



Our Ref: MCOH/22-51

Date: 28th March 2025

Offaly County Council,
Planning Department,
Charleville Road,
Tullamore,
Co. Offaly.
R35 F893.

Re: Site at Killeigh, Co. Offaly – Submission on Residential Zoned Land Tax

Dear Sir/Madam,

Please find enclosed hard copy of form submitted online re. the above.

The online portal would not allow me to upload the pdf of the Site Location Map and hence I submit a hard copy of the information submitted and the Site Location Map on behalf of my client, Mr. Ken Mathews, [REDACTED]

In addition to the land being used as an integral part of farmland we attach a previous submission of the 22nd December 2022, which again we could not upload onto the online portal.

You will note that the location of the previously discovered moat renders it not possible to develop these lands for Residential purposes.

I request that these lands are exempt for the Zoned Land Residential Tax for the one-year period.

I request that you acknowledge receipt of this submission and Location Map to conor.finnegan@mcoh.ie.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,

Conor Finnegan MRIAI
cc Mr. Ken Mathews

encl.



MCOH Architects Limited

Directors: Conor Finnegan MRIAI; Jacqueline Carroll Lloyd MRIAI; Reg. No 711611; VAT No:3940294SH

Old Church, Church Street, Portlaoise, Co.Laois R32 E54A T:0578622566 e:info@mcoh.ie w:mcoh.ie

Submissions on Residential Zoned Land Tax Draft Map 2026

Conor Finnegan

Email : conor.finnegan@mcoh.ie

Application ID :

Custom Ref. -

Application Start Date: 2025-03-24 12:47:20

Application Completed Date: 2025-03-28 13:06:30

1 Your Name

Conor Finnegan

2 Your Address

MCOH Architects, Oldchurch, Church St, Portlaoise, Co. Laois

3 Email Address

conor.finnegan@mcoh.ie



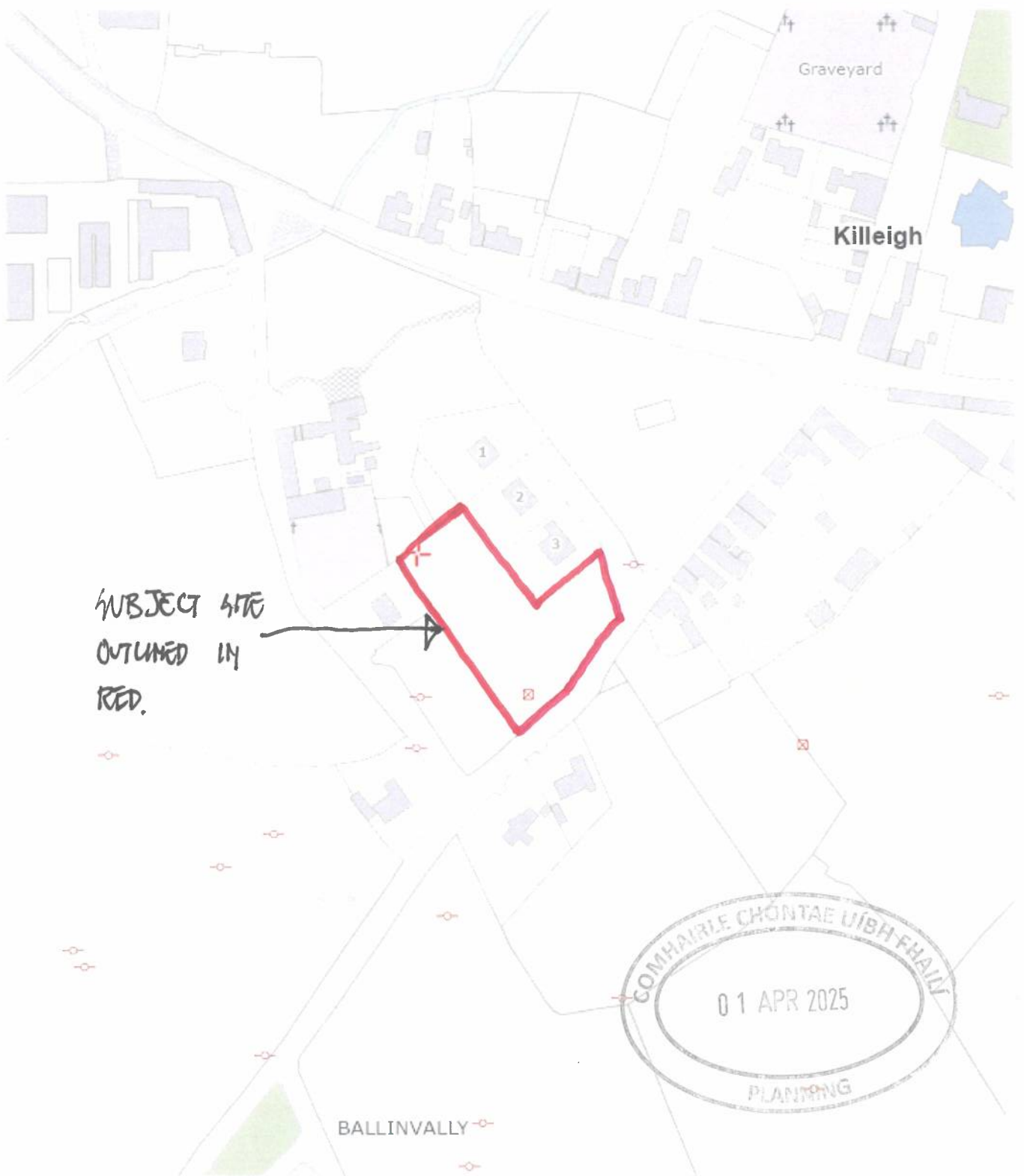
4 Your Submission Here

I have been retained by Mr. Ken Mathews, [REDACTED] to make a submission on his behalf and request that his lands at Killeigh Co Offaly are not included for the Zoned Land Residential Tax as this the land is not in scope for the tax for this coming year only. This is due to the fact that the land forms an integral part of my Clients Farm holding and is used for agricultural purposes and is an integral part of my clients farm.

5 Upload Accompanying File if Required (May not be applicable for paper form)

N.B Please ensure that there is no self identifying information in this document. Please only upload .zip, .jpeg, .doc, .docx, .xls, .pdf, .tif filetypes

On-line form would not allow me to upload a pdf of the land subject of this submission. Therefore paper copy is sent to Offaly Co Council also.



SUBJECT SITE
OUTLINED IN
RED.

Graveyard

Killeigh

1
2
3

COMHAIRLE CHONTAE UÍBH FHAIR
01 APR 2025
PLANNING

BALLINVALLY



Our Ref: MCOH

Date: 22nd December 2022

Offaly County Council,
Planning Department,
Charleville Road,
Tullamore,
Co. Offaly.
R35 F893.

Re: Site at Killeigh, Co. Offaly – Residential Zoned Land Tax

Dear Sirs,

We make this submission on behalf of our Client Mr. Ken Matthews, [REDACTED] with regard to a pocket of land in his ownership which is zoned New Residential in the Killeigh Village Plan contained in the Offaly County Council development plan 2021-2027.

In 2000, Kenneth and Janice Matthews were granted Planning Permission for 3 no. dwellinghouses on lands adjacent to the new residential zoned land in question.

The initial proposal for the lands was 4 no. houses with the 4th site abutting the Public Road. However, during the planning process, and following an archaeological inspection it transpired that an old moat traversed the 4th site and this site was omitted from the application. The Access Road traversed the moat, and the Council conditioned strict guidelines with regard to the Access Road in the Grant of Planning Permission. We attach Planning Permission Reference No. PL2/99/667 in this regard and request that you particularly note Condition No. 15 of this Permission.

We also attach a map which indicates the following:-

- Three houses granted permission on foot of Planning Permission PL2/99/667 - coloured purple
- New Residential Zoned land - colored yellow
- Strategic Residential Reserve - coloured orange
- Line of moat identified on OS map - coloured red
- Location of likely position of moat - coloured blue

contd/..




You will note that the likely position of the moat traverses the land zoned New Residential.

We therefore submit that due to the location of the moat, that it is not possible to develop these lands for residential purposes and formally submit that the land does not meet the criteria which determine the land is suitable for the Residential Zone Land Tax.

We request the Council confirm that this is the case.

If you require further information, please contact the undersigned.

Yours sincerely,



Conor Finnegan MRIAI
cc Mr. Ken Matthews



OFFALY COUNTY COUNCIL

Local Government (Planning and Development) Acts, 1963 to 1998

NOTIFICATION OF DECISION

Planning Section
Courthouse
TULLAMORE

TO: KENNETH & JANICE MATTHEWS
THE ABBEY
KILLEIGH
TULLAMORE

PLANNING REGISTER NUMBER: PL2/99/667
APPLICATION RECEIPT DATE: 11/06/1999
FURTHER INFORMATION DATE: 03/07/2000

Notice is hereby given that in pursuance of the powers conferred upon them by the above-mentioned Acts, Offaly County Council has by order dated 31/8/00 decided to GRANT Outline Permission to the above named for development of land, in accordance with the documents lodged, namely:-

3 NO DWELLINGHOUSES
at KILLEIGH TULLAMORE

Subject to the 15 conditions set out on the Schedule attached.

Signed on behalf of said Council

DATE: 31 AUG 2000


A/ COUNTY SECRETARY

Provided there is no appeal against this DECISION a grant of planning permission will issue at the end of one month.

THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL PLANNING PERMISSION IS ISSUED.

NOTE:

Any appeal made to An Bord Pleanála will be invalid unless a fee of £300 is received by the Bord within the statutory appeal period.

Submissions or observations to the Board by, or on behalf of a person (other than the applicant), as regards an appeal made by another person must be accompanied by a fee of £36.



FILE REFERENCE : PL2\99\667

APPLICATION FOR OUTLINE PERMISSION FOR 4 NO DWELLINGHOUSES
AT KILLEIGH TULLAMORE - KENNETH & JANICE MATTHEWS

SCHEDULE OF CONDITIONS

This Permission is for 3. no dwellinghouses only.

- 1 The development shall be executed strictly in accordance with lodged plans save as hereinunder otherwise required and revised site layout plan received 03.07.2000.

Reason: To ensure satisfactory completion of development.

- 2 The vehicular access to the site shall be restricted to one point. The gateway shall be recessed at least 4 metres from the new fenceline required below and splayed wing walls shall be provided.

Reason: To allow adequate waiting space and sight distance for one vehicle clear of the realigned public road.

- 3 The development shall be serviced with water from Killeigh Group Water Scheme. It will be necessary to submit a letter of consent from the trustees of the Group Water Scheme for each site at the approval stage.

Reason: To protect public health.

- 4 The development shall be connected to the public sewer.

Reason: To protect public health.

- 5 A contribution shall be paid to the Planning Authority prior to the commencement of the development. The amount of said contribution shall be determined at Approval Stage.

Reason: To defray the cost of improvements to public services, which facilitate this development.

- 6 The roof shall be covered with dark coloured tiles or slates.

Reason: To protect visual amenities.

- 7 All external wall finishes and colour schemes shall be executed in pastel shades.

Reason: To protect visual amenities.



Continued \.

- 8 Provision shall be made to accommodate any surface water which may flow off the public road onto the site and any existing road drainage inlets shall be incorporated into the front boundary treatment of the site. New inlets shall be piped to soakpits of adequate capacity which are located within the site.

Reason: To prevent flooding of the public road and in the interests of amenity and traffic safety.

- 9 All surface water run-off from roof, entrance and parking area shall be collected and disposed of within the site to soakpits of adequate size. In particular, no such surface water run-off shall be allowed to flow onto the public roadway or other adjoining properties nor to discharge to the public foul sewer.

Reason: In the interests of amenity and public health.

- 10 The development hereby permitted in principle only is subject to the submission of satisfactory information and plans for the design and layout of the sites. The general design of each dwelling shall harmonise with existing development in the vicinity and have regard for the traditional vernacular architecture of the area. Windows shall not closely overlook adjoining property.

Reason : In the interests of proper planning and development of the area.

- 11 The site and its boundaries shall be landscaped to the satisfaction of the Planning Authority. Planting shall comprise mainly native deciduous species.

Reason: In the interest of visual amenity and in order to secure the integration of the development into the surrounding landscape.

- 12 The developer shall arrange, in consultation with the relative authorities, for the resiting of the existing E.S.B./Eircom, poles which are located along the site frontage. Details shall be agreed with the Council Engineer, prior to the commencement of development

Reason: In the interest of traffic safety.

Continued \.



Continued \.

- 13 A footpath shall be provided across the frontage of the site and within the development. Details shall be agreed with the Area Engineer at the approval stage.

Reason : In the interests of proper planning and development.

- 14 The applicant shall employ an archaeologist to carry out archaeological monitoring of all topsoil stripping and groundworks at the site preparation and construction phase of the development. Archaeological supervision of the re-excavation of the services trench through the garden area to the north of the development site shall be necessary. All archaeological monitoring shall be carried out under licence to the Department of Arts, Heritage, Gaeltacht and the Islands. The existing licence (ref. 99E0348) may be extended, on application, to facilitate the further required archaeological work on site.

The archaeologist shall be facilitated in fully recording any archaeological features that may be encountered during the course of monitoring. Following the completion of all archaeological work on site, the archaeologist shall prepare and submit a report to the relevant authorities, describing the results of the archaeological work.

Reason : In the interests of proper planning and development.

- 15 The access roadway on the southern side of the development site shall be constructed in a manner which ensures the avoidance and preservation of archaeological features identified in-situ. The archaeological features representing the enclosure is immediately underlying the topsoil at a depth of 0.35m below present ground level. Topsoil shall be removed in the area of the proposed access roadway under archaeological supervision. A polybrane PVC mesh sheeting shall then be placed directly on the subsoil. This sheeting shall in turn be sealed by a layer of aggregate/sand mix (minimum thickness 300mm) and a second sheet of polybrane PVC mesh will be laid directly on top of this.

Reason : In the interests of proper planning and development.

Page 3 of 3 Pages



- NEW RESIDENTIAL ZONING.
- STRATEGIC RESIDENTIAL RESERVE.
- EXISTING RESIDENTIAL.
- MOAT VISIBLE ON MAPPING.
- LIKELY POSITION OF MOAT.

