

Residential Zoned Land Tax - Submission Form

MON. CO. CO.
PLANNING SECTION

01 APR 2025

Residential Zoned Land Tax - Submission Form
NOTE: Closing Date is Tuesday 1st April 2025.

Please read the Privacy Statement (<https://monaghan.ie/planning/wp-content/uploads/sites/4/2022/11/RZLT-Submissions-Privacy-Statement-final-version.pdf>) before completing this form.

Please note, you are strongly advised to lodge your submission in good time so that any technical difficulties can be resolved.

You should save your submission periodically using the 'Save as Draft' option at the bottom of the form, especially if the submission is a large one. Failure to do so could result in data inputted being lost in the event of a time-out or loss of connection.

CONTACT DETAILS

Q1. Contact Details and address of person making the submission

Name*

PATRICK MC MAHON

You can start typing your Address or Eircode below to automatically populate the address lines

Enter Full Address or Postcode

Search

3.20 PM.

1/4/2025. GMEW

Address Line 1 *

Address Line 2

Address Line 3

Town *

County

Eircode

Telephone Number *

E-mail *

Confirm Email *

Is an agent making a submission on your behalf *

☐ Yes ☒ No

If no, please proceed to Q4

SUBMISSION INFORMATION

Please note that submissions or observations made to Monaghan County Council will be made available for public inspection on the Council's website and may be redacted in line with GDPR and other legal requirements.

Although residential properties are included on the Draft Map, they are not subject to RZLT if they are subject to Local Property Tax. Therefore, it is not necessary to make a submission to remove this type of residential property from the Draft Map.

SUBMISSION DETAILS

Q.4 What is the postal address of the land to which this submission relates? Please enter an Eircode, if available, or the address below.

Address Line 1 *

Address Line 2

Address Line 3

Town *

County

Eircode

If an Eircode is not available, please give a detailed description which is sufficient to identify the land the submission relates to.

Max 1000 characters

Q.5 Parcel ID Reference number as shown on the Draft Map.

The Parcel ID can be found on the **RZLT Annual Draft Map Viewer** (<https://experience.arcgis.com/experience/768b153501b44c1cbdbd03678253e986>) by clicking on the lands and a popup display box will appear. The Parcel ID will appear in the format of MNLA ----. Alternatively the paper maps are on public display in the The Planning Office and the Municipal District Offices in Clones, Carrickmacross and Monaghan.

Q.6 Are you making this submission as: *

- ☒ A Landowner
☐ A Third Party (you do not own the lands you are making the submission on)

Q.7 Does the submission relate to?: *

Please select as appropriate

- ☐ (a) the addition/inclusion of lands on the Annual Draft Map that are not currently identified, or
☒ (b) the removal/exclusion of lands currently identified on the Annual Draft Map

Q.8 The definition of lands in-scope for RZLT requires lands to be connected or able to be connected to services. Does your submission relate to the connection of lands to existing services/infrastructure? *

- ☐ Yes ☒ No

Q.9 Does your submission relate to the date on which the land is considered to meet the relevant criteria? (i.e. when it was serviced) *

- ☐ Yes ☒ No

Q.10 Does this submission challenge the inclusion of lands on the Annual Draft Map on the basis that they are not vacant or idle? (Please note, this only applies to lands with a Town Centre Zoning). *

- ☒ Yes ☐ No

DECLARATION

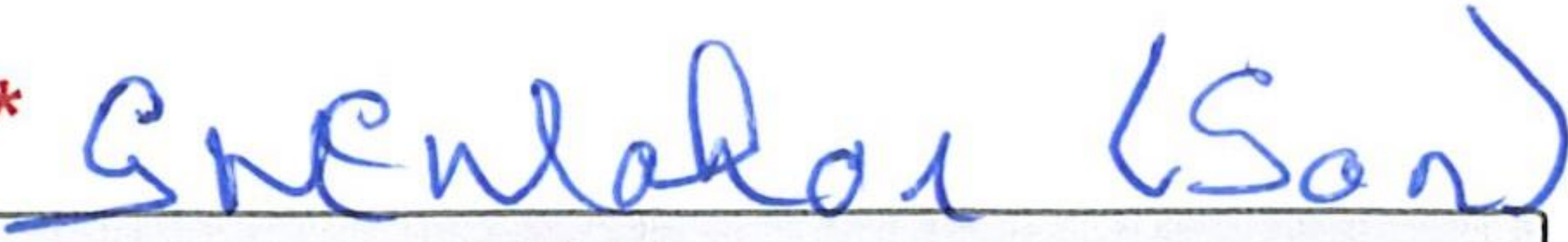
By clicking the 'Submit' button you give Monaghan County Council permission to analyse and include your response in their results.

After you click submit, you will no longer be able to go back and change any of your answers.

If you are having technical difficulties uploading your submission please contact rzlt@monaghancoco.ie (<mailto:rzlt@monaghancoco.ie>) for assistance or phone 047 30532.

Once you have submitted this form there will be links available on the next page to either download this form or email yourself a copy of the form.

Signature *

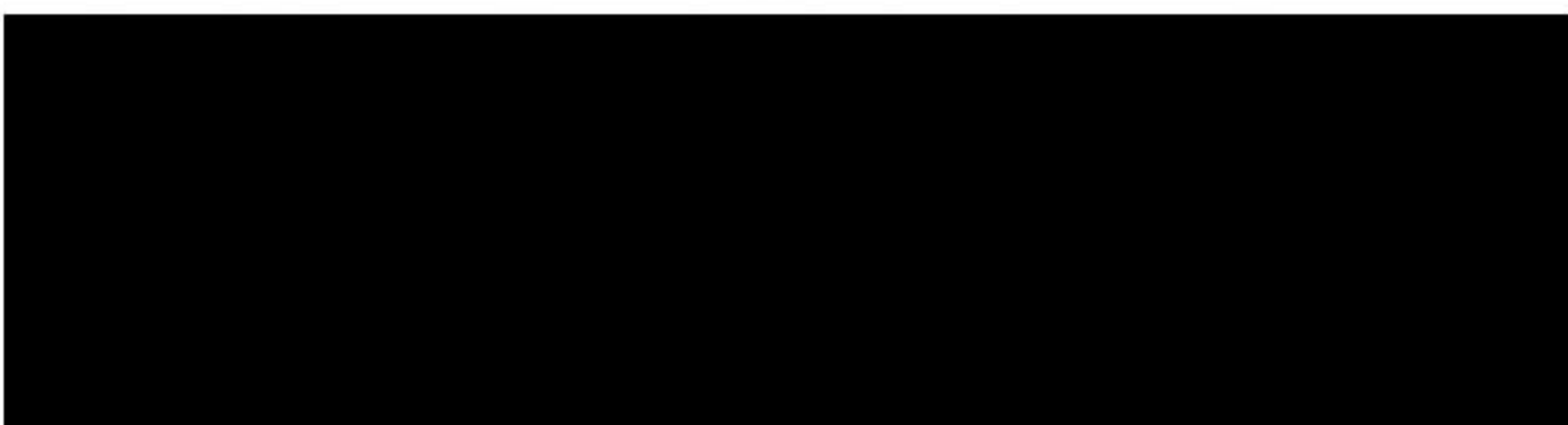




Comhairle Contae Mhuineacháin Monaghan County Council

by Spm 1/4/2

Patrick McMahon



29th August 2023

RE: Residential Zoned Land Tax Draft Map Submission

Reference Number: DMS29

R.Z.L.T. Parcel I.D.: MNLA MT70

Location: Lands at Latlorcan & Ghanim, Monaghan

A Chara,

I refer to your submission in respect of the above which included a request for a change in the zoning of the land. Your request is one of a number of requests for a change in zoning of lands within the Monaghan County Development Plan 2019-2025 that were made as part of the submissions in respect of the Draft RZLT Map. Some of these submissions requested dezoning of lands and some requested rezoning of lands to an alternative land use zoning.

In accordance with Section 653I of the Taxes Consolidation Act 1997, as amended by the Finance Act 2021, the planning authority has, both individually and cumulatively, evaluated these requests, and accordingly considered whether or not to propose to make a variation to Monaghan County Development Plan 2019-2025 under Section 13 of the Planning and Development Act 2000 (as amended).

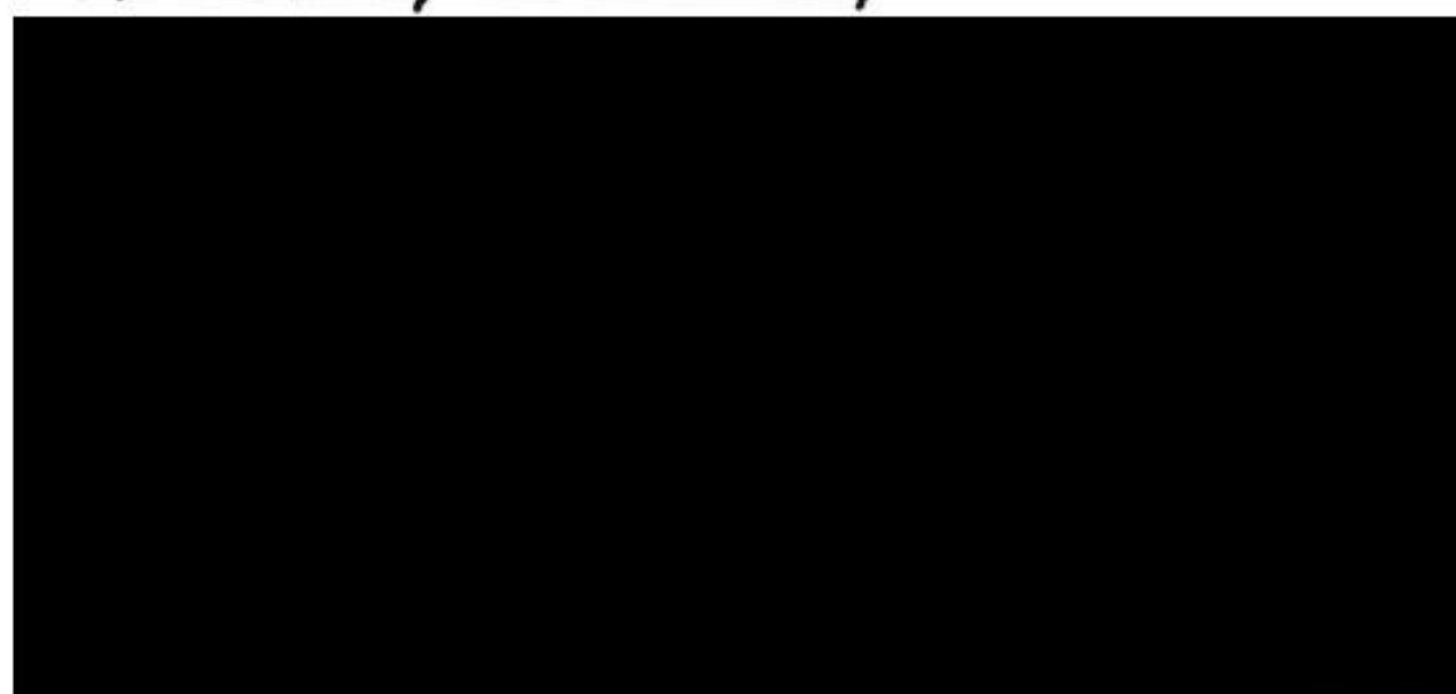
In evaluating the requests for a change of zoning of the land the planning authority had to determine if proceeding with a variation would be appropriate in terms of proper planning and sustainable development. For those requests which the planning authority has considered appropriate, a variation will be recommended to the elected members to dezone or rezone those lands accordingly. In the remaining instances the planning authority has determined that it is in the interest of proper planning and sustainable development that these lands retain the current zoning for the remaining period of the Monaghan County Development Plan 2019-2025.

In respect of the lands which you sought a change of zoning, the planning authority has determined that it would be appropriate in terms of proper planning and sustainable development to proceed with a variation to Monaghan County Development Plan 2019-2025 to dezone the lands from Strategic Residential Reserve (refer to attached report).

The planning authority is about to commence the process of making a variation to the Monaghan County Development Plan 2019-2025 to facilitate the proposed change of zonings. The proposed Variation No.5 will go on public display in early September 2023, with submissions and comments invited by early October 2023. A Chief Executive's Report shall then be prepared summarising all of the submissions received and recommending to the elected members on how to proceed with the proposed Variation. This report will be issued to the elected members in October 2023 and they will decide whether to make the proposed variation with or without amendments in early November 2023.

Please do not hesitate to contact me if you require any further clarification / information.

Is Mise, le Meas,



Fáilteann an tUdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifigí an Chontae, An Gleann, Muineachán, Éire.

Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

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eolas@monaghancoco.ie info@monaghancoco.ie

Acmhainní Daonna
Human Resources
047 30586

Airgeadas
Finance
047 30589

Na Bóithre
Roads
047 30597

Clár na dToghthóirí
Register of Electors
047 30551

Comhshaoil
Environment
042 9661240

Na hEalaíona
Arts
047 38162

sachtaí /Deontais Tithíochta
Housing Loans/Grants
047 30527

Leabharlann an Chontae
County Library
047 74700

Mótarcháin
Motor Tax
047 81175

Músaem an Chontae
County Museum
047 82928

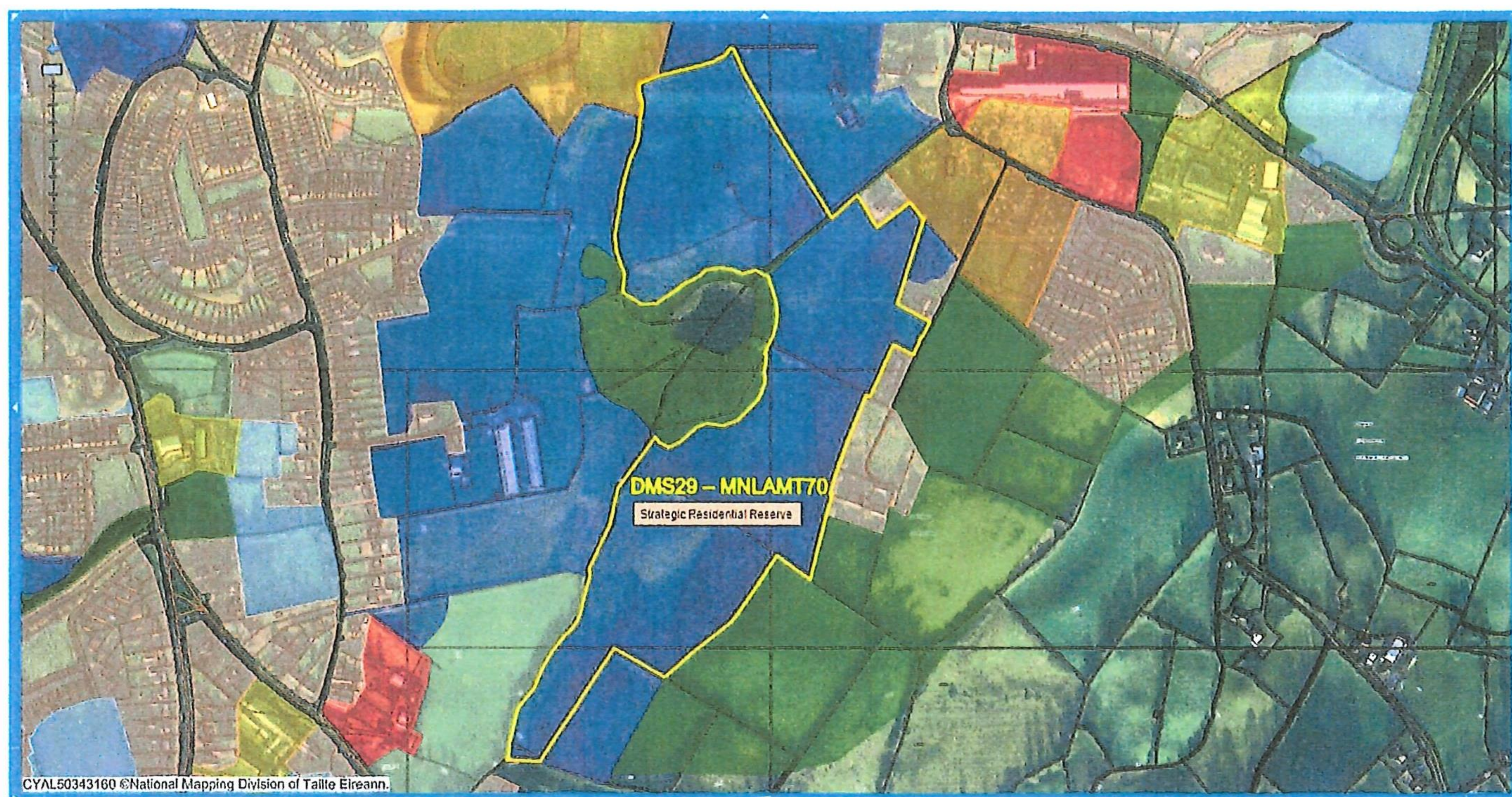
Pleanáil
Planning
047 30532

Pobal
Community
047 73719

Rialó Dáiteáin/Foirgnimh
Fire/Building Control
047 30521

Oifig Fiontair Áitiúil
Local Enterprise Office
047 71818

Seirbhísí Uisce
Water Services
047 30504/30571

Variation Sub Reference: 5d**RZLT DMS Reference:** DMS 29**Location:** Lands at Latlorcan & Ghanim, Monaghan**Area of Lands:** 13.07 Hectares**Development Plan Map:** MDP1**Current Zoning:** Strategic Residential Reserve**Proposed Zoning:** None (Dezone)**Zoning Change Type:** 1**Rationale for Change of Zoning**

The landowner requested that the lands be dezone as part of their submission in respect of the RZLT Draft Map.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development within Monaghan Town during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development but would only be required for residential development if a significant majority of both the Proposed Residential A and Proposed Residential B zoned lands are developed. Consequently, the zoning objective for Strategic Residential Reserve states that the comprehensive development of these lands will only be permitted in instances whereby 75% of both the Proposed Residential A and Proposed Residential B lands within Monaghan Town have been developed.

Given the limited level of development of the Proposed Residential A and Proposed Residential B lands within Monaghan Town over the current development plan period to date, it is unlikely that planning permission for the comprehensive development of lands currently zoned Strategic Residential Reserve will be granted during the remaining period of the current MCDP 2019-2025 under the current zoning objective. Therefore, the de zoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Monaghan Town.

A small inconsequential segment of zoned Strategic Residential Reserve lands (0.04 Ha) in separate ownership in the southern tip of the lands outlined above are also proposed to be de zoned to facilitate the adjustment of the settlement envelope accordingly.

