

568815,835938

DESCRIPTION

MAP SHEETS

1:1000
 1012-06 1012-07



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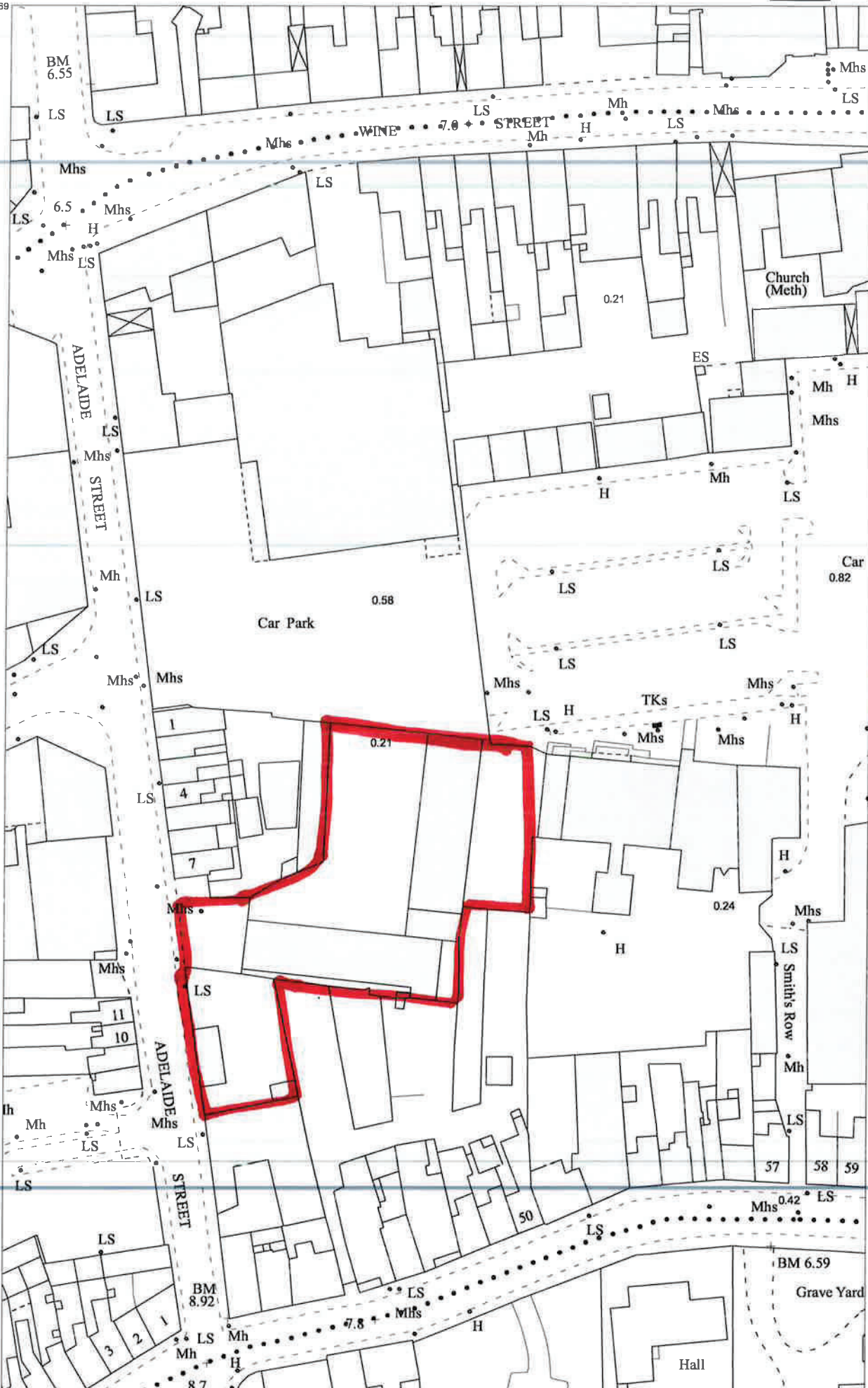
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Ní thaispeáinn léarscáil do chuid Ordánais Shuirbhéireacht na hÉireann leorann phlótú deáthúil de mhachn riamh, ná úinéireacht de ghnéithe fhisiciúla.

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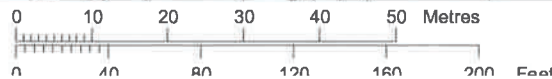
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Scale: 1:1,000
 Scála: 1:1,000



Plot Ref. No. 19632258_1_1
 Plot Date 06-FEB-2013

