



RZLT Monaghan County Council,
Planning office,
1 Dublin St,
Monaghan,
H18 X982
rzlt@monaghancoco.ie

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

Dear Sir/Madam

Following the decision made in Budget 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.

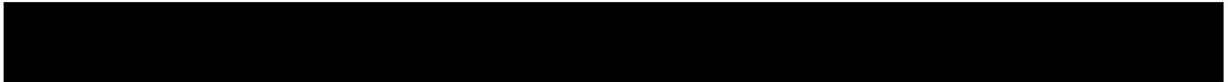
The farm enterprise is comprised of four land holdings of which parcel ID MNLACK33 is one of these. On one of my other land parcels/holdings is winter livestock housing & fodder storage, which is designed to be supplied from all four land holdings and is run, designed and managed as one enterprise and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

Parcel ID MNLACK33 also contains two inhabited residential dwellings for which they are registered for local property tax (LPT), [REDACTED] (MNLAER468 zoned existing residential) and [REDACTED] (MNLAER465 zoned existing residential). [REDACTED]

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. [REDACTED]

[REDACTED] Parcel ID MNLACK33 in question 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 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.



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 2026 RZLT map 2) development plan and 3) draft 2027 RZLT map.





Trishel Food Services Pty Ltd
1111, Sturt Street
Melbourne
Advisory and Training Services
120/121, Sturt Street
Melbourne
VIC 3000
Tel: 03 9211 1144

11 April 2020

To whom it may concern,

I confirm that [redacted] is joining [redacted] trading [redacted] in the township of Mayfield. This [redacted] will continue to be an integral part of our team going forward.

Please feel free to contact us should you require further information regarding this matter.

Yours sincerely,

[Redacted signature block]

Trishel Johnson

16th March 2026

**Subject: Supporting information for [REDACTED] Ref. RLZT
on Parcel I.D.: MNLACK33**

As previously outlined regarding this parcel in my letter of 26th April 2023, 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 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 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.

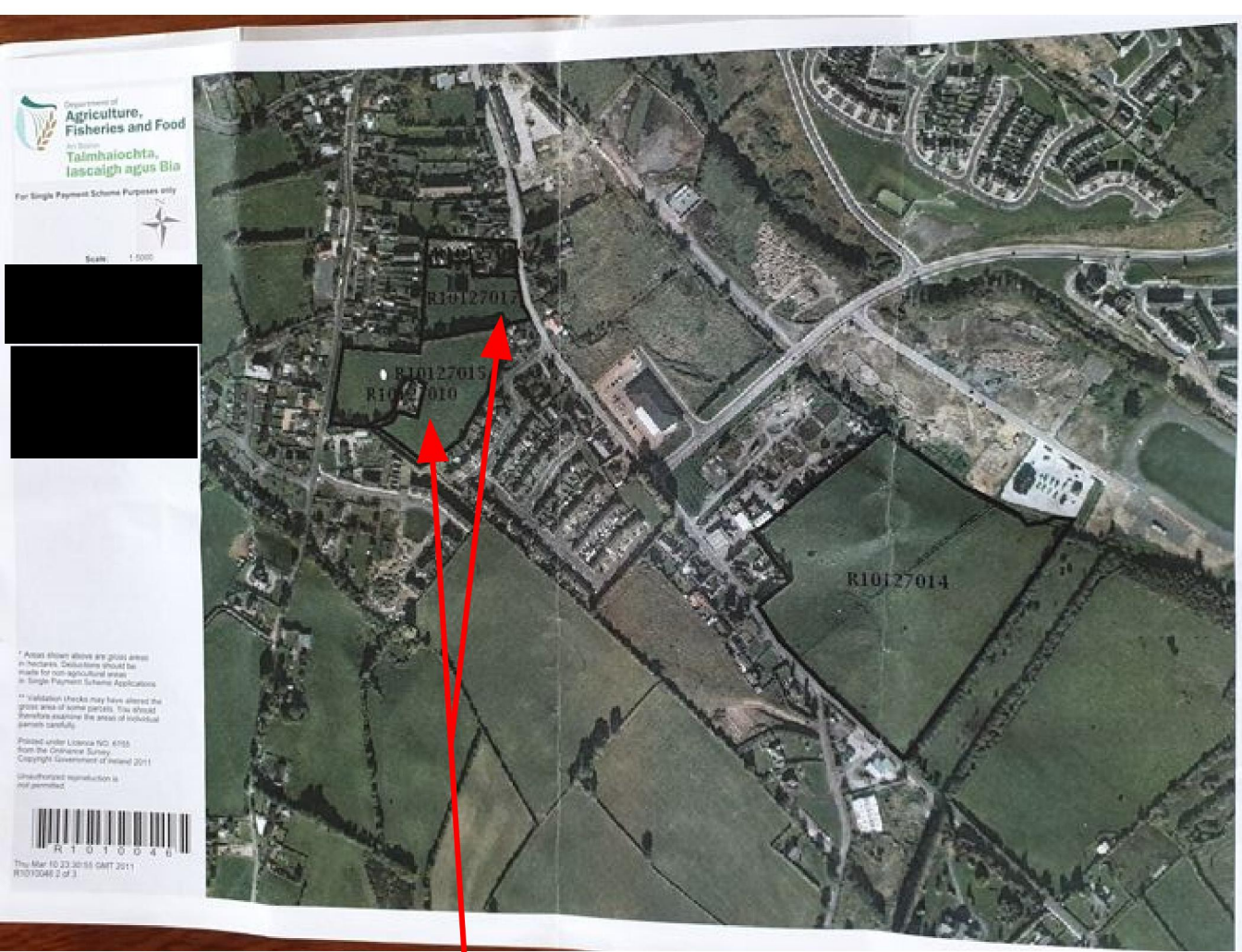
Directly Adjoining Parcel I.D.: MNLACK33 is another category of [REDACTED] farming enterprise (housing for free roamed, pasture raised livestock (pigs and sheep) & vehicle storage). Shown as area A on the map. It's on the RZLT as part of parcel MNLA ER468. [REDACTED]

[REDACTED] 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. [REDACTED] 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 future viability of the entire holding is reliant on keeping this parcel as an integral part of the holding for [REDACTED]

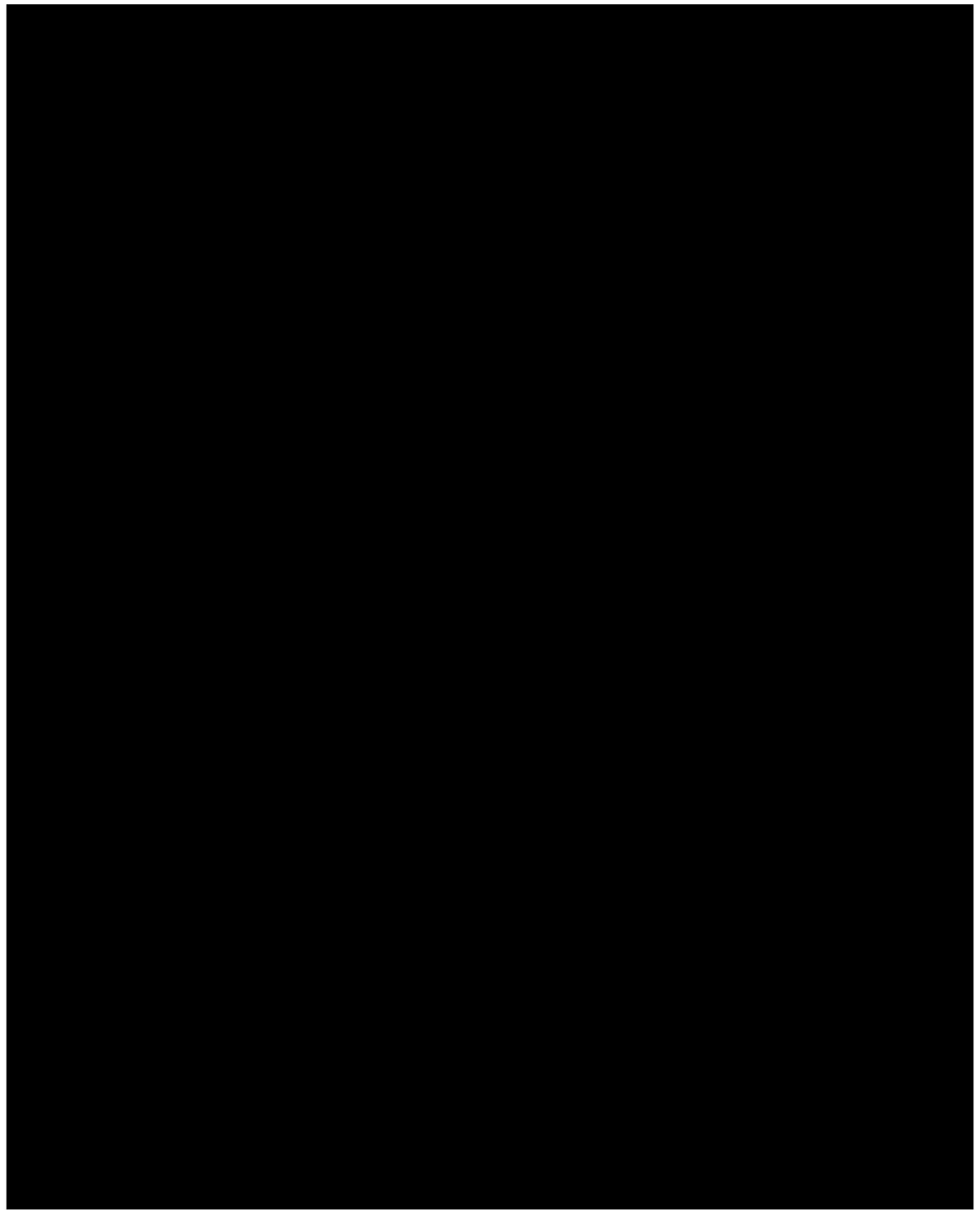
Yours faithfully,

[REDACTED]

Teagasc Advisor



Lands in question [redacted] shown with border in bold (this is referred to as Parcel ID MNLACK33 & parcel ID MNLAER 468 in the appeal to ABP



Parcel ID MNLACK33 at 0-100m range



Find address or place



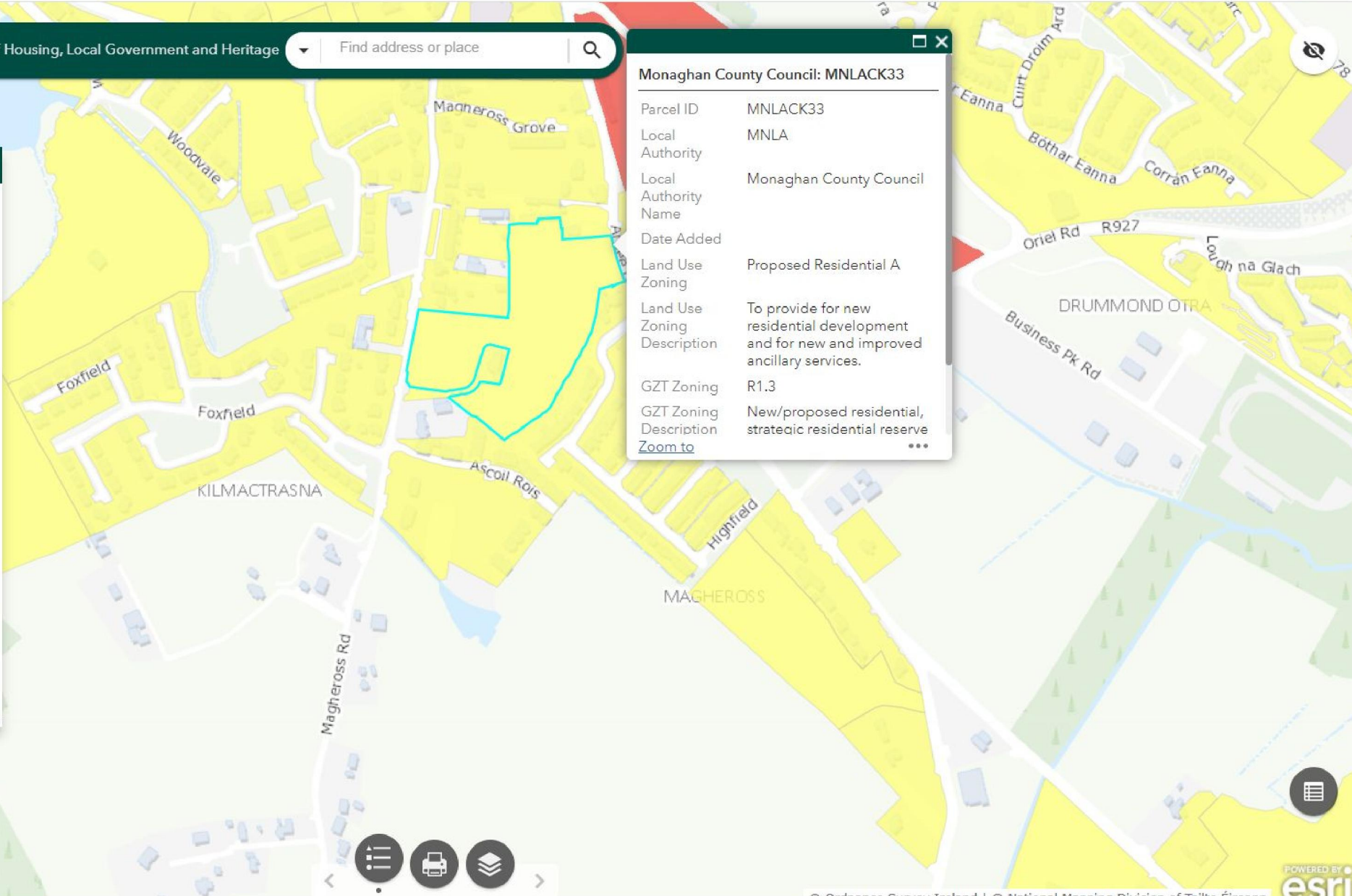
Legend

Residential Zoned Land Tax

- Residential
- Mixed Use

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	...



684,278.971 802,267.037 Meters

100m



Parcel ID MNLACK33 at 0-60m range

housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=f65ed591a97d44898bbc5277859e14d7&extent=-696995.9981000248,715573.5552996905,715206.850800058,736419....

 **Residential Zoned Land Tax** Department of Housing, Local Government and Heritage

Find address or place



(1 of 2) ▶ □ ✕

Monaghan County Council: MNLACK33

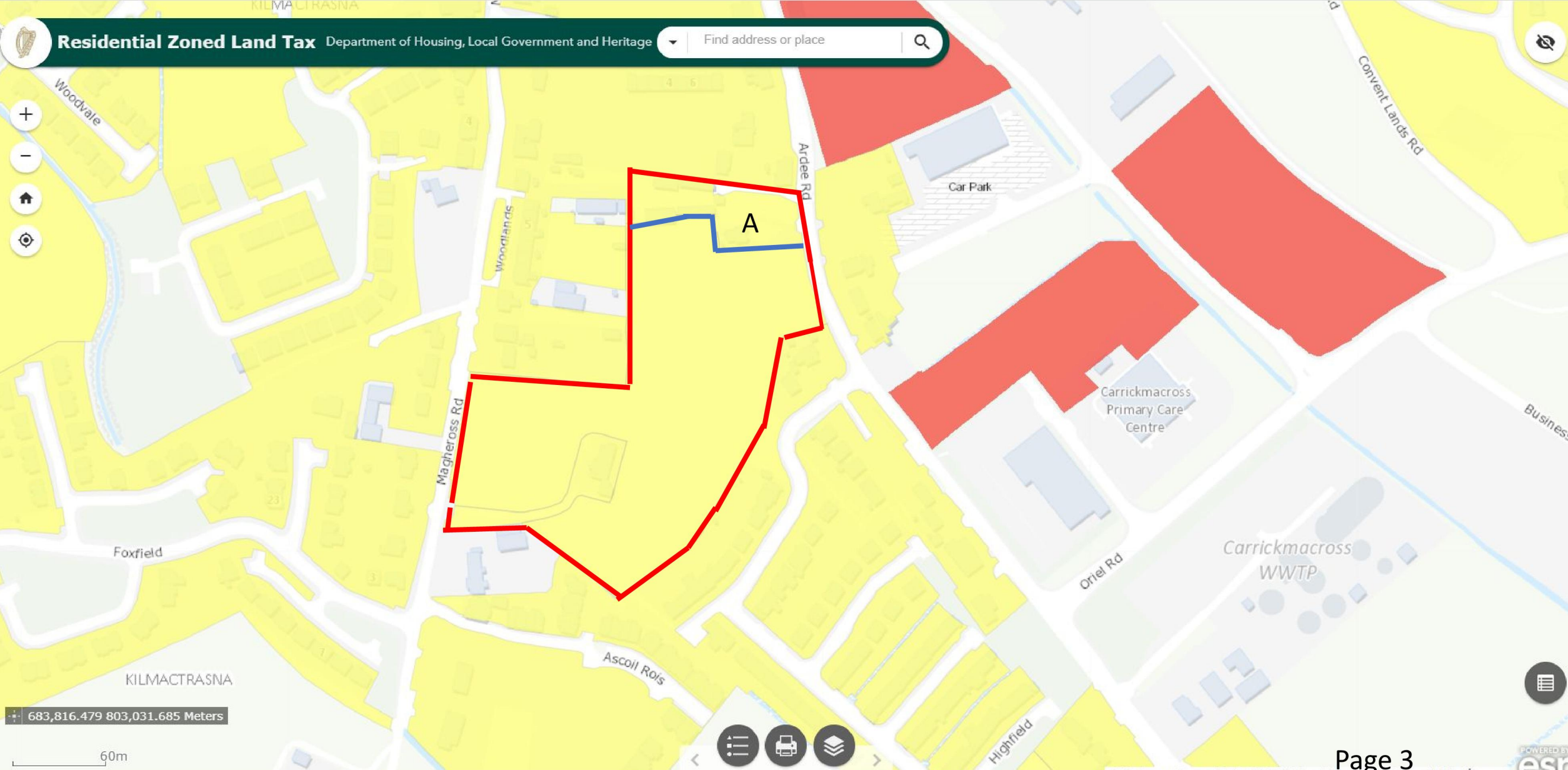
Parcel ID	MNLACK33
Local Authority	MNLA
Local Authority Name	Monaghan County Council
Date Added	
Land Use Zoning	Proposed Residential A
Land Use Zoning Description	To provide for new residential development and for new and improved ancillary services.
GZT Zoning	R1.3
GZT Zoning Description	New/proposed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

684,313.897 802,663.913 Meters

60m



Parcel ID MNLACK33 & area A at 0-60m range. Area in red is parcel ID MNLACK33 & Area A both owned by landowner. Area A comprises ; livestock sheds and an existing residence [REDACTED]. Area A is a small part of parcel ID MNLAER 468 (see pg 4)



Parcel ID MNLA ER 468 at 0-100m range

housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=f65ed591a97d44898bbc5277859e14d7&extent=696995.9981000248,715573.5552996905,715206.850800058,736419...



Residential Zoned Land Tax Department of Housing, Local Government and Heritage

Find address or place



Legend

Residential Zoned Land Tax

- Residential
- Mixed Use

Monaghan County Council: MNLAER468

Parcel ID	MNLAER468
Local Authority	MNLA
Local Authority Name	Monaghan County Council
Date Added	
Land Use Zoning	Existing Residential
Land Use Zoning Description	To protect and enhance existing residential amenities.
GZT Zoning	R2.6
GZT Zoning Description	Existing residential
Site Area	3.73
Status of Map	Draft

Zoom to



682,986.479 803,259.227 Meters

100m



POWERED BY ESRI

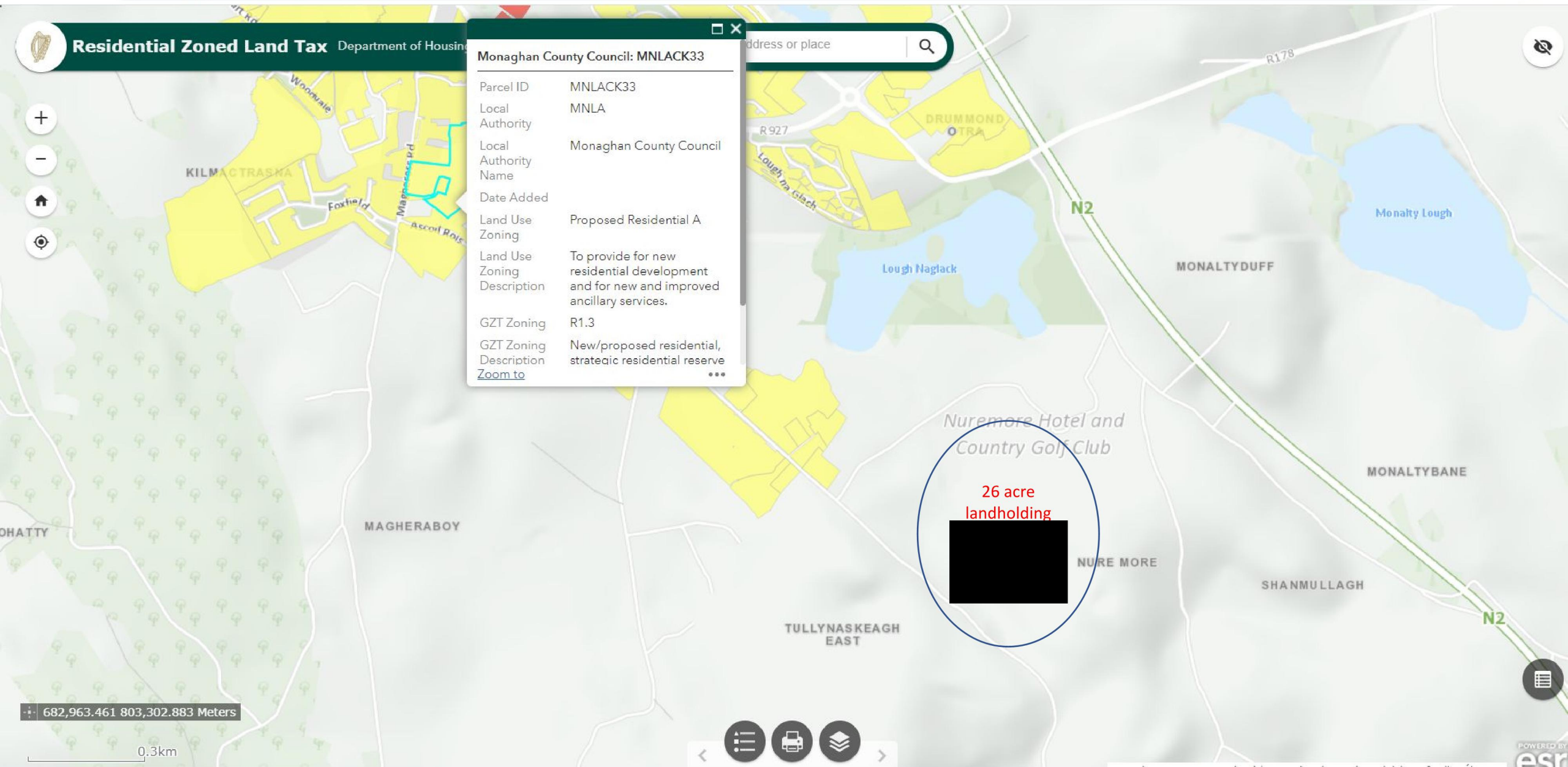
 **Residential Zoned Land Tax** Department of Housing



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	...

Address or place



682,963.461 803,302.883 Meters

0,3km

