



CÁIN AR THALAMH CRIOSAITHE CÓNAITHE

Tá cóip den Dréacht-léarscáil, a ullmhíodh faoi Alt 653C den Acht Comhdhlúite Cánacha 1997, foilsithe ar <https://consult.galway.ie> agus ar fáil lena iniúchadh le linn ghnáthuaireanta in oifigí Pleanála Chomhairle Chontae na Gaillimhe, Áras an Chontae, Cnoc na Radharc, Gaillimh ó 1 Samhain 2022 go dtí an 1 Eanáir 2023 (san áireamh).

Ullmhíodh an dréachtléarscáil chun críocha talamh lena ndéantar na critéir ábhartha shásamh a shainiú agus tá sí le bheith faoi réir na cánach talaimh criosaithe cónaithe.

Ní bheidh réadmhaoin cónaithe, in ainneoin go bhféadfaí iad a áireamh ar an dréachtléarscáil, inmhuirir 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, 2000, nó plean ceantair áitiúil, de réir alt 19(2)(a) d'Acht, 2000, 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 bhféadfaí 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 shearach 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 údaríodh í (de réir bhrí Acht, 2000), atá in úsáid mar áitribh, ina bhfuil trádáil nó gairm á seoladh, atá faoi dhliteanas rátaí tráchtála, a bhfuil sé réasúnach a mheas go bhfuiltear 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 neamhshealbaithe 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 dramháiola agus bonneagar diúscartha, nó

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

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

Féadfaí aighneachtaí ar an dréachtléarscáil a dhéanamh i scríbhinn chuig:

- rzlt@galwaycoco.ie;
- <https://consult.galway.ie>;
- An Rannóg Pleanála, Comhairle Chontae na Gaillimhe, Áras an Chontae, Cnoc na Radharc, Gaillimh, H91H6KX.

tráth nach déanaí ná an 1 Eanáir 2023, maidir le—

(I) láithreáin ar leith a áireamh sa léarscáil deiridh nó a eisiamh 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 eisiamh, mar aon le léarscáil ar scála 1:1,000 (ceantar uirbeach) nó 1:2,500 (ceantar tuaithe) nuair atá aighneacht á déanamh ag úinéir talaimh, lena sainiúitear 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 fhéadfaí a bheith ina sonraí pearsanta, foilseofar iad ar an suíomh gréasáin <https://consult.galway.ie> tráth nach déanaí ná an 11 Eanáir 2023.

I gcás go bhfuil talamh atá sainiúitear ar an dréacht-léarscáil cuimsithe i bplean forbartha nó i bplean ceantair áitiúil de réir alt 10(2)(a) nó 19(2)(a) d'Acht, 2000, criosaithe—

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

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

I gcás ina sainiúitear talamh ar an dréacht-léarscáil faoi réir na cánach talún criosaithe cónaithe, féadfaidh duine, i leith talún ar leis an duine sin é, aighneacht a dhéanamh chuig an Comhairle Chontae na Gaillimhe ag iarraidh go n-athrófar criosú na talún sin. Ba cheart go n-áireodh aon aighneacht den sórt sin fianaise ar úinéireacht, cúiseanna mionsonraithe le haon iarratas ar athchriosú, chomh maith le léarscáil ar scála 1:1,000 (uirbeach) nó 1:2,500 (tuaithe) ag sainiúitear an píosa talún ábhartha go soiléir.

Déanfaidh Comhairle Chontae na Gaillimhe gach iarratas ar athchriosú a mheas ag féachaint do phleanáil chuí agus d'fhorbairt inbhuanaithe an cheantair.

RESIDENTIAL ZONED LAND TAX

A copy of the Draft map, prepared under Section 653C of the Taxes Consolidation Act 1997, has been published on <https://consult.galway.ie> and is available for inspection during normal hours at the Planning offices of Galway County Council, Áras an Chontae, Prospect Hill, Galway from the 1st November 2022 until 1st January 2023 (inclusive).

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 Act of 2000, or local area plan, in accordance with section 19(2)(a) of the Act of 2000, 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.

Submissions on the draft map may be made in writing to:

- rzlt@galwaycoco.ie;
- <https://consult.galway.ie>;
- The Planning Department, Galway County Council, Áras an Chontae, Prospect Hill, Galway, H91H6KX.

not later than 1 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 (urban area) or 1:2,500 (rural area) where the submission is made by a landowner, clearly identifying the area of land subject of the submission.

Any such written submissions received by 1 January 2023 other than such elements of a submission which may constitute personal data, shall be published on <https://consult.galway.ie> 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 Act of 2000 zoned—

(i) solely or primarily for residential use, or

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

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 Galway County 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 (urban) or 1:2,500 (rural) clearly identifying the relevant plot of land. All rezoning requests made will be considered by Galway County Council having regard to the proper planning and sustainable development of the area.