

[REDACTED]

From: [REDACTED]
Sent: Wednesday 26 March 2025 13:43
To: RZLT
Subject: EXTERNAL - RZLT and Re-zoning submissions - Plot LDLA20220721
Attachments: Residential Zoned Land Tax - Submission 2025.pdf; Rezoning Submission.pdf

[REDACTED]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

A Chara,

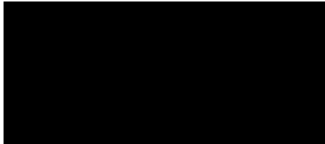
I act for [REDACTED] Lanesborough, Co Longford who wishes to have a plot of land, of which he is owner, excluded from the Longford Residential Zoned Land Tax draft map. He also wishes to have the plot in question re-zoned to "Agricultural". As is evident from the attached documents, the plot in question is referenced LDLA20220721.

I'd appreciate if you could acknowledge receipt of these submission to the undersigned by return e-mail. Please also direct all correspondence pursuant to same to me via e-mail - whether it be re clarification of any aspect of the submissions, request for further information or notification of the outcome.

I look forward to hearing from you - many thanks.


Yours Sincerely,

[REDACTED]



March 26th, 2025

RZLT,
Longford County Council,
Aras an Chontae,
Great Water Street,
Longford,
N39 NH56

Re: Residential Zoned Land Tax (RZLT) – Plot LDLA20220721 – located at
 **Co Longford.**

A Chara,

I refer to the plot referred to above which is identified in Longford Co Councils Draft RZLT Map as being within scope in terms of liability for Residential Zoned Land Tax. As the owner of the plot (See Appendices 3 and 4 which confirm my ownership), I have previously submitted to Longford Co Council in December, 2022 that it should be excluded from the map. Following its rejection of my case, I subsequently appealed same to An Bord Pleanála in April, 2023 – again, the outcome was a refusal to accede to my point of view.

Pursuant to recent public notices and information published on Longford County Council's website, I now wish to submit again that it continues to be my strong conviction that this plot should not be identified on the Councils Draft RZLT Map as being within scope in terms of liability for Residential Zoned Land Tax. Farming representative bodies have made justifiable robust representations regarding the unjust and unfair consequences arising from inclusion of plots such as that identified above in the RZLT map when they are being actively farmed and constitute, at least, a significant component of their owners means of making a living. Among a number of reasons incorporated in the case I make in what follows is the fact that Plot LDLA20220721 is very much consistent with this point.

In support of this submission, please find attached the following documentation:

Appendix 1: Extract from Ordinance Sheet 2417-C, scale 1:2,500, showing the location of Plot LDLA20220721 on the Eastern fringe of Lanesborough,

Appendix 2: Extract from Ordinance Sheet 2417-C, scale 1:5,000, showing the location of Plot LDLA20220721 in context of the centre of Lanesborough to the North West,

Appendix 3: Land Registry Map depicting Folio [REDACTED] of which Plot LDLA20220721 is part,

Appendix 4: Copy [REDACTED] which confirms that I am the registered owner and, by implication that I am the owner of Plot LDLA20220721.

Plot LDLA20220721:

Plot LDLA20220721 is located on the Eastern fringe of Lanesborough Town and fronts onto the North side of the main Lanesborough to Ballymahon road (R392). It is 0.69 hectares in area, its road frontage length is approximately 75m, it is, in approximate terms, trapezoidal in shape and its average depth is just over 90m. See Appendices 1 and 2.



Map No 1 – Extract from Draft RZLT map

Map no. 1 above shows the plot on the current Draft RZLT Map as published. The plot is zoned for “New Residential” development in the current Longford County Development Plan, 2021 to 2027.

Purpose of Submission:

In general terms, the purpose of this submission is to articulate my fundamental objection to the inclusion of Plot LDLA20220721 on the Final RZLT map for County Longford and to demonstrate why such an inclusion is both inappropriate and unfair. I do so on the basis that I’m satisfied that justification for the inclusion is weak when considered alongside the stated criteria for levy of RZLT, that I have done nothing to warrant the imposition of RZLT and such an imposition would constitute a significant imposition on my livelihood.

Lest there be any doubt about my stance regarding the need and justification for the large-scale development of housing nationally, I wish to emphasise that I fully understand and support such an objective and I am absolutely empathetic and sympathetic towards the plight of the many homeless people and home seekers across the country who so desperately need solutions. I’m happy to contribute to the resolution of this enormous problem in any way I can in practical terms but, as I’ll demonstrate in what follows, this is not about NIMBYism (Not in my back yard) or self betterment, but rather about saving my own cherished livelihood and my capacity to survive sustainably in the only way I know how.

Set out hereunder are my rationale for respectfully challenging the proposal to include Plot LDLA20220721 on the Final RZLT Map for County Longford and accordingly, I am requesting that Longford Co Co would see fit to reverse same to the extent that the plot would be excluded from the said map.

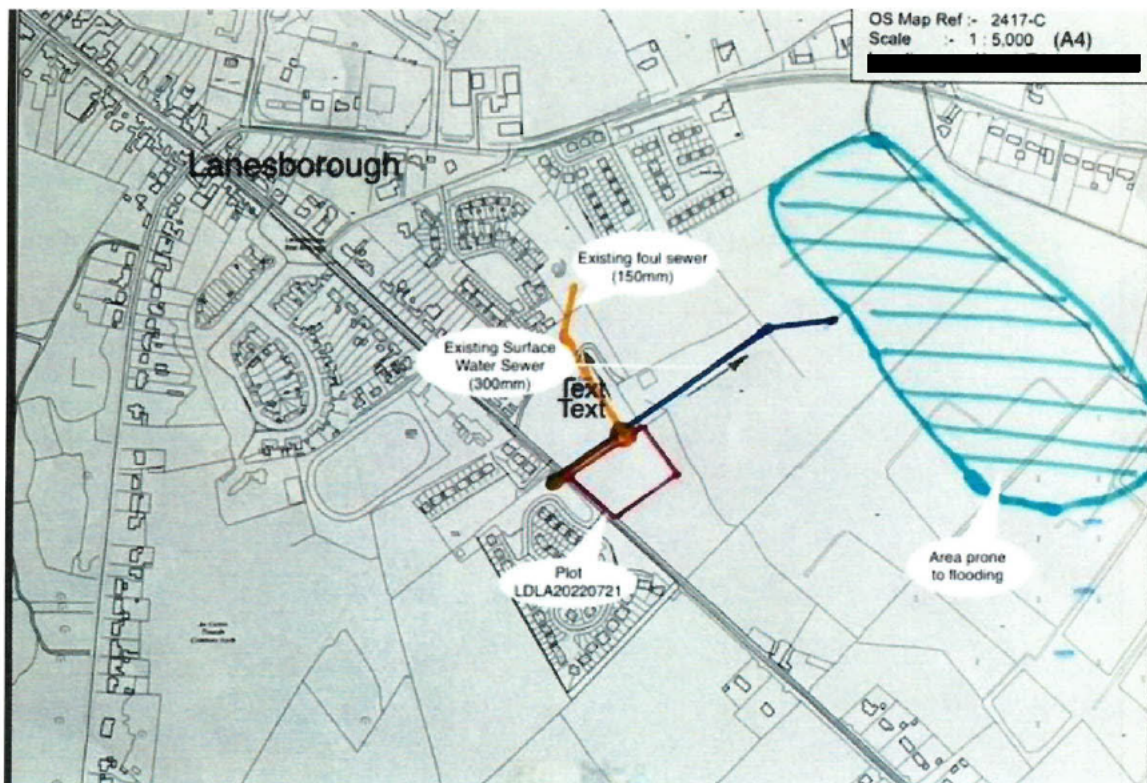
Drainage infrastructure:

Among the criteria stipulated for inclusion in the RZLT Map, under Section 653(b) of the Tax Consolidation Act, 1997 is:

*“(b)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”.

While the plot does have the potential to be connected to foul and surface water drainage infrastructure which are both located outside the North Western boundary of same, I have to strongly contend that neither are adequate or sustainably appropriate to facilitate the requirements of any residential development which may be proposed for the plot.



Map No 2 – Existing foul and surface water sewers

The foul sewer is 150mm in diameter, was provided approximately 20 years ago to accommodate the nearby 70 house Cnoc na Gaoithe development and ultimately connects to the towns public sewer system. A sewer of this size facilitating 70 houses is, by any standard, grossly inadequate for such loading and could not be regarded as compliant with current best practice. I am reliably informed that the sewer has blocked on a number of occasions – both upgradient and downgradient of where a development in plot LDLA20220721 would be expected to connect to it.

The surface water sewer, running parallel to the foul in the vicinity of the plot, is 300mm in diameter and was provided at the same time and to facilitate the afore-mentioned Cnoc na Gaoithe development. While this pipe is adequate,

in capacity terms to accommodate Cron na Gaoithe, its spare capacity would be questionable in terms of expectation to facilitate further development of significance. While acknowledging that pipe capacity may not be the most significant worry in this case, there is a much more potent concern to be considered. The pipe in question outfalls to a stream approximately 400m to the North East. During prolonged or sporadic rainfall events, the stream rises significantly and regularly floods extensive tracts of otherwise usable agricultural land in its vicinity – including up to 10 acres of my own farmland and that of a number of neighbouring farmers. This flooding is exacerbated by run-off contributed via constructed drainage systems, such as from Cnoc na Gaoithe. To add to this with further concentrated run-off would further exacerbate the periodic flooding issue. While implementation of an attenuation strategy would probably be feasible it would have undesirable consequences – most notably, occupation of a significant proportion of the space that would otherwise be required for housing, concern for the safety of children in the area and the attenuation effectiveness would most likely be compromised to some degree because of the nature of the topography in the area and the distance from the site to the outfall.

Map no 2 above shows an outline of the key elements of the foregoing.

Pedestrian Infrastructure:

Among the criteria stipulated for inclusion in the RZLT Map, under Section 653(b) of the Tax Consolidation Act, 1997 is:

*“(b)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”.*

In late 2022, when Longford Co Council previously invited submissions in relation to its then draft RZLT map, plot ref Plot LDLA202207078 was excluded on foot of a submission pursuant to same. The reasons given for the Council's decision (issued on March 28th, 2023) to remove the said plot from the draft map were:

1. It has an existing house on site subject to LPT,

2. There is an old graveyard on the site,
3. There is no footpath and no access to surface water drainage.

Reason no. 3 above is of particular significance in the context of the plot under consideration in this submission - Plot LDLA20220721 abuts the same side of the R392 as does Plot LDLA202207078 but it is further distant from the centre of Lanesborough by some 100m and the existing footpath terminates immediately to the town side of Plot LDLA202207078. Therefore, provision of direct pedestrian access to accommodate Plot LDLA20220721 is considerably more onerous than to accommodate the plot which Longford Co Council decided to exclude in March 2023, partly on footpath deficiency grounds, from the final RZLT map.



Photograph No 1 – Existing dwelling and out-building blocking footpath extension

Also, it is important to point out that there would be considerable difficulty in terms of achieving provision of a new footpath through the frontage of Plot LDLA202207078 before continuing through what is now agricultural land in order to provide pedestrian linkage from the end of the existing footpath to Plot LDLA20220721. The existing dwelling in Plot LDLA202207078 is located very close to the R392 – its curtilage wall abuts the road and the house itself is

just 3.5m set back from same. An old out-building, associated with and adjacent to the house which continues to be functional and was used historically to house a horse drawn trap and several other artefacts emanating from early in the last century, also abuts the R392. The floor level of the house is approximately 400mm below road level. Therefore, to continue the existing public footpath towards Plot LDLA20220721 would involve removal of an existing out-building which has significant heritage value and would also seriously compromise the functionality of an existing dwelling. See photograph no. 1 which shows the existing dwelling in the foreground and the outbuilding further back – the location of the dark coloured car immediately beyond the outbuilding marks the end of the existing public footpath coming from Lanesborough in the distant background.

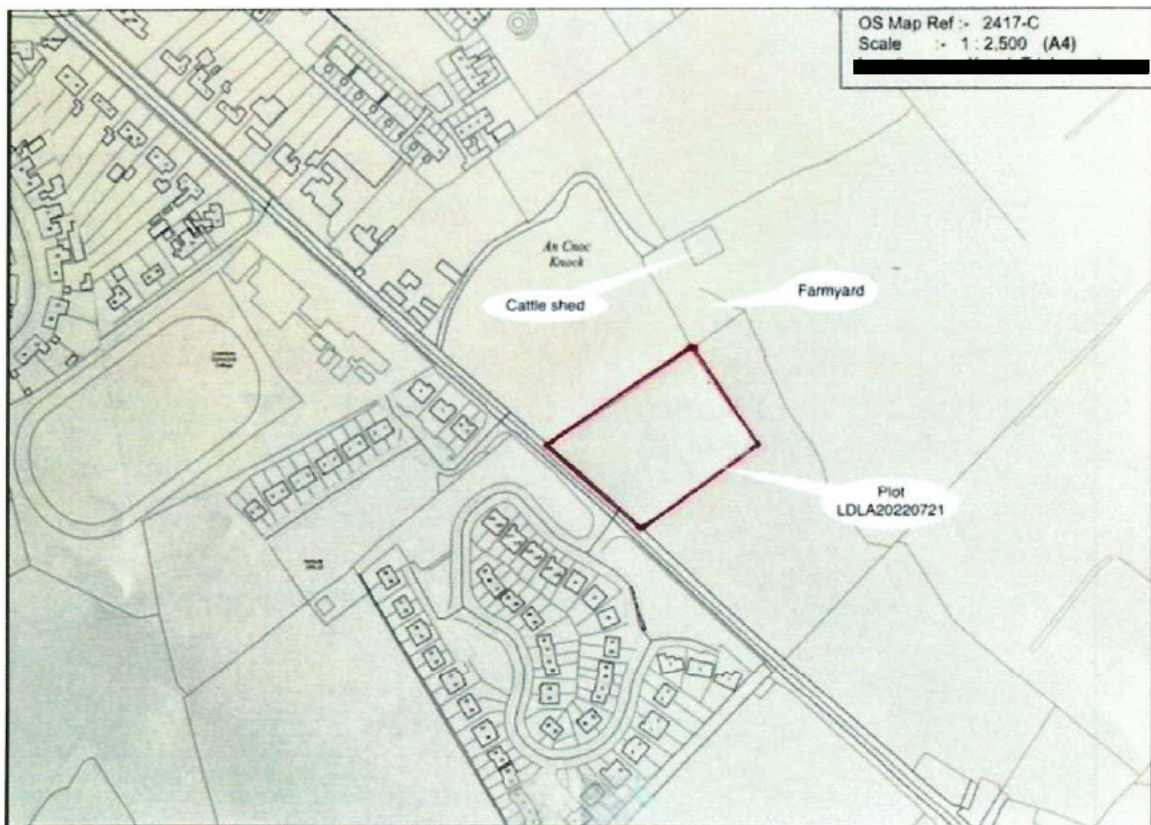
Self-Sustaining Town Objective:

In the Longford County Development Plan, 2021 – 2027, Lanesborough is categorised as a “Self-Sustaining Town” which, as defined in the Plan “relates to high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted ‘catch up’ investment to become more self-sustaining.” Clearly, this categorisation is allocated in a context which interprets the term “Self-Sustaining Town” as an objective. Therefore, if Lanesborough is to become “more self-sustaining”, the priority must be to succeed in securing “targeted ‘catch up’ investment” with a view to correction of current imbalances. One would logically assume that such ‘catch up’ investment should be targeted towards development of employment opportunities rather than encourage further population growth which would merely result in less rather than more self-sustainability and a denial of the achievement of this key objective. Surely, this is of particular relevance in the case of Lanesborough because of the extent of employment depletion which has impacted the town and area due to the withdrawal of ESB and Bord na Mona support in recent years.

While it isn’t unreasonable that the Development Plan should facilitate the provision of new residential development in Lanesborough (as it does), I would suggest that it is inappropriate to force the provision of additional development in the current circumstances as referred to above. To apply RZLT to Plot LDLA20220721 would be tantamount to forcing such provision. Furthermore, Lanesborough has more than its fair share of unoccupied residential property at this point in time.

Personal Impact:

Plot LDLA20220721 is part of my farm, is good quality land in terms of its capacity to support livestock rearing and is an asset of some considerable value to me in terms of its role in providing me with a livelihood. It must also be said that, in relative terms, it is part of the most productive segment of my holding and its loss for other purposes would result in a disproportionate loss of income from my point of view. Conversely, if I were to be burdened with the payment of RZLT annually, the result would amount to a considerable reduction in my annual income.



Map No 3 – Proximity of farmyard and cattle shed

The situation would be further exacerbated by the fact that Plot LDLA20220721 is located next to my farmyard – the epicentre of my holding. Within the farmyard is located my cattle shed which accommodates the housing and feeding of my entire livestock herd throughout Winter months (approximately 6 months annually). In the event that Plot LDLA20220721 were to be proposed for residential accommodation, I would have very serious concerns regarding the future of my entire livelihood. Needless to say, when

cattle are housed, they bellow loudly, usually in large numbers and the fact that they are in an enclosed structure results in an intensification and amplification of the overall effect. This would, very likely, result in conflict with nearby residential amenity and ultimately, my very real fear is that my means of making a living would be forced to capitulate. See Map No 3 above which shows the location of my farmyard and cattle shed in context of Plot LDLA20220721.

I'm a modest farmer and since my school going days, my land holding has been the sole source of my livelihood. Farming is all I know. Now in my early 60's, I am not in a position to alter the manner in which I make a living.

I have never, at any time, sought that my land should be designated or zoned to facilitate the development of housing and was utterly surprised to discover that such a designation is incorporated in the Development Plan – a discovery I made only when the Irish Farmers Association (IFA) advised of the evolution of the RZLT process towards the end of 2022. If I had made representations in this regard, I could fully accept the expectation that I should be asked to pay RZLT in the event that I don't act on my declared intentions pursuant to such representations. However, the suggestion (totally unprovoked on my part) that this tax should be imposed on me is, I feel, an unfair and unjust imposition on my right to adequately sustain my livelihood.

Notwithstanding the foregoing, I fully appreciate the right of the Council to designate zoning status to lands. Where such a designation is totally unprovoked by a landowner such as myself and where the land is providing the essential and only means of living available to the landowner I have to strongly submit and protest that the imposition of RZLT is grossly unfair and inappropriate in such circumstances and serves no purpose other than to deplete my already modest income. **Separate to this submission, therefore, I am making a formal submission requesting that a process be initiated immediately, in accordance with the requirements of Planning Legislation, with a view to having plot LDLA20220721 rezoned as agricultural land.**

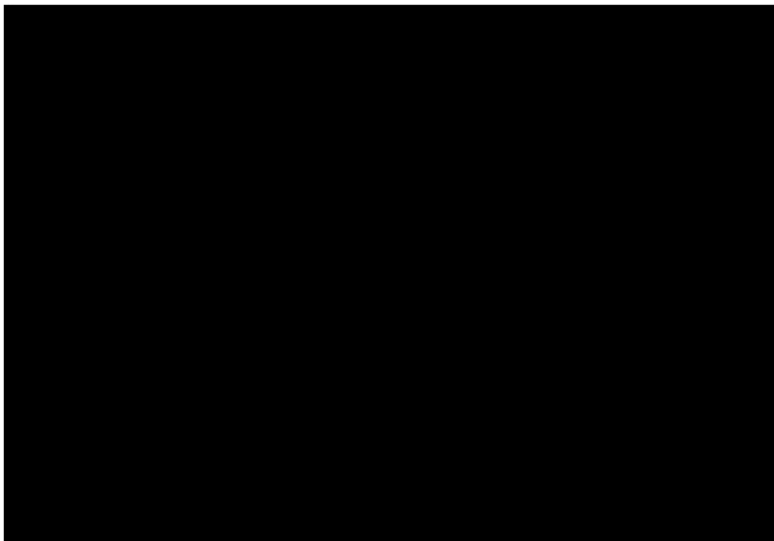
Conclusion:

In summary, I am requesting that Plot LDLA20220721 be excluded from the final RZLT Map for Co Longford because of the deficit/inadequacy of drainage and pedestrian infrastructure available to support residential development in

it, the fact that such development would be in conflict with the “Self-Sustaining Town” objective in the current Longford County Development Plan and the grossly unfair and severely adverse impact to my livelihood.

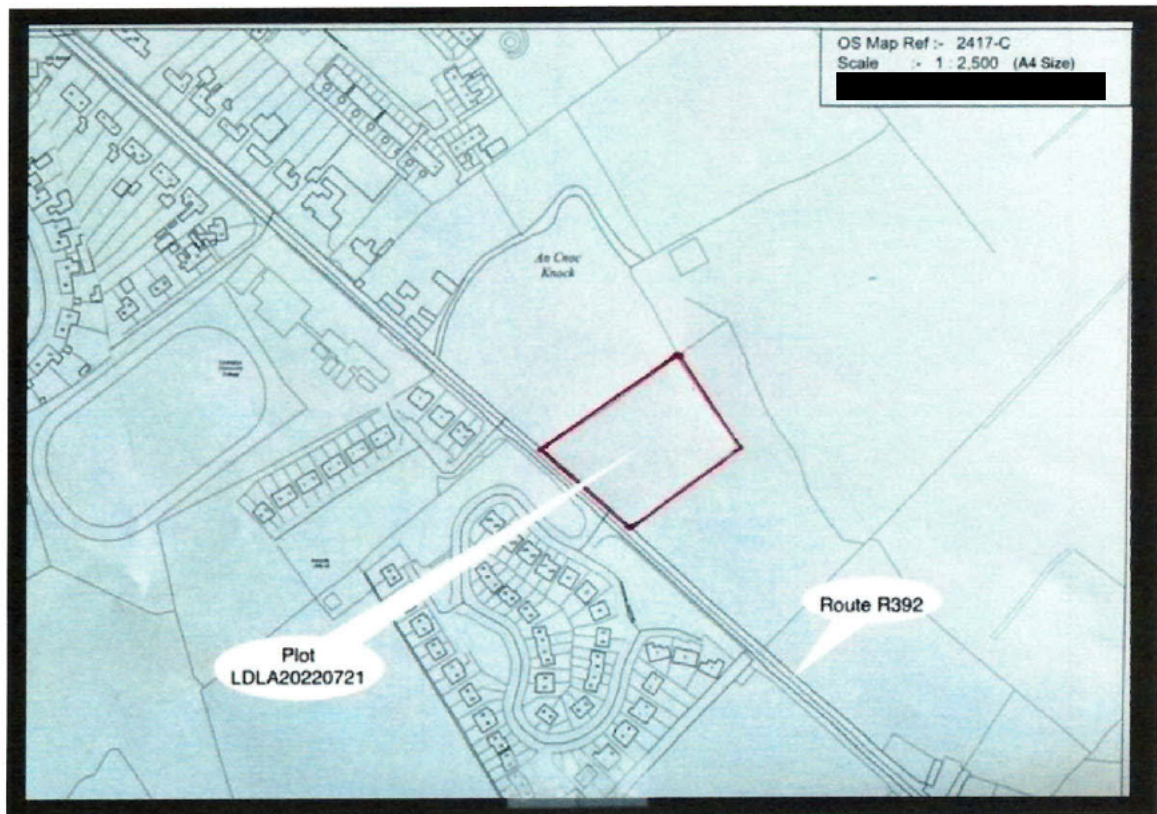
And Finally:

Please note that this submission was prepared on my behalf and subject to my instructions by a Chartered Civil Engineer, [REDACTED] My thanks for your consideration of this – I look forward to your response in due course.



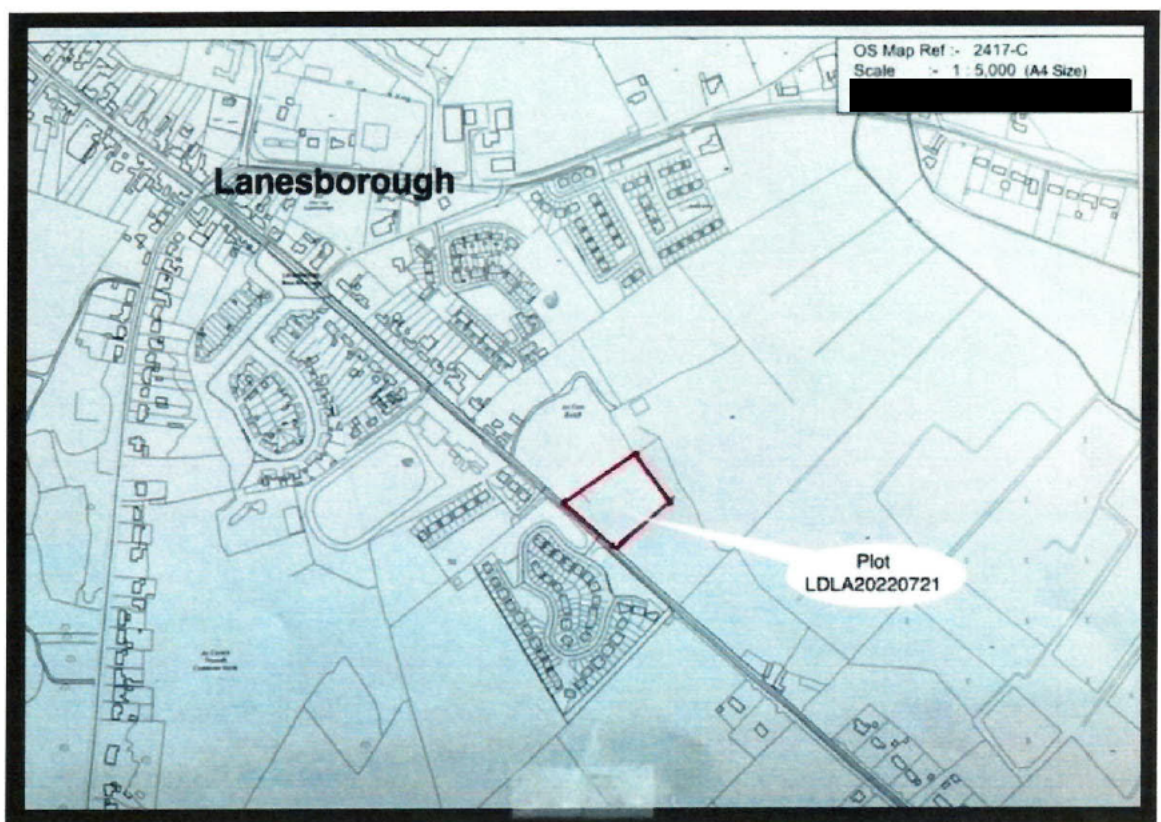
Appendix 1

Extract from Ordinance Sheet 2417-C, scale 1:2,500,
showing the location of Plot LDLA20220721
on the Eastern fringe of Lanesborough




Appendix 2

Extract from Ordinance Sheet 2417-C, scale 1:5,000,
showing the location of Plot LDLA20220721
in context of the centre of Lanesborough to the North
West




Appendix 3

Land Registry Map depicting 
of which Plot LDLA202207219 is part



Land Registry Map depicting [REDACTED]
of which Plot LDLA202207219 is part

Appendix 4

Copy Folio  which confirms the registered
ownership
and, by implication
the ownership of Plot LDLA202207219

Land Registry

County Longford



Register of Ownership of Freehold Land

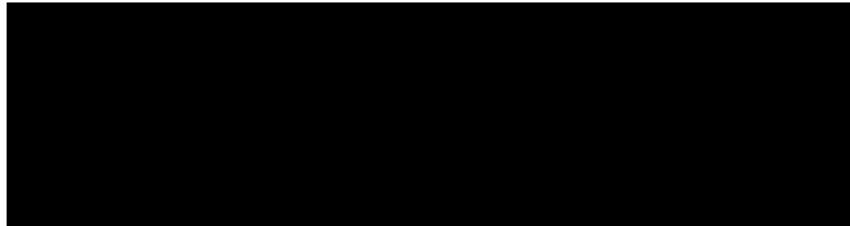
Part 1(a) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its classification by reference to the Registry Map is conclusive as to boundaries or extent.

For public transmission see Part 1(b)

No. Description Official Notes

1



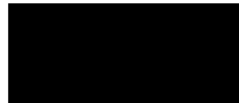
Land Registry
County Longford



Part 1(B) - Property
Parts Transferred

No. Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:
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Land Registry
County Longford

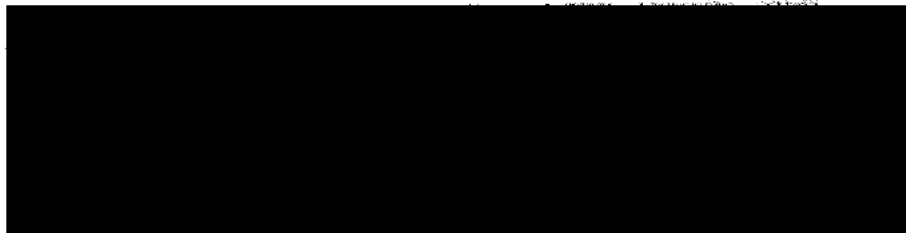


Part 2 - Ownership

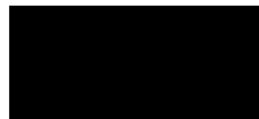
Title ABSOLUTE

No. The devolution of the property is subject to the provisions of Part
II of the Succession Act, 1965

1



Land Registry
County Longford

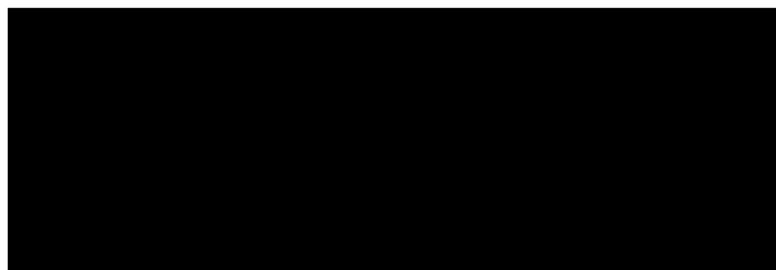



Part 3 - Burdens and Notices of Burdens

No.	Particulars
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1	
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2	04-JAN-1997 05-05-99
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March 26th, 2025

RZLT,
Longford County Council,
Aras an Chontae,
Great Water Street,
Longford,
N39 NH56

Re: Re-zoning of land located at [REDACTED] Lanesborough, Co Longford (ancillary to RESIDENTIAL ZONED LAND TAX submission pertaining to plot ref LDLA20220721}.

A Chara,

I refer to the plot referred to above which is identified in Longford Co Councils Draft RZLT Map as being within scope in terms of liability for Residential Zoned Land Tax. I am the owner of the plot (See Appendices 3 and 4 which confirm my ownership) in question and, given the consequences of the imposition of RZLT on me, arising from the fact that the land is zoned for "New Residential" Development under the Longford County Development Plan 2021 - 2027, I am now requesting that the plot be rezoned for Agricultural use – a zoning which would be compatible with both my current and intended future use of the land.

I am encouraged by the fact that farming representative bodies have made justifiable robust representations regarding the unjust and unfair consequences arising from inclusion of plots such as that identified above in the RZLT map when they are being actively farmed and constitute, at least, a significant component of their owners means of making a living. I note, from recent notices published by Longford County Council in relation to RZLT that the option to apply for rezoning is referenced and it is in this context that I now make this request/submission. Furthermore, I will be using this submission as a defence against payment of any RZLT for which I may be considered liable in 2025.

In support of this submission, please find attached the following documentation:

Appendix 1: Extract from Ordinance Sheet 2417-C, scale 1:2,500, showing the location of Plot LDLA20220721 on the Eastern fringe of Lanesborough,

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Appendix 4: Copy Folio [REDACTED] which confirms that I am the registered owner and, by implication that I am the owner of Plot LDLA20220721.

Plot LDLA20220721:

Plot LDLA20220721 is located on the Eastern fringe of Lanesborough Town and fronts onto the North side of the main Lanesborough to Ballymahon road (R392). It is 0.69 hectares in area, its road frontage length is approximately 75m, it is, in approximate terms, trapezoidal in shape and its average depth is just over 90m. See Appendices 1 and 2.



Map No 1 – Extract from Draft RZLT map

Map no. 1 above shows the plot on the current Draft RZLT Map as published. The plot is zoned for “New Residential” development in the current Longford County Development Plan, 2021 to 2027.

Purpose of Submission:

The primary purpose of this request is to secure my capacity to continue to use my farmland for farming purposes into the future, as I have done for the past 40 years, without having to incur taxes over and above what one would feel are fair and in context with the income I derive from the land I farm for my living.

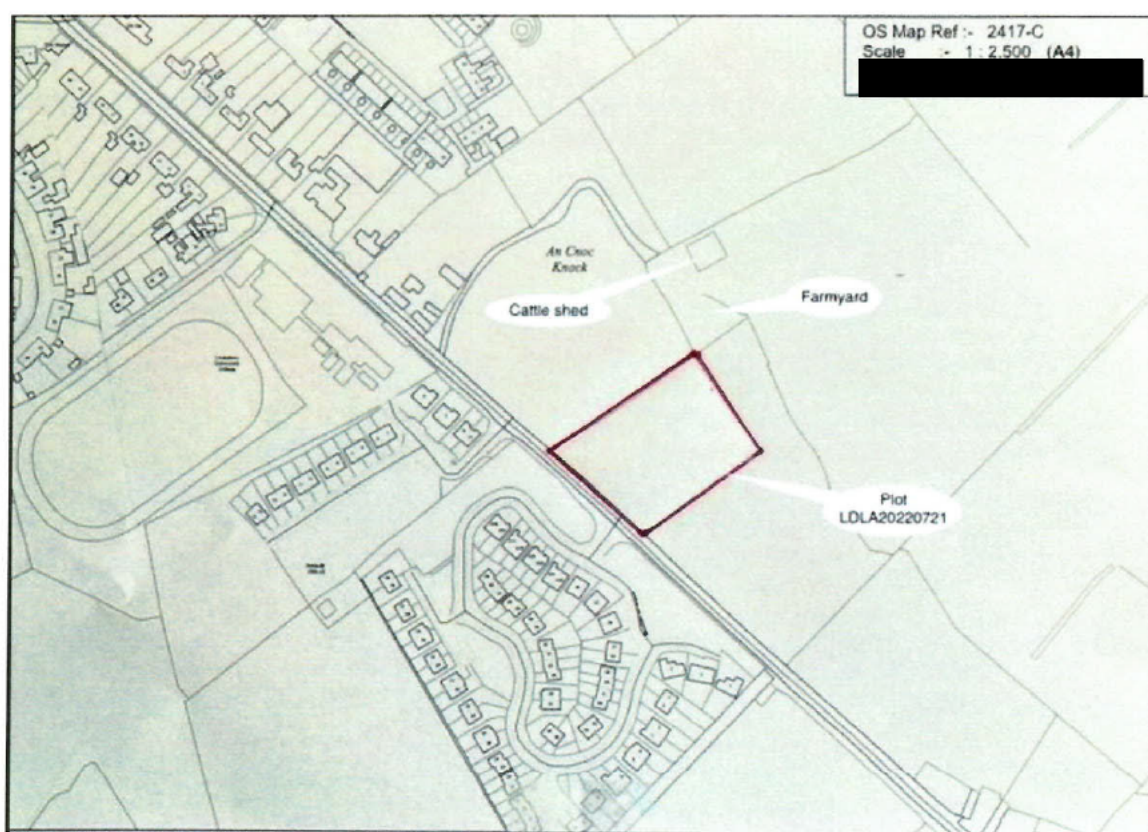
Lest there be any doubt about my stance regarding the need and justification for the large-scale development of housing nationally, I wish to emphasise that I fully understand and support such an objective and I am absolutely empathetic and sympathetic towards the plight of the many homeless people and home seekers across the country who so desperately need solutions. I’m happy to contribute to the resolution of this enormous problem in any way I can in practical terms but, as I’ll demonstrate in what follows, this is not about NIMBYism (Not in my back yard) or self betterment, but rather about saving my own cherished livelihood and my capacity to survive sustainably in the only way I know how.

Personal Impact:

Plot LDLA20220721 is part of my farm, is good quality land in terms of its capacity to support livestock rearing and is an asset of some considerable value to me in terms of its role in providing me with a livelihood. It must also be said that, in relative terms, it is part of the most productive segment of my holding and its loss for other purposes would result in a disproportionate loss of income from my point of view. Conversely, if I were to be burdened with the payment of RZLT annually, the result would amount to a considerable reduction in my annual income.

The situation would be further exacerbated by the fact that Plot LDLA20220721 is located next to my farmyard – the epicentre of my holding. Within the farmyard is located my cattle shed which accommodates the housing and feeding of my entire livestock herd throughout Winter months

(approximately 6 months annually). In the event that Plot LDLA20220721 were to be proposed for residential accommodation, I would have very serious concerns regarding the future of my entire livelihood. Needless to say, when cattle are housed, they bellow loudly, usually in large numbers and the fact that they are in an enclosed structure results in an intensification and amplification of the overall effect. This would, very likely, result in conflict with nearby residential amenity and ultimately, my very real fear is that my means of making a living would be forced to capitulate. See Map No 2 below which shows the location of my farmyard and cattle shed in context of Plot LDLA20220721.



Map No 2 – Proximity of farmyard and cattle shed

I'm a modest farmer and since my school going days, my land holding has been the sole source of my livelihood. Farming is all I know. Now in my early 60's, I am not in a position to alter the manner in which I make a living.

I have never, at any time, sought that my land should be designated or zoned to facilitate the development of housing and was utterly surprised to discover that such a designation is incorporated in the current County Development Plan – a discovery I made only when the Irish Farmers Association (IFA) advised of the evolution of the RZLT process towards the end of 2022. If I had made

representations in this regard, I could fully accept the expectation that I should be asked to pay RZLT in the event that I don't act on my declared intentions pursuant to such representations. However, the suggestion (totally unprovoked on my part) that this tax should be imposed on me is, I feel, an unfair and unjust imposition on my right to adequately sustain my livelihood.

Proper Planning:

Apart from the impact that the current "New Residential" zoning is inflicting on me personally and my capacity to make a living, as outlined above, I would suggest that there are a number of reasons why such a designation is not compatible with the proper planning and sustainable development of the area. These include the following:

Self-Sustaining Town Objective:

In the Longford County Development Plan, 2021 – 2027, Lanesborough is categorised as a "Self-Sustaining Town" which, as defined in Section 4.8.9. of Volume 1 of the Plan, relates to "high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining." Clearly, this categorisation is allocated in a context which interprets the term "Self-Sustaining Town" as an objective. Therefore, if Lanesborough is to become "more self-sustaining", the priority must be to succeed in securing "targeted 'catch up' investment" with a view to correction of current imbalances. Logically, such 'catch up' investment should be targeted towards development of employment opportunities rather than encourage further population growth which would merely result in less rather than more self-sustainability and a denial of the achievement of this key objective. As indicated in the same section of the Development Plan, the jobs to resident workers ratio in 2016 was 0.64 – a ratio which has, no doubt depleted even further since then arising from the closure of the ESB power station in 2020 and the ancillary termination of Bord na Mona pear harvesting in the area.

While it isn't unreasonable that the Development Plan should facilitate the provision of new residential development in Lanesborough (as it does), I would suggest that it is inappropriate to force the provision of additional development - bearing in mind the current circumstances as

outlined above. To apply RZLT to Plot LDLA20220721 would be tantamount to forcing such provision. Furthermore, such an approach would be in contradiction of what is clearly stated in Appendix 1C of Volume 2 of the Plan (bottom of page 40) in relation to Lanesborough – “within this zoning category (residential) the improved quality of existing residential areas will be the Council’s priority”. In addition, it has to be said that Lanesborough has more than its fair share of unoccupied residential property at this point in time.

Based on the foregoing, I would suggest that re-zoning of plot LDLA20220721 to “Agriculture” would be wholly appropriate in terms of achievement of current Development Plan strategy for Lanesborough.

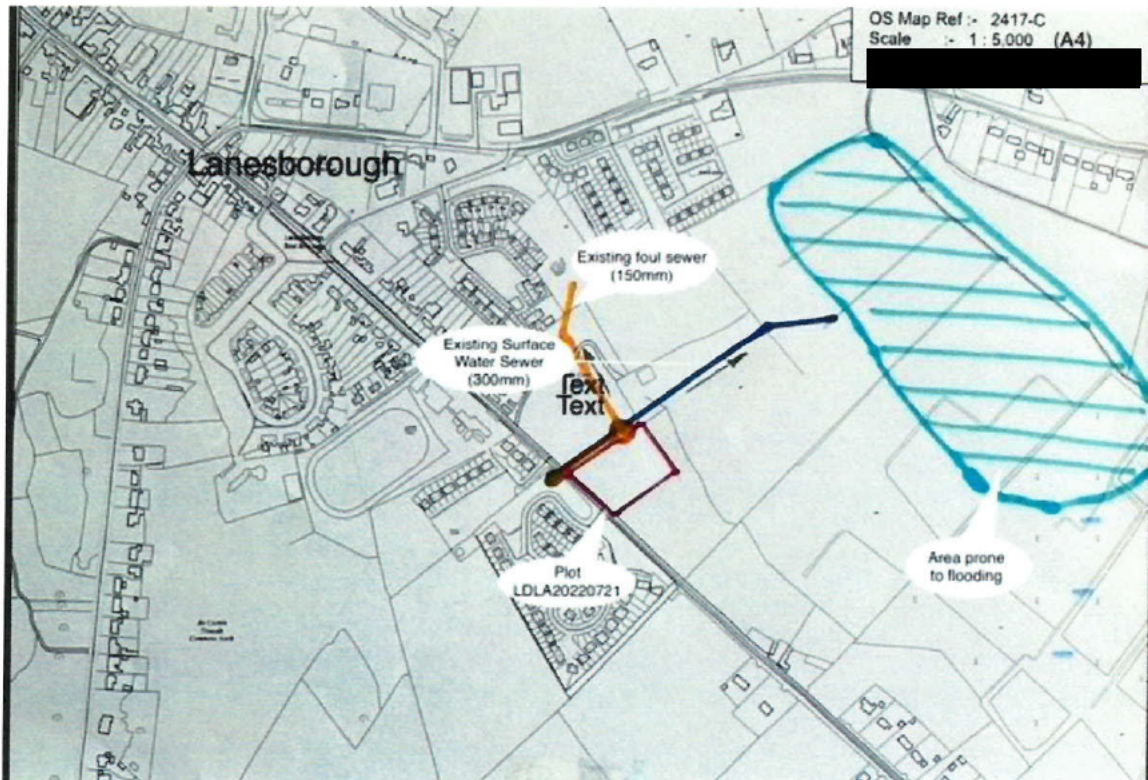
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The foul sewer is 150mm in diameter, was provided approximately 20 years ago to accommodate the nearby 70 house Cnoc na Gaoithe development and ultimately connects to the towns public sewer system. A sewer of this size facilitating 70 houses is, by any standard, grossly inadequate for such loading and could not be regarded as compliant with current best practice. I am reliably informed that the sewer has blocked on a number of occasions – both upgradient and downgradient of where a development in plot LDLA20220721 would be expected to connect to it.

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prolonged or sporadic rainfall events, the stream rises significantly and regularly floods extensive tracts of otherwise usable agricultural land in its vicinity – including up to 10 acres of my own farmland and that of a



Map No 3 – Existing foul and surface water sewers

number of neighbouring farmers. This flooding is exacerbated by run-off contributed via constructed drainage systems, such as from Cnoc na Gaoithe. To add to this with further concentrated run-off would further exacerbate the periodic flooding issue. While implementation of an attenuation strategy would probably be feasible it would have undesirable consequences – most notably, occupation of a significant proportion of the space that would otherwise be required for housing, concern for the safety of children in the area and the attenuation effectiveness would most likely be compromised to some degree because of the nature of the topography in the area and the distance from the site to the outfall.

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3. There is no footpath and no access to surface water drainage.

Reason no. 3 above is of particular significance in the context of the plot under consideration in this submission - Plot LDLA20220721 abuts the same side of the R392 as does Plot LDLA202207078 but it is further distant from the centre of Lanesborough by some 100m and the existing footpath terminates immediately to the town side of Plot LDLA202207078. Therefore, provision of direct pedestrian access to accommodate Plot LDLA20220721 is considerably more onerous than to accommodate the plot which Longford Co Council decided to exclude in March 2023, partly on footpath deficiency grounds, from the final RZLT map.

Also, it is important to point out that there would be considerable difficulty in terms of achieving provision of a new footpath through the frontage of Plot LDLA202207078 before continuing through what is now agricultural land in order to provide pedestrian linkage from the end of the existing footpath to Plot LDLA20220721. The existing dwelling in Plot LDLA202207078 is located very close to the R392 – its curtilage wall abuts the road and the house itself is just 3.5m set back from same. An old out-building, associated with and adjacent to the house which continues to be functional and was used historically to house a horse drawn trap and several other artefacts from early in the last century, also abuts the R392. The floor level of the house is approximately 400mm below road level. Therefore, to continue the existing public footpath towards Plot LDLA20220721 would involve removal of an existing out-building which has significant heritage value and would also seriously compromise the functionality of an existing dwelling. See photograph no. 1 below which shows the existing dwelling in the foreground and the outbuilding further back – the location of the dark coloured car immediately beyond the outbuilding marks the end of the

existing public footpath coming from Lanesborough in the distant background.



Photograph No 1 – Existing dwelling and out-building blocking footpath extension

Conclusion:

I am requesting that Plot LDLA20220721 be rezoned as Agricultural Land and that the current “New Residential” zoning should be removed. I have demonstrated in the foregoing that there are both planning related and personal reasons for this request – summarised under the following points:

- My means of making a living would be significantly compromised if the current zoning is to remain in place and rezoning to “Agricultural” would ensure function of the land in a manner consistent with former, present and intended future use while at the same time securing my livelihood.
- Achievement of the objectives associated with categorization of Lanesborough as a “Self-Sustaining Town” becomes much more realistic by prioritizing investment in employment opportunities and improving the quality of existing residential rather than focus on new residential –

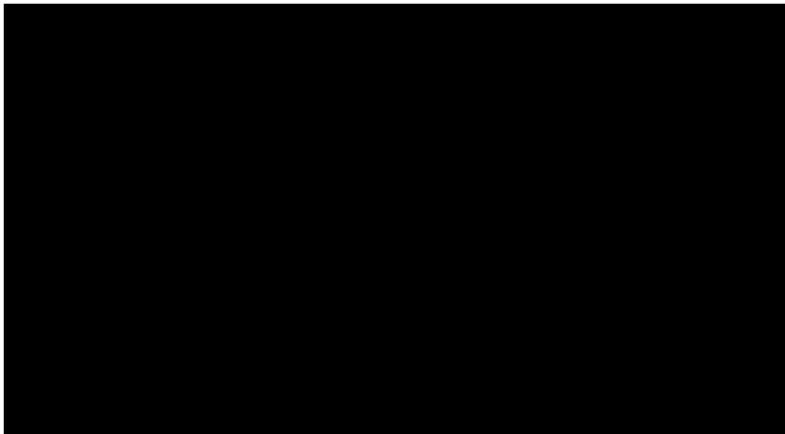
in effect, the conflict created by the current zoning would be corrected by rezoning the plot to "Agricultural".

- While the plot is serviced to some degree, there are significant deficiencies in this context in that the foul sewer doesn't have capacity to accommodate additional development, additional concentrated run-off such as from a housing scheme would exacerbate an already existing flooding issue to the North East and there would be significant difficulties associated with extending the existing public footpath to service the land.

And Finally:

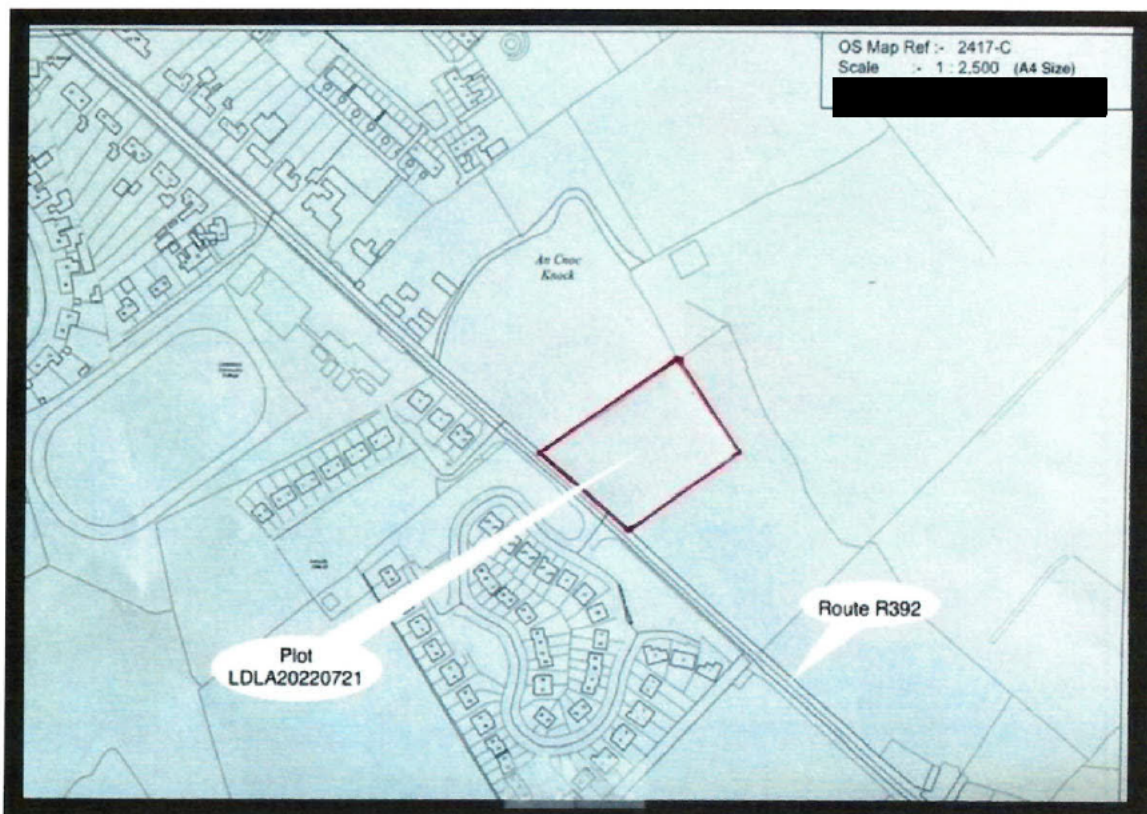
Please note that this submission was prepared on my behalf and subject to my instructions by a Chartered Civil Engineer, Tom Tiernan. My thanks for your consideration of this – I look forward to your response in due course.

Yours Sincerely,



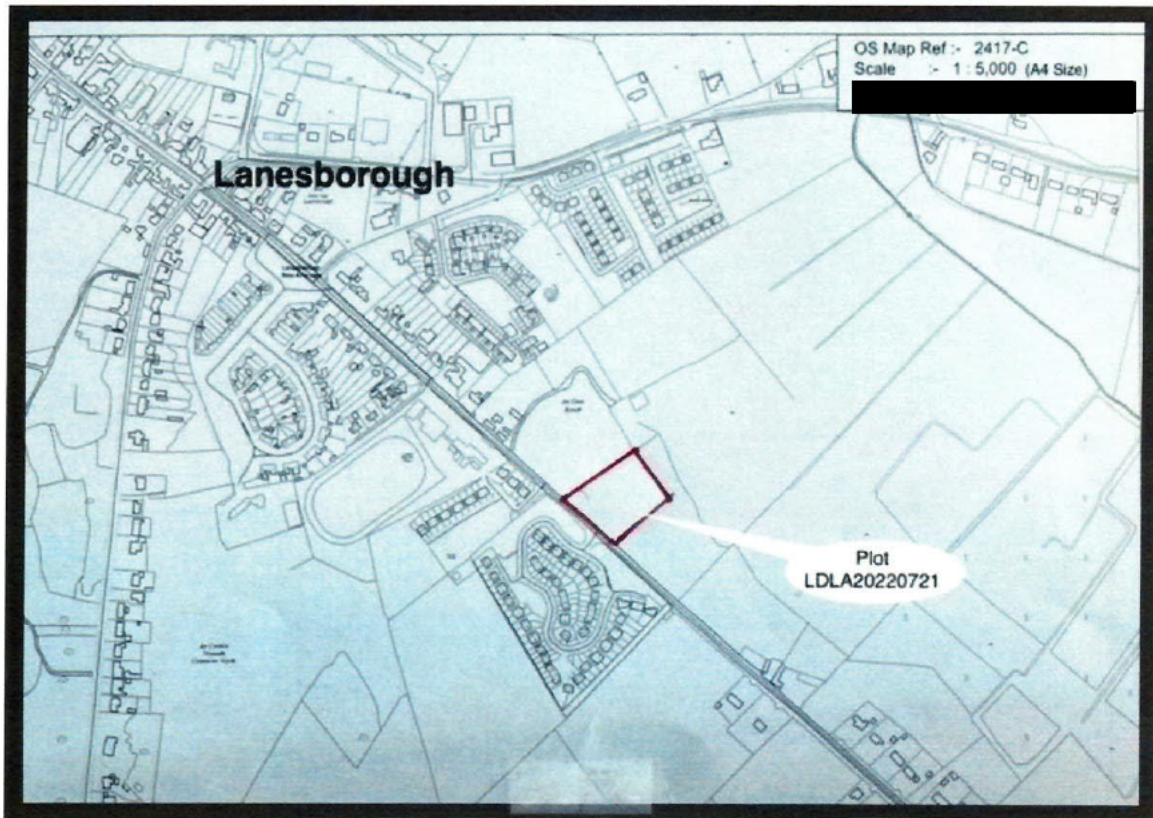
Appendix 1

Extract from Ordinance Sheet 2417-C, scale 1:2,500,
showing the location of Plot LDLA20220721
on the Eastern fringe of Lanesborough



Appendix 2

Extract from Ordinance Sheet 2417-C, scale 1:5,000,
showing the location of Plot LDLA20220721
in context of the centre of Lanesborough to the North
West



Appendix 3

Land Registry Map depicting Folio [REDACTED]
of which Plot LDLA202207219 is part



Land Registry Map depicting [redacted]
of which Plot LDLA202207219 is part

Appendix 4

Copy Folio [REDACTED] which confirms the registered
ownership
and, by implication
the ownership of Plot LDLA202207219

15 JULY 2004

Part 1(a) - The Property

For people interested in the book, I have

Official Notes

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Land Registry
County Longford



Part 1(a) - Property
Part 2 Transferred

No. Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:
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Land Registry
County Longford

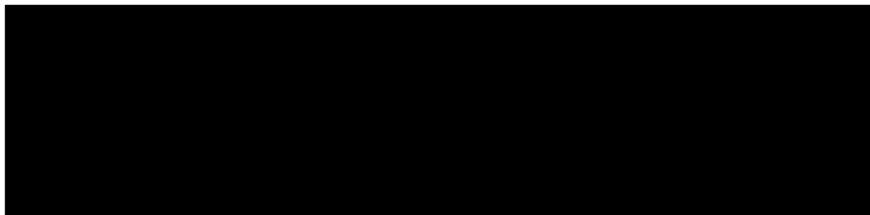


Part 2 - Ownership

Title ABSOLUTE

No. The devolution of the property is subject to the provisions of Part
II of the Succession Act, 1965

1



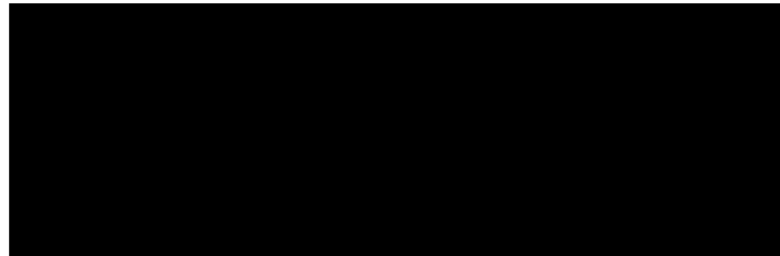
Land Registry
County Longford



Part 3 - Burdens and Notices of Burdens

No.	Particulars
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1	
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2	25-JAN-1999 H6267/94
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