

James (Jim) McNally,



RZLT Monaghan County Council,  
Planning office,  
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Monaghan,  
H18 X982

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**Subject: Submission to Monaghan Local Authority RLZT to remove & re-zone Parcel I.D.: MNLACK33 from final 2025 RZLT map, draft 2026 RZLT map & town development map.**

Dear Sir/Madam

Following the decision made in Budget 2025 regarding the RZLT on active farmland I am writing in relation **Parcel I.D.: MNLACK33 and thus to change its current zoning status.**

I am appealing on the grounds that these lands in question (on parcel ID referenced above) are active productive farmland and are part of my wider farming trade or enterprise and are **thus integral to the wider farm enterprise**. I have farmed it for this past 65 years. Parcel I.D.: MNLACK33 is not idle or vacant and is in active productive use as part of the enterprise and thus is integral to its functioning and financial viability.

The farm enterprise is comprised of four land holdings of which parcel ID MNLACK33 is one of these. On one of my other land parcels/holdings is winter livestock housing & fodder storage, which is designed to be supplied from all four land holdings and is run, designed and managed as one enterprise and is thus **only economical viable when treated as such**. See supporting letter from Fiona Kelly & Co Accountants.

Parcel ID MNLACK33 also contains two inhabited residential dwellings for which they are registered for local property tax (LPT), the tax is paid in full. The property IDs are [REDACTED] (MNLAER468 zoned existing residential) and Property ID [REDACTED] (MNLAER465 zoned existing residential). The latter being [REDACTED] and is located in the centre of the parcel and **the farm enterprise/trade is run and managed (head quartered) from here**.

**Adjoining** Parcel I.D.: MNLACK33 is another category of my farming enterprise (housing for free roamed, pasture raised livestock & vehicle storage). Shown are area A on the map. It is an approved Department of Agriculture holding. Parcel ID MNLACK33 in question is integral to this farming category functioning and its commercial

viability, without parcel I.D MNLACK33 it would cease. See supporting document from Fiona Kelly & Co Accountants. The lands in parcel ID MNLACK33 are used for day grazing for the livestock that are housed in area A. It is my intention, as part of the farm development plan, to expand this element of my farming business further and move from free range, free roaming and pasture raised livestock and into higher yield organic stock. Parcel I.D. MNLACK33 is integral to this. See supporting letter from Teagasc agricultural advisor.

On Parcel I.D.: MNLACK33 I have my own private space - small wooded area, garden, orchard and vegetable growing area that supply my private dwelling for my own and family use.

I am now also requesting a change of zoning of parcel ID MNLACK33 from residential to strategic reserve, thus bringing this land out of scope for the tax. These lands won't be developed in the life of the current plan ending shortly or the next plan but may be developed in the future. Given its proximity to the Carrickmacross town boundary I believe this to be a suitable request.

Therefore, to conclude I am requesting a change of zoning of parcel ID MNLACK33 from residential to strategic reserve on the 1) final 2025 RZLT map 2) development plan and 3) draft 2026 RZLT map.

Jim (James) McNally

11/2/25

An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

21<sup>st</sup> April 2023

**Ref: Supporting information for Jim McNally, Ardee Road, Carrickmacross, Co. Monaghan. RLZT on Parcel I.D.: MNLACK33**

We act as accountants and tax advisors for the above client. Jim is a self-employed farmer and the above parcel ID is active productive farm land and is part of his wider farming portfolio.

Jim's farm enterprise is comprised of four land holdings of which parcel ID MNLACK33 is one of these. These holdings are as follows:

1. Parcel ID MNLACK33 of approximately 8 acres and which is zoned residential and on the RZLT draft map
2. A second land holding, zoned recreational, of approx. 16 acres which is next to the above parcel ID, this land is less than 500 meters away (see map) from the above parcel
3. A third 26-acre land holding, not zoned, approximately 2km (see map) from the above parcel ID.
4. A fourth and final main landholding, not zoned, of 60 acres approximately 5 km from the above land parcel. These 60 acres contains livestock winter housing, handling and fodder storage.

The fourth land holding (60 acres) is designed to be supplied from all four land holdings and is run, designed and managed as one enterprise and is **only economical viable when treated as such**. In these times with the introduction of nitrates directives and exorbitant conacre prices it is making it increasing difficult for full time farmers to maintain viable enterprises on their existing holdings. Jim not unlike other farmers has had to diversify in order to maintain viable and therefore retention of his land as agricultural is essential to his farm development plan.

**Directly Adjoining** Parcel I.D.: MNLACK33 is another category of Jim's farming enterprise (housing for free roamed, pasture raised livestock (pigs and sheep) & vehicle storage). Shown as area A on the map. It's on the RZLT as part of parcel MNLA ER468. It is an approved Department of Agriculture holding. Parcel I.D MNLACK33 is integral to this farming category functioning. Currently yields are low for this category and Jim has been advised, as part of the farm development plan, to expand this element of his farming business further and move into higher yield organic stock. Parcel I.D. MNLACK33 is critical to this.

We respectfully request you to look favourable on Jim's appeal in light of the importance agricultural enterprises like Jim's contribute to the Irish economy.

Should we be of any further assistance please do not hesitate to contact us.

Yours faithfully,

  
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**Fiona Kelly & Co.**  
**Registered Auditors & Accountants**

**Enc. Land map**

**26<sup>th</sup> April 2023**

**Subject: Supporting information for Jim McNally. Ref. RLZT  
on Parcel I.D.: MNLACK33**

The above parcel ID is active productive farm land and is part of the farmer's wider farming trade or enterprise and are thus in my opinion integral to his wider farm enterprise.

The farm enterprise is comprised of four land holdings of which parcel ID MNLACK33 is one of these. These holdings are as follows:

1. Parcel ID MNLACK33 of approximately 8 acres and which is zoned residential and on the RLZT draft map
2. A second land holding, zoned recreational, of approx. 16 acres which is next to the above parcel ID, this land is less than 500 meters away (see map) from the above parcel
3. A third 26-acre land holding, not zoned, approximately 2km (see map) from the above parcel ID.
4. A fourth and final main landholding, not zoned, of 60 acres approximately 5 km from the above land parcel. These 60 acres contains livestock winter housing, handling and fodder storage.

The farm enterprise is run and managed from its base on parcel ID MNLACK33. The livestock winter housing, handling and fodder storage has been designed to be supplied and supported by all four land holdings.




**Directly Adjoining Parcel I.D.: MNLACK33** is another category of Jim's farming enterprise (housing for free roamed, pasture raised livestock (pigs and sheep) & vehicle storage). Shown as area A on the map. It's on the RZLT as part of parcel MNLA ER468. It is an approved Department of Agriculture holding. Parcel I.D MNLACK33 is integral to this farming category functioning and its commercial viability, without parcel I.D MNLACK33 it would cease. The lands in parcel ID MNLACK33 are used for day grazing for the livestock (pigs and sheep) that are housed in area A. Jim has been advised, as part of the farm development plan, to expand this element of his farming business further and move into higher yield organic stock. Parcel I.D. MNLACK33 is integral to this. In my opinion the viability of the holding for Jim and his successors is reliant on keeping this land as part of the farm.

Yours faithfully,

Jane McConnon

Jane McConnon

Parcel ID MNLACK33 at 0-60m range



Residential Zoned Land Tax

Department of Housing, Local Government and Heritage

Find address or place

+

-

Home

Location

Woodvale

Woodlands

Ardee Rd

Convent Lands Rd

Business Pk

Oriel Rd

Highfield

Ascoil Rois

Foxfield

KILMACTRASNA

Carrickmacross WWTP

Carrickmacross Primary Care Centre

(1 of 2)

Monaghan County Council: MNLACK33

Parcel ID	MNLACK33
Local Authority	MNLA
Local Authority Name	Monaghan County Council
Date Added	
Land Use Zoning	Proposed Residential A
Land Use Zoning Description	To provide for new residential development and for new and improved ancillary services.
GZT Zoning	R1.3
GZT Zoning Description	New/proposed residential, strategic residential reserve
Zoom to	

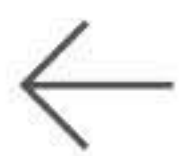
684,313.897 802,663.913 Meters

60m

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POWERED BY esri





Lands in question (Folio [redacted] & [redacted]),  
with boarder in bold (this is referred to as Parcele