

Aidan Conroy

28/3/25

**Re: Residential Zoned Land Tax- making a rezoning request on a final map for 2025**

Dear Offaly County Council,

I write in relation to the inclusion of approximately 1 acre of my farm in the Mucklagh Residential Zoned Land Map 2025. The land is marked in black hatching on the Department of Agriculture and the Marine's Basic Income Support for Sustainability map included in my submission.

I submit that the inclusion of approximately 1 acre of my land in the aforementioned map and the zoning of this land as "New Residential" under the OCC County Development Plan is not appropriate. I bought this land 11 years ago to help me grow my farming enterprise and this land is a key part of my grazing platform and this is even more pertinent now with the increased nitrates restrictions.

In addition, the land in question is landlocked with no obvious access to Mucklagh village's main thoroughfare. Crucially the area of my land zoned for residential purposes at approximately 1 acre is not nearly sufficient to make this a viable residential development project. I firmly believe that if this land is not removed, that any RZLT liable to me would be unjust and fly in the face of what should be a fair taxation system.

I therefore request:

- (A) that this land be excluded from the 2026 RZLT Annual Draft Map based on the criteria set out under Section 65 3 B of the Taxes Consolidation Act as amended.
- (B) This site be rezoned to reflect its current economic activity in accordance with RZLT Ministerial Planning Guidelines 2024.

I look forward to hearing from you in due course.

Yours faithfully,

**Aidan Conroy**





An Roinn Talmhaíochta,  
Bia agus Mara  
Department of Agriculture,  
Food and the Marine

For Basic Payment Income Support for Sustainability, Areas  
of Natural Constraint Scheme and other Area Based Scheme  
purposes only

Year: 2023 Scale: 1:3000

Name: AIDAN CONROY

Address: [REDACTED]

Herd Nos: [REDACTED]

Townland Code : S13513

Townland Name: MUCKLAGH

Parcel	Digitised	Eligible Hectare	Claimed
S1351300012	8.67	8.67	8.67
S1351300026	4.78	4.75	4.75

Exclusions

Parcel	Excl	Area	Red%	Elig	Type
S1351300026	0007	0.03	100	0	Building
S1351300026	0008	0	100	0	Building

Ortho Used: COL\_ORTHO\_FULL\_COV

All areas displayed above are in hectares  
\* MEA calculation available online via agfood.ie

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