

Our ref: NMCG/MMcG/6801

Planning Department,  
Monaghan Co. Co,  
Dublin St,  
Monaghan.  
Co. Monaghan.

Date 27<sup>th</sup> March 2025

**Re; Submission on behalf of Mr. Patrick Murphy owner of lands at Tullanacrunat, Castleblayney, County Monaghan in Folio [REDACTED] of County Monaghan and his son Pauric Murphy regarding the Final RZLT Maps for 2024- 2025 placed on his lands.  
(Section 653C, as modified by Section 653M of the Taxes Consolidation Act 1997)**

**Applicants in this case. (Home Address)**

Patrick Murphy & Pauric Murphy  
[REDACTED]

**Address of the Lands**

Tullynacrunat,  
Castleblayney,  
Co. Monaghan.  
The area of the field in question is 2.217 acres.

**Letter from Michele Flanagan Solicitor**

Proof of ownership and proof of partnership between father and son. Pauric Murphy the son farming the lands.

**Description of lands owned by Mr. Murphy.**

Folio [REDACTED] containing 4.62 Hectares or 11.41 acres

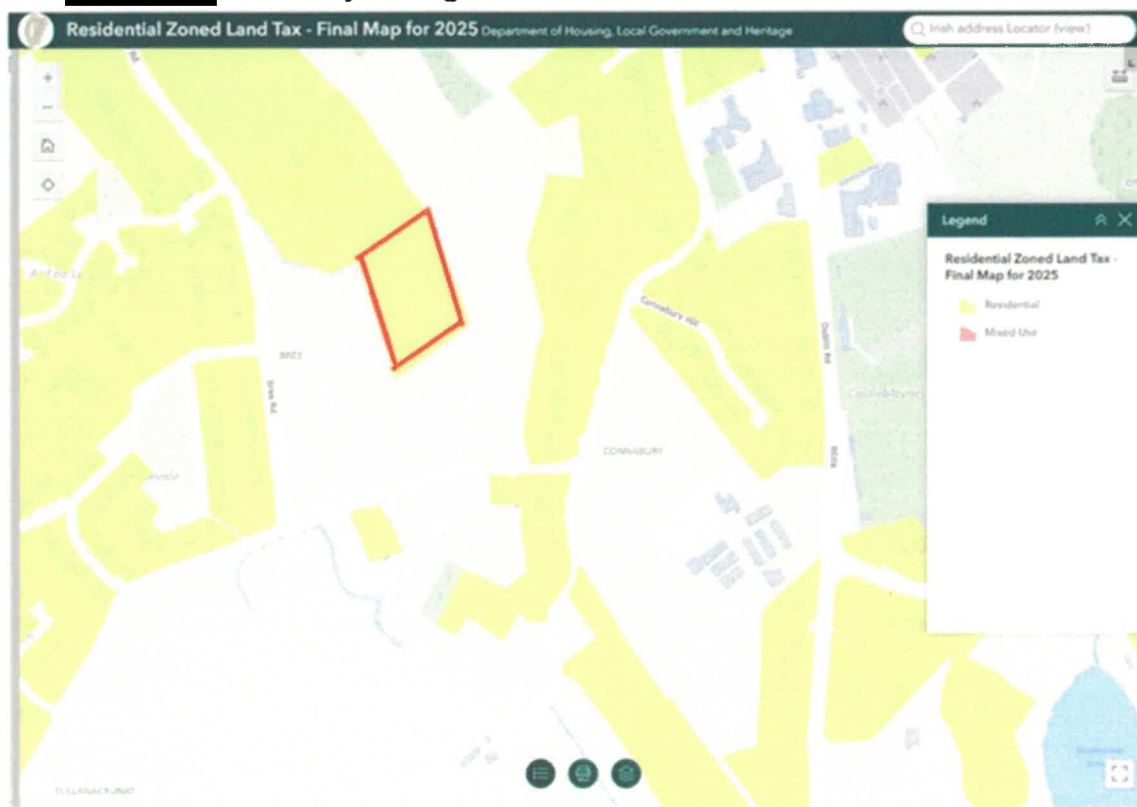
Total of 11.41 acres.

The area of the field in question subject to RZLT is 2.217 acres and is shown below on the Land Direct Map and the RZLT Map.

**Occupation**  
[REDACTED]



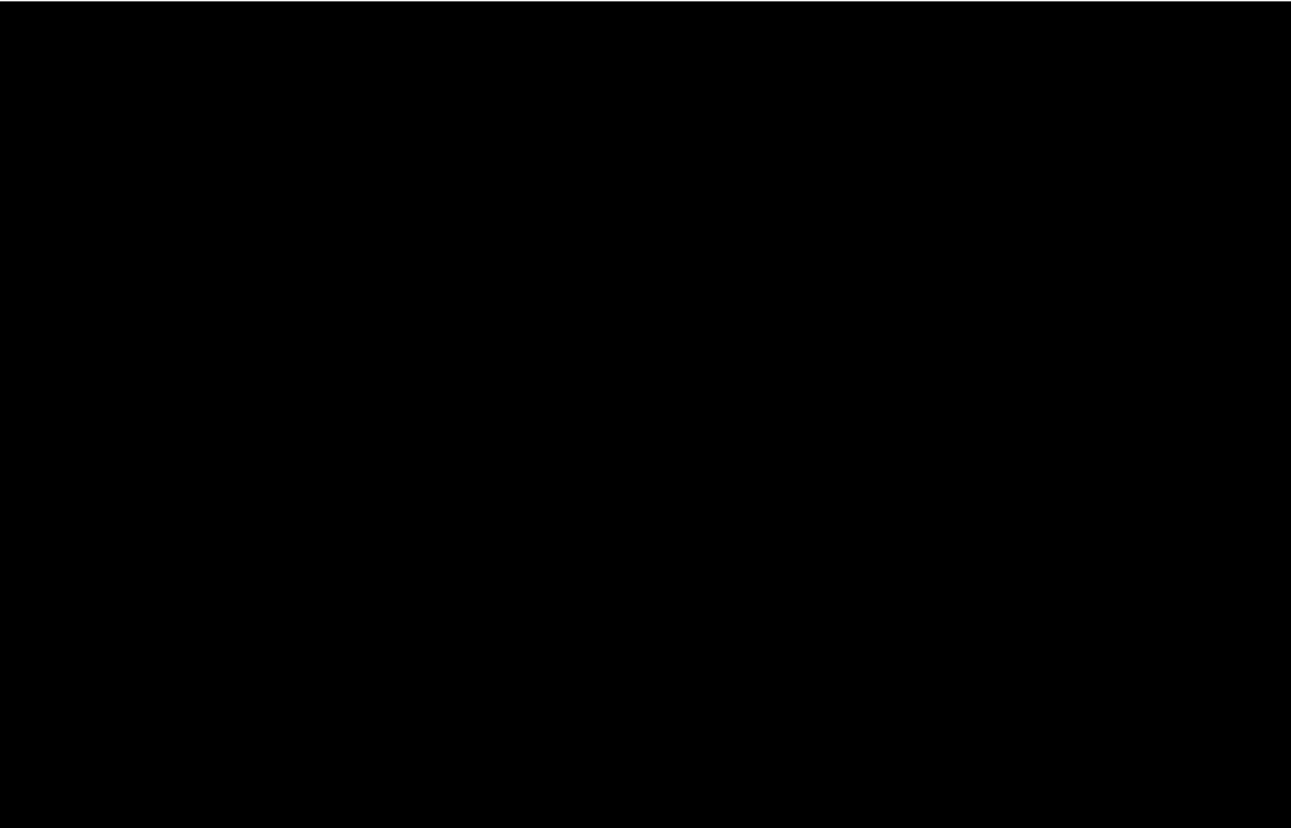
Folio [REDACTED] of County Monaghan



Field subject to the RZLT FOR 2024 & 2025.

Dear Planner,

It has come to our attention that there is a field of 2.217 acres in Folio [REDACTED] included in the RZLT Final Map for 2024 & 2025. The land is zoned **Proposed Residential 'B'** in the current 2019-2025 Development Plan. I would like to submit a retrospective rezoning request on behalf of Mr. Murphy to have this field rezoned back to agricultural use. These lands have been in the Murphy family for many generations. They have been farming these lands for over 100 years. They have no intension of changing this farming use and therefore respectfully submit that they would like the current zoning of Proposed Residential 'B' removed.



We also submit that the field in question is completely isolated with no public services or infrastructure in existence and adjacent for residential development.

No water mains to the lands.

No surface water or Foul Sewer services to the lands.

No public lighting, footpaths or road infrastructure to the lands.

We suggest that any such proposal for Proposed Residential 'B' housing on this field would be premature and not in keeping with proper planning and development of this area.

We are submitting the following proof of ownership, letter from solicitor and proof of farming.

Copy Folio [REDACTED] in the name of Patrick Murphy's father to Pauric Murphy.


1. Copy Folio [REDACTED] proving ownership in the name of Patrick Murphy.
2. Copy of a letter from our client's solicitor Michele Flanagan which speaks for itself.

3. Copy of Pauric Murphy's two-year Educational Certificate in Animal Care.
4. Copy of Department of Agriculture and Food and the Marine Map showing that these lands form part of a Government Agricultural Scheme, for Single Payment Scheme, Disadvantaged Areas Scheme and Other Area-based Schemes Purposes Only, BISS, CRISS, ANC, ECO-SCHEME.  
Government Map attached showing that the field in question is attached to these schemes.
5. Pauric Murphy's Herd No. [REDACTED]
6. Attached are documents for proof of sales of animals over a long period of time.

### Conclusion

This field is shown above as part of Folio Map [REDACTED] & the RZLT Final Map 2024 2025 bounded by a red line which is currently zoned **Proposed Residential 'B'** in the 2019-2025 Development Plan. We therefore respectfully request that Monaghan County Council retrospectively change this zoning **Proposed Residential 'B'** back to agricultural use.

Yours sincerely,



---

Noel McGuigan  
Director  
C S Pringle Ltd.

We therefore respectfully request that



# Appendix 1.

- 1) Folio Map [REDACTED] & Map
- 2) Folio Map [REDACTED] showing the field in question outlined in red.
- 3) Certified Land Registry Compliant Map showing the field in question outlined in Red and the entire farm outlined in Blue at a scale of 1:2500.

**March 2025**

**C.S. Pringle Ltd.** Main St, Castleblayney, Co. Monaghan, Ireland.

Tel: 042 9746 492

[www.cspringle.com](http://www.cspringle.com)

# Land Registry

County Monaghan

Folio [REDACTED]

## 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 identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>A plot of ground being part of the Townland of TULLANACRUNAT and Barony of CREMORNE containing 5.0429 Hectares shown as Plan(s) 10330 edged RED on the Registry Map (OS MAP Ref(s) 25/1, 20/13).</p> <p>The Registration does not extend to the mines and minerals</p>	L.R. 535/18782


# Land Registry

County Monaghan

Folio



## Part 1(B) - Property Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares) :	Plan:	Folio No:
1	1	D2006NL034453X	30-JUN-2006	0.1966	CPD5U	

# Land Registry

County Monaghan

Folio [REDACTED]

## 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	17-APR-1972 X1742/72	<p>PATRICK MURPHY (Farmer) of [REDACTED] [REDACTED] is full owner.</p> <p>Land Cert Application No.: 41971 Date: 10-JUL-1995 Issued To: CORRIGAN COYLE KENNEDY MCCORMACK Address: CASTLEBLAYNEY CO MONAGHAN</p>



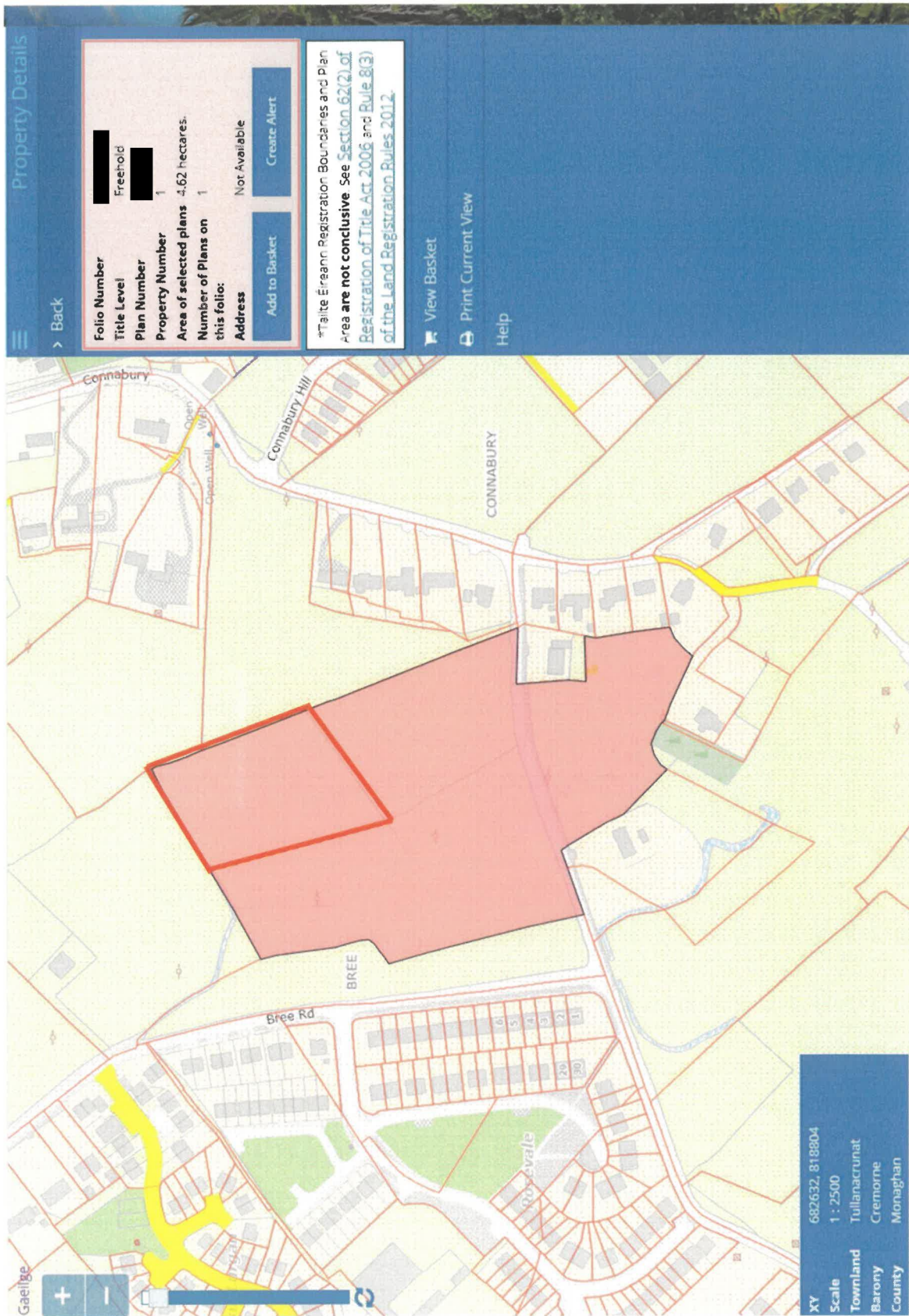
# Land Registry

County Monaghan

Folio [REDACTED]

## Part 3 - Burdens and Notices of Burdens

No.	Particulars
3	<p>25-JAN-1995 C866/95</p> <p>Full right and liberty for Patrick Murphy [REDACTED] the registered owners of Folio [REDACTED] their heirs and assigns and licensees to pass and repass over the way shown coloured yellow and lettered X-Y on the Plan [REDACTED] on the Registry Map (O.S. 25/1) at all times when necessary for the purpose of repairing or maintaining the septic tank on the property herein.</p> <p>The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.</p>



Folio [Redacted]

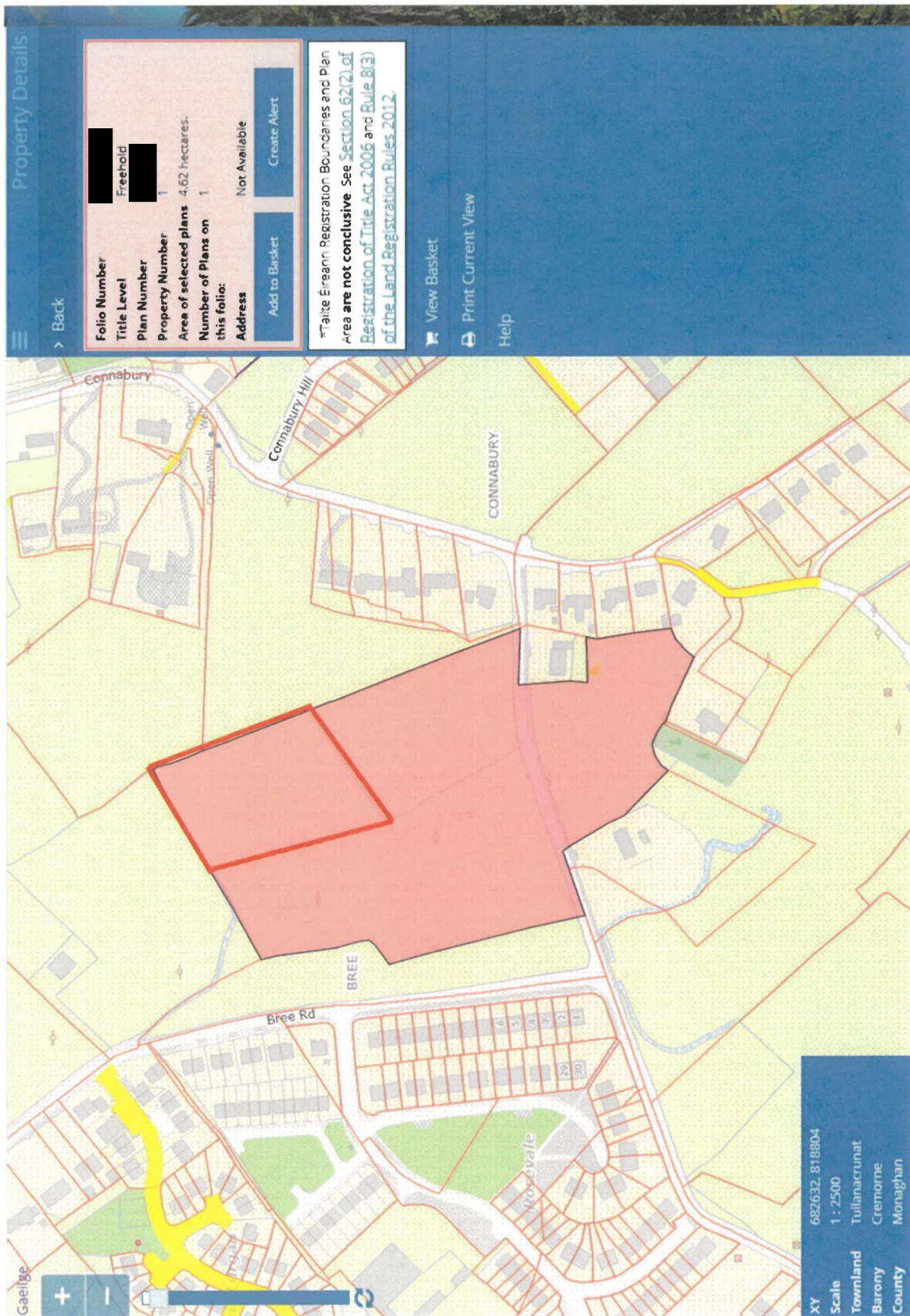
Lands subject to the RZLT outlined in red.





Folio [Redacted] Map. Area of farm 4.62 Hectares or 11.416 Acres.



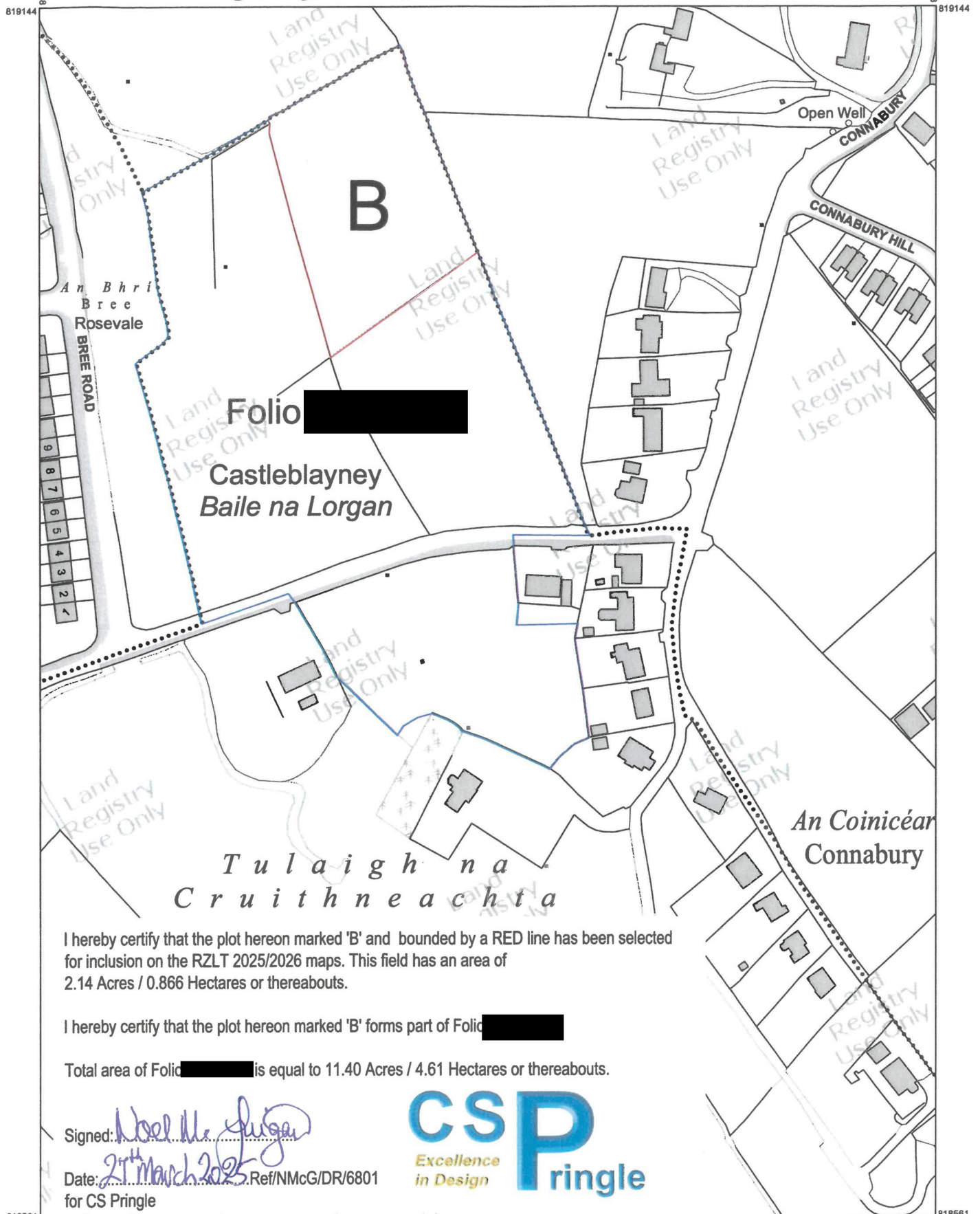


Folio [REDACTED]

Lands subject to the RZLT outlined in red.



# Land Registry Compliant Map



I hereby certify that the plot hereon marked 'B' and bounded by a RED line has been selected for inclusion on the RZLT 2025/2026 maps. This field has an area of 2.14 Acres / 0.866 Hectares or thereabouts.

I hereby certify that the plot hereon marked 'B' forms part of Folio [REDACTED]

Total area of Folio [REDACTED] is equal to 11.40 Acres / 4.61 Hectares or thereabouts.

Signed: *Noel McFadden*

Date: *21<sup>st</sup> March 2025* Ref/NMcG/DR/6801  
for CS Pringle

**CSP**  
Excellence  
in Design  
ringle

## COMPILED AND PUBLISHED BY:

Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

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**CENTRE COORDINATES:**  
ITM 682523,818853

**PUBLISHED:**  
27/03/2025

**MAP SERIES:**  
1:1,000  
1:1,000  
1:2,500

**ORDER NO.:**  
50457146\_1

**MAP SHEETS:**  
1356-23  
1356-24  
1425-B

## CAPTURE RESOLUTION:

The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: [www.tailte.ie](http://www.tailte.ie); search 'Capture Resolution' LEGEND: To view the legend visit [www.tailte.ie](http://www.tailte.ie) and search for 'Large Scale Legend'

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**Tailte  
Éireann**



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# Appendix 2.

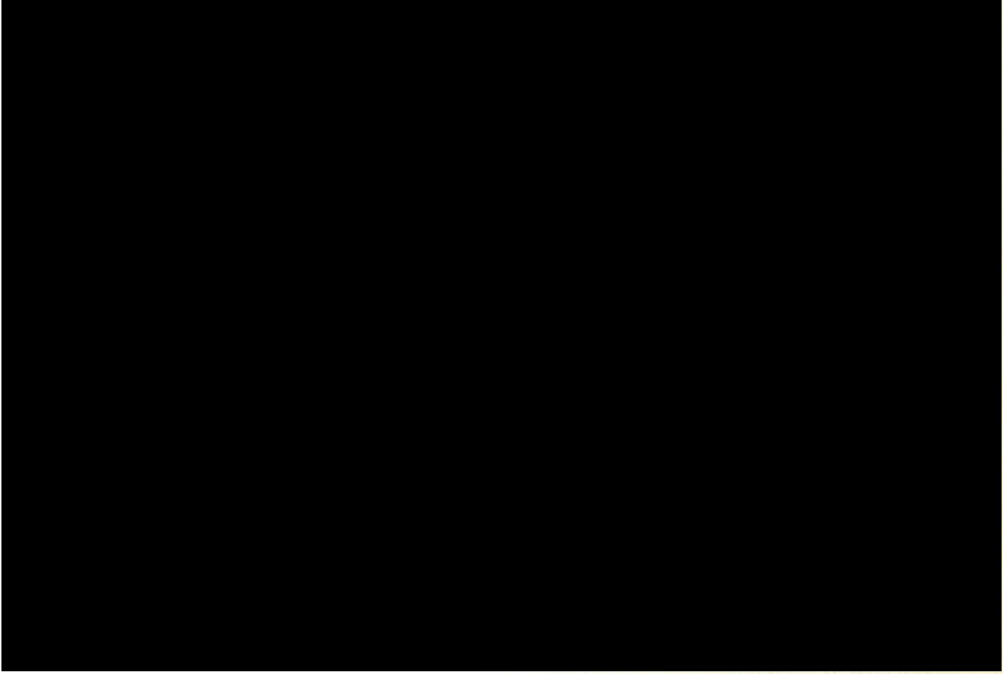
Pauroic Murphy - Farming Education

**March 2025**

**C.S. Pringle Ltd.** Main St, Castleblayney, Co. Monaghan, Ireland.

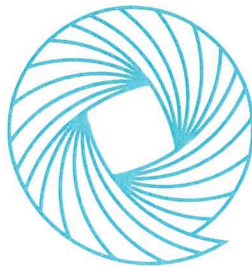
Tel: 042 9746 492

[www.cspringle.com](http://www.cspringle.com)



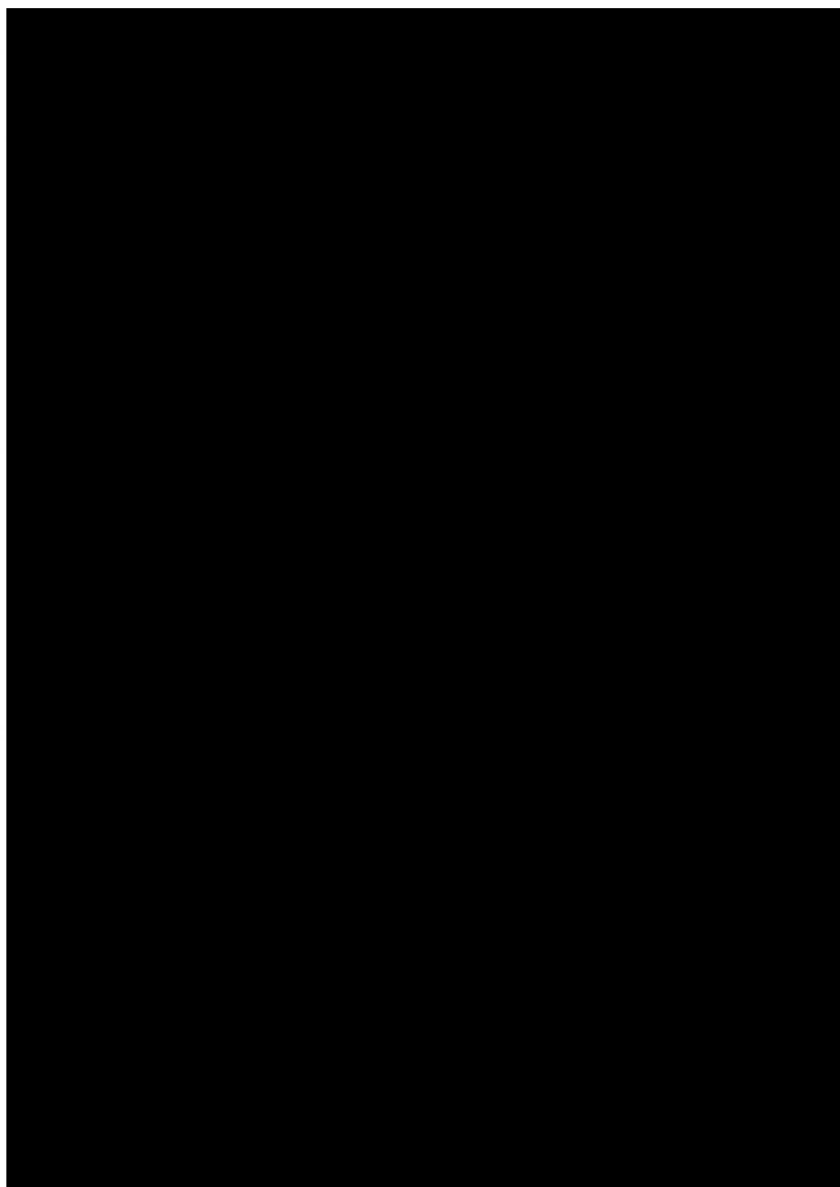
*Pádraig Wolk*  
Chief Executive/Príomhfhéidhneannach QQI

F0556164 76087R



QQI AWARD

## Dámhachtain Breisoideachais agus Oiliúna Further Education and Training Award



*Peter Walsh*

Príomhfheidhmeannach  
Chief Executive

6M5153  
FG788279  
76087R

Bronnta ag Dearbhú Cáilíochta agus Cáilíochtaí Éireann faoi Chuid 4 den Acht  
um Cháilíochtaí agus Dearbhú Cáilíochta (Oideachas agus Oiliúint) 2012  
Awarded by Quality and Qualifications Ireland under Part 4 of the Qualifications  
and Quality Assurance (Education and Training) Act 2012

FET Credits 120  
NFQ Level 6  
EQF Level 5



[www.QQI.ie](http://www.QQI.ie)





Consulting Engineers, Building Surveyors Design  
Consultants.

# Appendix 3.

Pauroic Murphy - Proof of farming activity.

**March 2025**

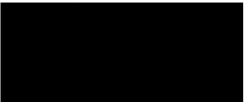
**C.S. Pringle Ltd.** Main St, Castleblayney, Co. Monaghan, Ireland.

Tel: 042 9746 492

[www.cspringle.com](http://www.cspringle.com)



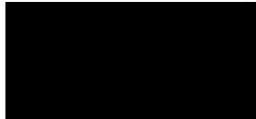
PAURIC MURPHY



**CARNAROSS  
KELLS, CO. MEATH**

Telephone No.: (046) 9240109/9245044 Fax: (046) 9245035  
Email: carnarossmart@gmail.com

Date: 11/09/2024



**SELLERS STATEMENT**

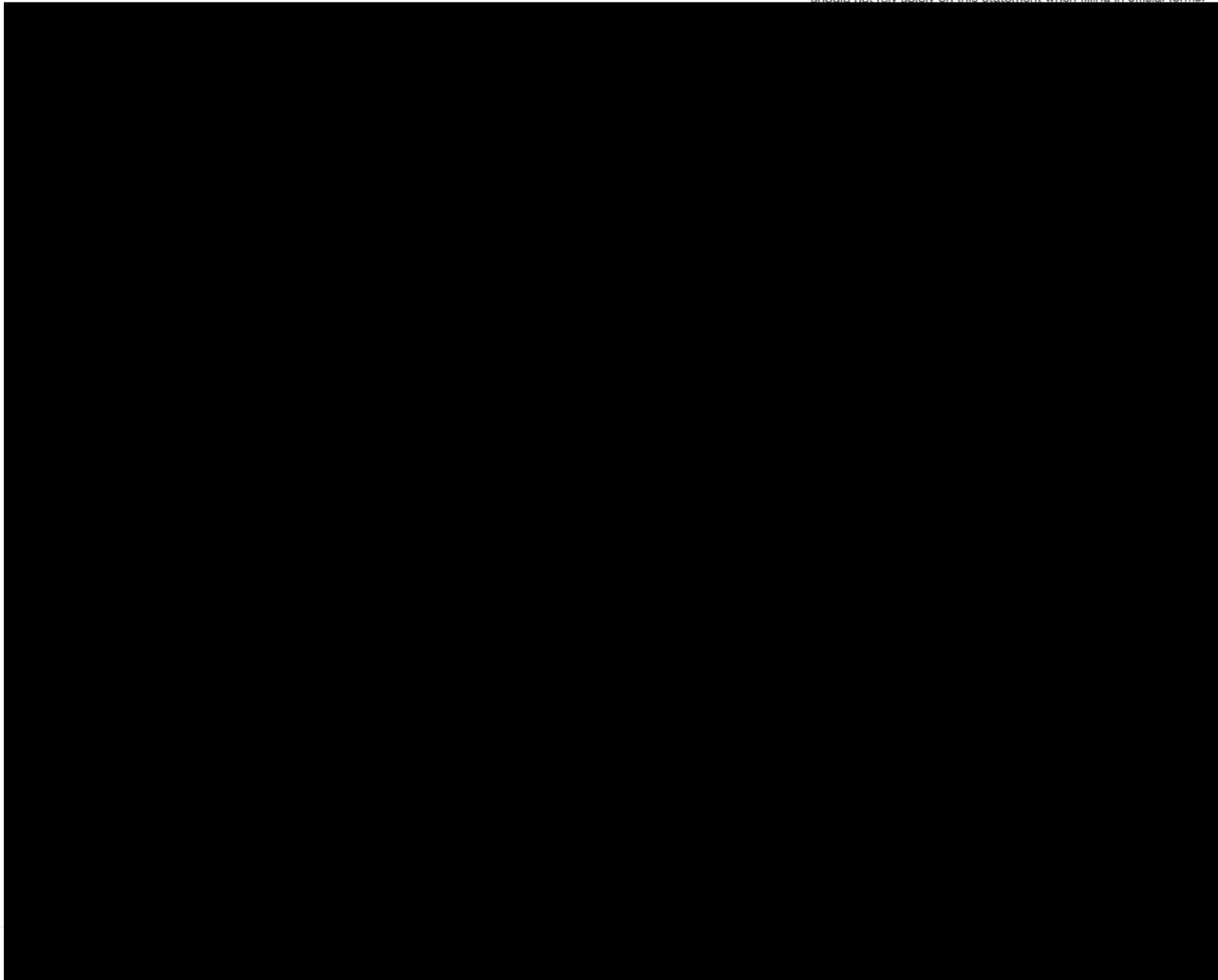
**IS YOUR HERD NUMBER CORRECT**

Property Services Regulatory Authority Licence No: 002032

The auctioneers accept no responsibility for damage or injury caused to animals in sale yard or precincts thereof. All stock in yard or precincts are at sole risk of Owners for the time being. Clerical errors must be reported within 2 days of receipt of Cheque. The auctioneers decision shall be final.  
E. & O.E.

**IMPORTANT**

Whereas every effort is made to ensure that the tag numbers in this Statement are recorded correctly, no responsibility can be accepted for any error or omission. Herd owners should be aware of this and should not rely solely on this statement when filling in official forms.





Auctioneers - Valuers & Estate Agents - Livestock Salesmen  
**SELLERS STATEMENT**

**KINGSCOURT MART LTD.**  
THE SALESYARD, KINGSCOURT,  
CO. CAVAN. A82 H2H3  
Telephone: (042) 966 7224  
Email: kingscourtmart@yahoo.ie

**PADRAIG MURPHY**

Date  
16/09/2024



STATION ROAD  
COOTEHILL, CO. CAVAN

T: 049 5555362 M: 086 1790929 Email: cootehillmart@gmail.com

SELLERS STATEMENT

PAURIC MURPHY



Monaghan

Date: 26/09/2024



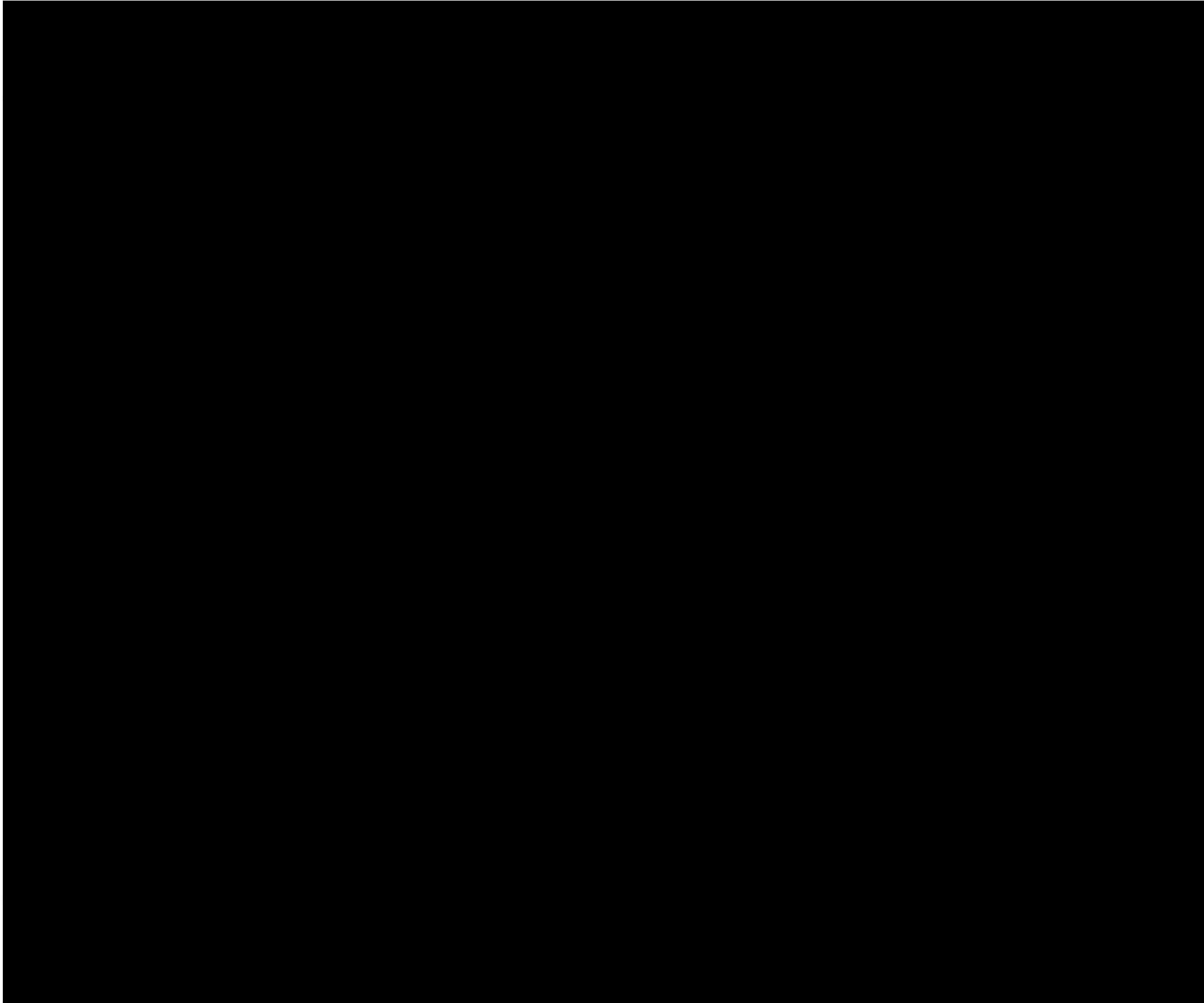
**IS YOUR HERD NUMBER CORRECT**

Property Services Regulatory Authority Licence No: 004332

The auctioneers accept no responsibility for damage or injury caused to animals in sale yard or precincts thereof. All stock in yard or precincts are at sole risk of Owners for the time being. Clerical errors must be reported within 2 days of receipt of Cheque. The auctioneers decision shall be final.  
E. & O.E.

**IMPORTANT**

Whereas every effort is made to ensure that the tag numbers in this Statement are recorded correctly, no responsibility can be accepted for any error or omission. Herd owners should be aware of this and should not rely solely on this statement when filling in official forms.







### CASTLEBLAYNEY LIVESTOCK SALES

E.P. Nugent Limited, MSCSI, MRICS

Chartered Surveyors/Auctioneers, Real Estate & Livestock Sales

Saturdays: Sheep - 10 am  
Pigs - 2 pm  
Autumn: Suckler Cow and Weanling Auction  
Mondays 7pm (from September until Christmas)  
All Cattle: Fridays - 12 noon  
Horse Auction - Second Saturday in every month.  
Plant, machinery and equipment, car and commercial  
vehicle auction periodically.



### SELLERS STATEMENT

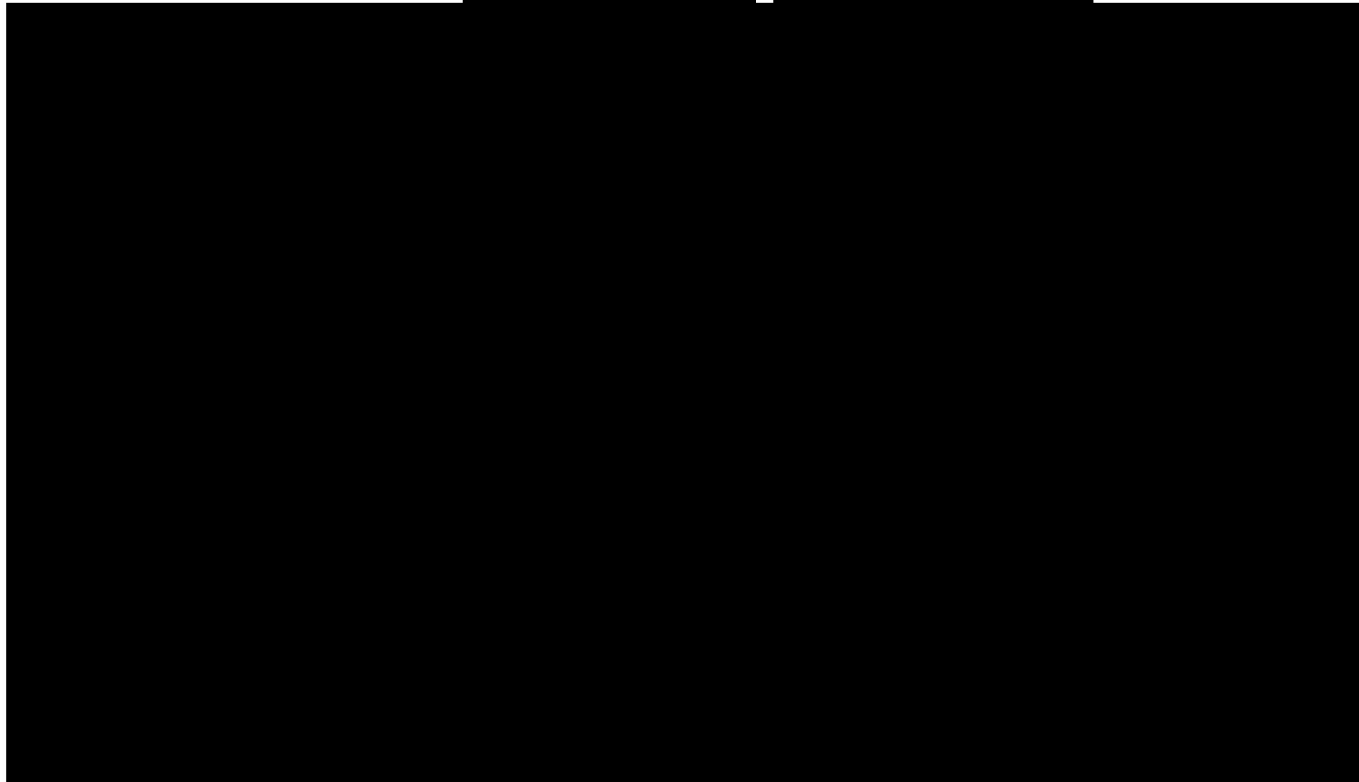
Muckno Street, Castleblayney, Co. Monaghan. A7S  
Tel. 042 9740712, 9740107, 9740738 & 9740067 ev.  
Mobile. 087 2416830 Fax. 042 9751975  
Email. epnugent@eircom.net  
Website. www.daft.ie www.castleblayneymart.com



The property in the Livestock shall vest in the Mart and shall remain until the Mart is PAID IN FULL for the Livestock. All livestock on premises are at the sole responsibility of owners for the time being. All care is taken that correct identity cards and documents are in place. Responsibility can be accepted for errors, unless notified to the Auctioneer before the beast leaves the yard.

VAT No.: IE 45

P MURPHY





### CASTLEBLAYNEY LIVESTOCK SALES

E.P. Nugent Limited, MSCSI, MRICS

Chartered Surveyors/Auctioneers, Real Estate & Livestock Sales

**Sellers Statement**  
Autumn: Pigs - 2 pm  
Suckler Cow and Weanling Auction 7pm  
(from September until Christmas)  
All Cattle: Fridays - 12 noon  
Horse Auction - Second Saturday in every month.  
Plant, machinery and equipment, car and commercial  
vehicle auction periodically.



### SELLERS STATEMENT

Muckno Street, Castleblayney, Co. Monaghan.  
Tel. 042 9740712, 9740107, 9740738 & 9740067 eve  
Mobile. 087 2416830 Fax. 042 9751975  
Email. epnugent@eircom.net  
Website. www.daft.ie www.blayneymart.ie



The property in the Livestock shall vest in the Mart and shall remain until the Mart is PAID IN FULL for the Livestock. All livestock on premises are at the sole responsibility of owners for the time being all care is taken that correct identity cards and documents are in responsibility can be accepted for errors, unless notified to the Auctioneer before the beast leaves the yard. VAT No.: IE 45

PADRAIG MURPHY

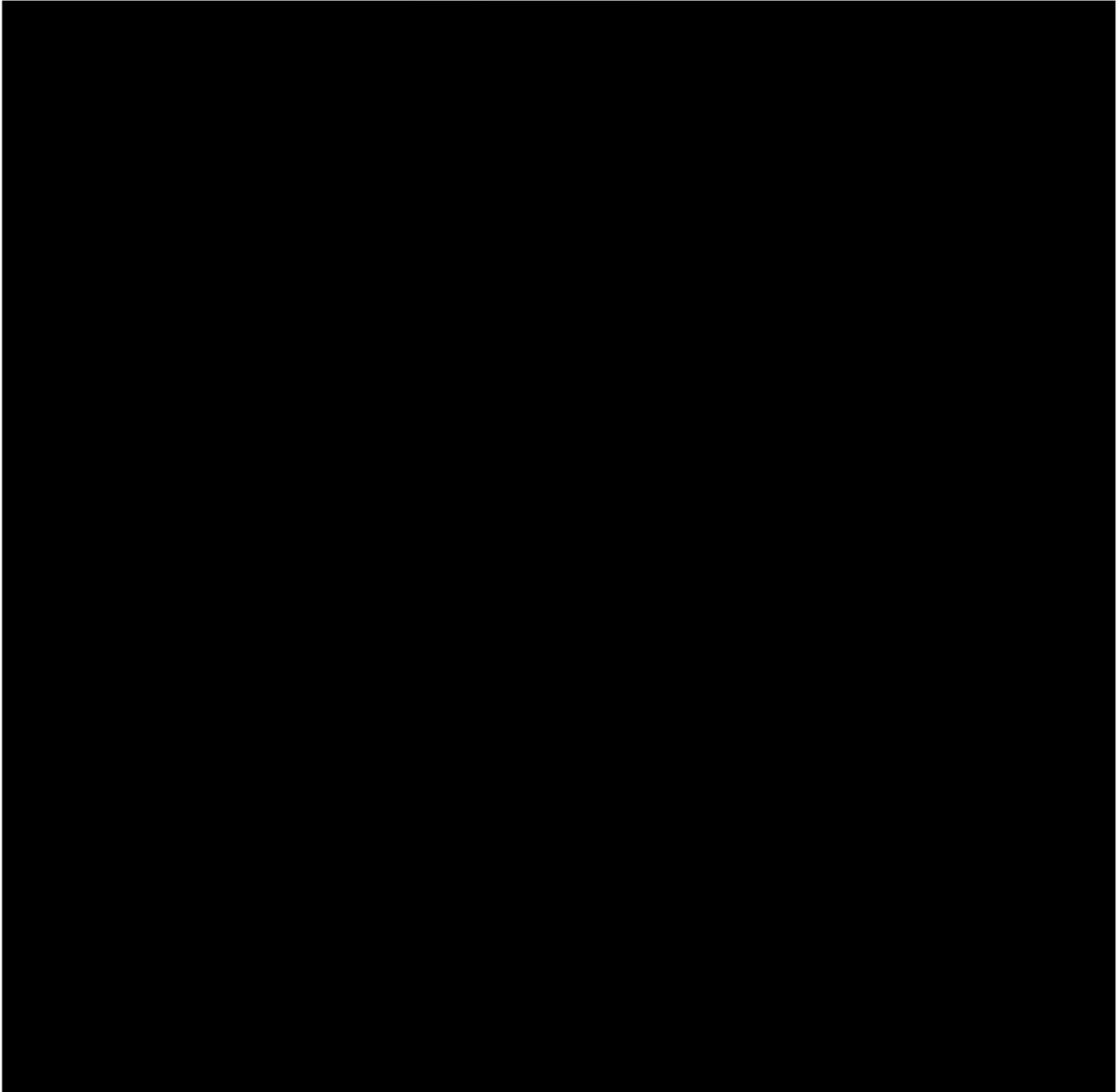
Date

18/10/2013

**Carnaross Mart - SELLER SHORT STATEMENT**

PAURIC MURPHY

Date: 12/03/2025



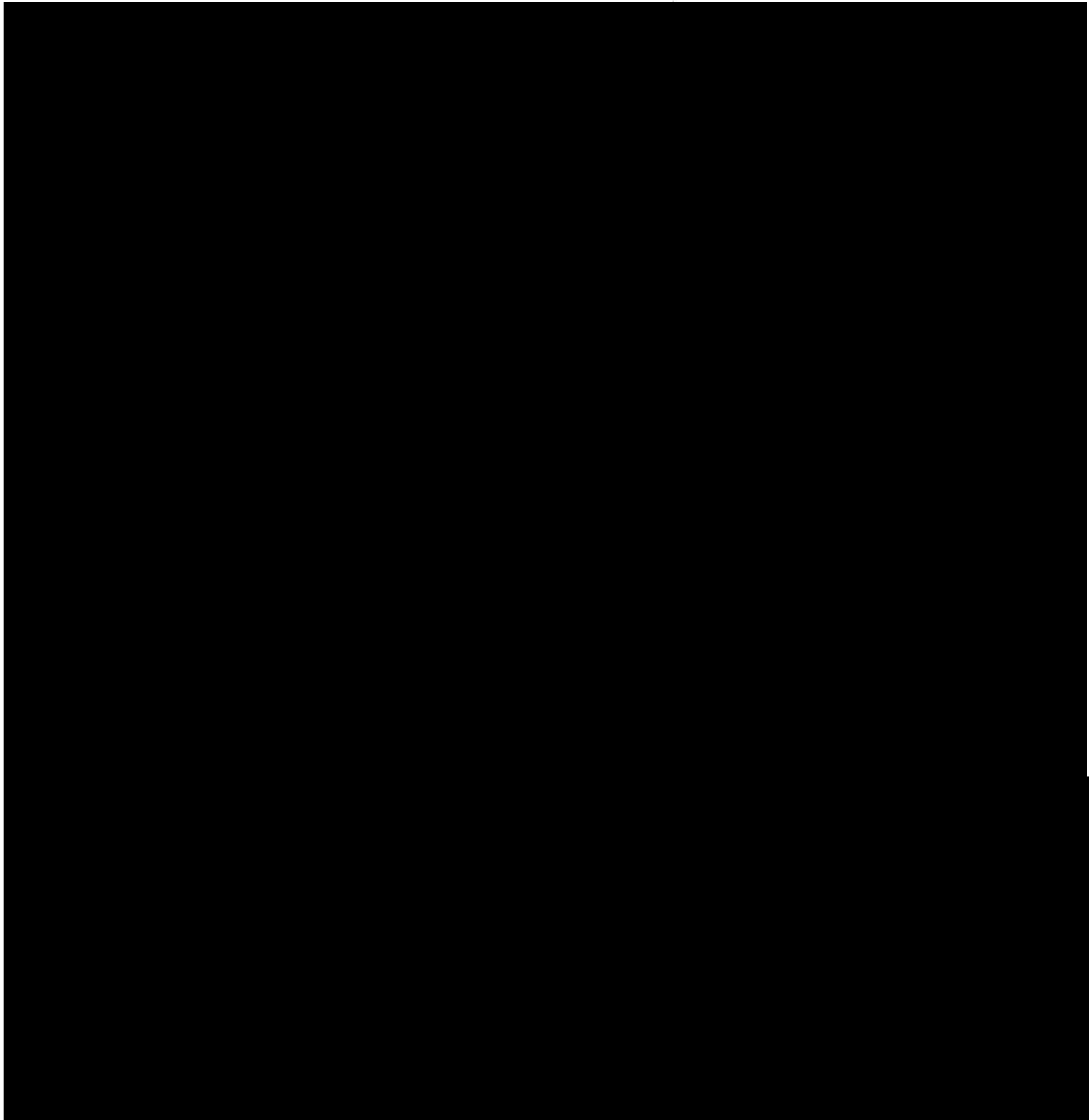
**Cootehill Mart - SELLER SHORT STATEMENT**

PAURIC MURPHY

Date: 05/09/2024



Monaghan





Consulting Engineers, Building Surveyors Design  
Consultants.

# Appendix 4.

Pauric Murphy – Proof of connection to  
Government Farming Schemes.

**March 2025**

**C.S. Pringle Ltd.** Main St, Castleblayney, Co. Monaghan, Ireland.

Tel: 042 9746 492

[www.cspringle.com](http://www.cspringle.com)



APPLICATION FOR PAYMENT UNDER THE 2011 EU  
SINGLE PAYMENT SCHEME (SPS), THE  
DISADVANTAGED AREAS SCHEME AND OTHER AREA  
BASED SCHEMES

DEPARTMENT OF AGRICULTURE,  
FISHERIES AND FOOD, SINGLE  
PAYMENT UNIT, OLD ABBEYLEIX  
ROAD, PORTLAOISE, CO. LAOIS.  
singlepaymentsunit@agriculture.gov.ie



R1222187

THE CLOSING DATE FOR BOTH WRITTEN AND  
ONLINE APPLICATIONS IS 16 May 2011

Penalties will apply to late applications, leading to the  
complete loss of payments where an application is more  
than 25 days late.



5305187



PAURIC MURPHY

I/we hereby apply for payment under the 2011 Single Payment Scheme in respect of the entitlements that I/we hold under the Single Payment Scheme and/or any Single Payment Scheme entitlements transferred to me. I understand that in order to draw down payment on my entitlements, one eligible hectare of land must be declared in respect of each entitlement.

Applications for Transfer of entitlements, Consolidation of entitlements and National Reserve, together with supporting documentation, should be submitted separately to the Department at Eircom building, Knockmay Road, Portlaoise by 16 May 2011.

NOTE: If the registration details of your herdnumber have changed in any way you must submit a Transfer of Entitlement application by 16 May 2011. All applications are available on the Department website [www.agriculture.gov.ie](http://www.agriculture.gov.ie).

**DECLARATION** I/we also apply for payment in respect of the Single Payment Scheme and/or 2011 Disadvantaged Areas Scheme, and/or the Grassland Sheep Scheme and/or the Dairy Efficiency Programme and/or the Burren Farming for Conservation Programme and/or the 2011 Protein Crops Premium Scheme, as appropriate. In signing this Application form, I/we am/are also signifying, where this is relevant, my/our wish to apply for payment under the Rural Environment Protection Scheme, the Agri-Environment Options Scheme, the Natura 2000 Scheme and/or the Organic Farming Scheme.

I/we hereby declare that all the details contained in this application are true, accurate and complete to the best of my/our knowledge. I/we confirm that I/we are aware of the conditions attaching to the Schemes for which application is made, as set out in the 2011 HELPSHEET/TERMS AND CONDITIONS and in the governing EU Regulations, and agree to comply fully with those requirements. I/we confirm that all the land declared on this application will be at my/our disposal on 31 May 2011 and I/we accept that I/we will be responsible for any breach in cross compliance with regard to that land up to 31 December 2011. I/we accept the lands I/we declare as being available on 31 May 2011 must be maintained as agricultural land (or afforestation newly planted in 2011) for the 2011 calendar year and undertake to inform the Department of any change in the status of that land. I/we further agree that the details supplied on this application, whether written or submitted online, along with any supporting documentation, may be made available to any other Department or Agency for the purpose of cross-compliance controls. I/we understand that the Department of Agriculture, Fisheries and Food is subject to the provisions of the Freedom of Information Act (FOI).

**Publication of payment details.** I/we also understand that, in accordance with the provisions of Council Regulation 1290/2005, the Department of Agriculture, Fisheries and Food are permitted to publish on a website, details of the names, addresses and amounts received by legal persons (not a natural person but, for example, a company), who are beneficiaries of funds deriving from the European Agricultural Guarantee Fund (EAGF) and the European Agricultural Fund for Rural Development (EAFRD).

**SIGNATURE(S).** Please note that this application cannot be accepted if it is not signed by the applicant or, where there are joint applicants, by all the parties concerned. Where this application is made on behalf of a company or other legal entity, the application must be signed by an authorised officer of that company and the official status of the signatory (Director, Secretary etc.) must be stated.

Joint applicant's signature: \_\_\_\_\_

Joint applicant's signature: \_\_\_\_\_

DATE: / / 2011

For official use only

NC ☐

M ☐

C ☐

1 ☐

2 ☐

3 ☐

4 ☐

5 ☐

6 ☐

**Application for payment under the 2025 EU Basic  
Income Support for Sustainability Scheme (BISS) and  
related area-based schemes**

Department of Agriculture  
Food and the Marine,  
Basic Payment Unit,  
Old Abbeyleix Road,  
Portlaoise.  
Co. Laois.  
R32 RPA6

**The closing date for applications is 15-May-2025  
Penalties will apply to late applications, leading to the complete  
loss of payments where an application is more than 25 days late.**

PAURIC MURPHY




**DECLARATION:** I apply for payment under the 2025 Basic Income Support for Sustainability in respect of the entitlements that I hold under the Basic Income Support for Sustainability and/or any Basic Income Support for Sustainability entitlements transferred to me.

Where applicable I also apply for payment in respect of the Complementary Redistributive Income Support for Sustainability, Areas of Natural and Specific Constraints, Eco-Scheme, Organic Farming Scheme\*, Straw Incorporation Measure (SIM) Scheme, Protein Aid Scheme, Complementary Income Support for Young Farmers, Agri-Climate Rural Environment Scheme, Suckler Carbon Efficiency Programme (SCEP), Suckler Welfare Scheme, Dairy Beef, Sheep Welfare Scheme, Burren Programme, Knowledge Transfer Programme, AgriEnvironment Options Scheme, Natura 2000 Scheme, Red Clover Silage Measure and Multi-Species Swards Measure. I hereby declare that all the details contained in this application are true and complete. I confirm that I am aware of the conditions attaching to the Schemes and Measures for which application is made, as set out in the 2025 Terms and Conditions, and agree to comply fully with those requirements. I confirm that all the land declared on this application will be at my disposal for a period including 31 May 2025 and I accept that I will be responsible for any breach in conditionality with regard to that land up to 31 Dec 2025. I accept that lands I declare as being available for a period including 31 May 2025 must be maintained as agricultural land (or afforestation newly planted in 2025 for the 2025 calendar year and undertake to inform the Department of Agriculture, Food and Marine (DAFM) of any change in the status of that land. I further agree that the details supplied on this application, along with any supporting documentation, whether written or submitted online, may be made available to any other Department, Agency, or Body for the purposes of conditionality controls or for evaluation purposes. I understand that the DAFM is subject to the provisions of the Freedom of Information Act (FOI).

\*Separate application forms may be required in respect of some/all of these individual schemes.

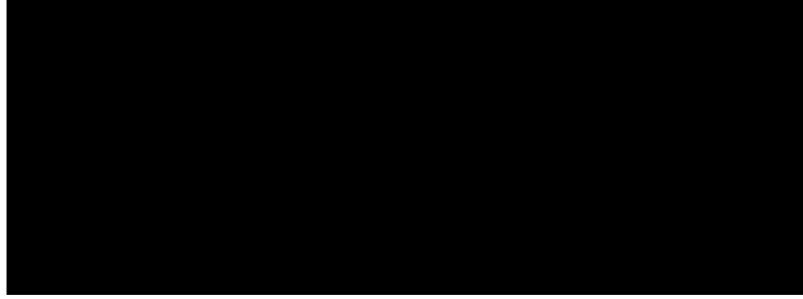
**Publication of payment details:** I understand that in accordance with Regulation 2021/2116 under EAGF and EAFRD that details will be published and may be processed by auditing and investigating bodies of the European Union and of Member States for the purpose of safeguarding the European Union's financial interests. I also understand that all personal data will be processed in accordance with the Data Protection Act 2018.



## Active Farmer Status



Your active farmer status is satisfied based on your stocking rate.



#### GAEC 7 Details



**These results are subject to validation of your land by the Department.**





Consulting Engineers, Building Surveyors Design  
Consultants.

# Appendix 5.

Proof of ownership

Letter from solicitor

**March 2025**

**C.S. Pringle Ltd.** Main St, Castleblayney, Co. Monaghan, Ireland.

Tel: 042 9746 492

[www.cspringle.com](http://www.cspringle.com)



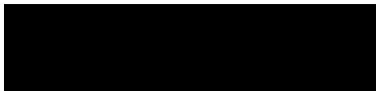
**WILKIE & FLANAGAN LLP  
SOLICITORS**

**8 The Hill, Monaghan  
Main Street, Castleblayney**

**Tel: 04784266  
Tel: 0429740064**

**NON CLIENT STATIONERY**

To whom it may concern



**Date: 31/03/2025**

**RE: Pauric and Patrick Murphy, lands at Tullanacrunnat , Castleblayney County  
Monaghan comprising Folio [REDACTED]**

Dear Sirs,

We confirm we act on behalf of the above named of the above address. Patrick Murphy is the registered owner of the aforesaid lands portion of which are in a residential zoned land tax-RZLT. Relative to 2.217 statute acres , pursuant to section 653c, as modified by section 653M of the tax Consolidation act 1997. We can confirm that Patrick Murphy has retired from farming to to ill-health but the land is actively being used for farming by his son Pauric.

If we can be of any further assistance please hesitate to contact us.

Yours faithfully

  
**WILKIE & FLANAGAN LLP**  
**Castleblayney Office**  
mf@wilkieandflanagan.com.

**ENCL.**

