

28 March, 2025

Planning Department,
Offaly County Council,
Aras An Chontae,
Charleville Road,
Tullamore,
Co. Offaly

RE/ Residential Zoned Land Tax – Final Map 2025/Draft Map 2026
Request to rezone property at Arden Road, Tullamore, Co. Offaly

Dear Sir/Madam,

I enclose herewith submission requesting that my property at Arden Road, Tullamore, Co. Offaly, be rezoned, to reflect the fact that the said property is used for agricultural purposes.

If you require any further information, you can let me know.

Yours faithfully,

Aidan Bracken

(Aidan Bracken)



RESIDENTIAL ZONED LAND TAX

FINAL MAP 2025 AND DRAFT MAP 2026

REQUEST TO REZONE FARMYARD PROPERTY AT ARDEN ROAD, TULLAMORE, CO. OFFALY MADE BY AIDAN BRACKEN

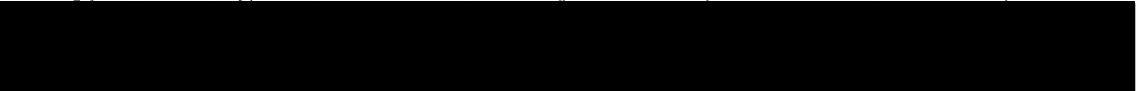


1. The Property:

The property, the subject matter of my submission, a farmyard and situate at Arden Road, Tullamore, in the County of Offaly and forms part of the property described in Folio 8407 of the register County Offaly. The said property is more particularly delineated on the map herewith and thereon outlined in red.

2. Title and ownership:

The farm yard forms part of the property described in Folio 8407 of the register County Offaly, which is registered in the name of my late father, Michael John Bracken,



3. User of Property:

The property is currently used as a farmyard and has been used as a farmyard for the past forty years and upwards, for the storing of horses, animal feeds stuffs, hay/silage and farm machinery

4. Zoning:

The said property is presently zoned as “residential” as appears in the “Tullamore Final Residential Zoned Land Tax Map 2025” as published by Offaly County Council, dated 31st. January, 2025.

5. Request to Rezone property:

I request that the farmyard property, be rezoned to reflect the fact that it is used for agricultural purposes and therefore, I further request that the property, the subject matter of this request, is no longer zoned as residential on the Tullamore Final Residential Zoned Land Tax Map 2025-Draft Map 2026.

My request to rezone the farmyard property is based upon the provisions of Section 653 Taxes Consolidation Act, 1997, and upon the announcement by the Minister for Finance in Dail Eireann on the 1st. October, 2024.

6. **Attachments:**

- A. Copy map of farmyard property outlined in red.
- B. Copy Folio OY8407 together with copy Landdirect map attached.



Dated the 28th. day of March, 2025.

SIGNED: Aidan Bracken
(Aidan Bracken)





**Tailte
Éireann**

Clárúchán, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Official Tailte Éireann Registration Map

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see www.tailte.ie.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(II) of Registration of Title
Act 1964 and Rule 224 & 225 Land
Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- ▽ Soak Pit

A full list of burdens and their symbology can
be found at: www.janddirect.ie

Tailte Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by
Section 62 of the Registration of Deed and Title Act 2006.



Land Registry

County Offaly

Folio 8407

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>The property shown coloured Red as plan(s) 9, 47 on the Registry Map, situate in the Parish of KILBRIDE, in the Townland of PUTTAGHAN (BALLYCOWAN BY), in the Barony of BALLYCOWAN, in the Electoral Division of TULLAMORE URBAN containing 15.778 hectares.</p> <p>The Registration does not extend to the mines and minerals</p> <p>Plan CO3TC added under D2007TJ014170D. 15/11/2010.</p>	From Folio OY2527
2	<p>A plot of ground being part of the Townland of PUTTAGHAN and Barony of BALLYCOWAN containing 2.0390 Hectares shown as Plan(s) 10 edged RED on the Registry Map (OS MAP Ref(s) 3371 C).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio OY4595



1

There is appurtenant to land No. 1 such right of turbary on part of the land of Ballard containing 128.507 hectares edged in green and lettered A on the Registry Map of the townland (O.S. 17) as existed prior to the 25th April 1912.

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.

Land Cert Issued: Yes

Page 1 of 4

Collection No.:


10 MAR 2025

Land Registry

County Offaly

Folio 8407

Part 1(B) - Property Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:
1	1	D2005TJ004134V	17-FEB-2005	7.3209	C03RM	OY24586F
2	2	D2005TJ004134V	17-FEB-2005	2.0390	10	OY24586F
3	1	D2007TJ014170D	24-APR-2007	0.5960	C03TG	OY24587F
4	1	D2008TJ018775P	16-JUN-2008	0.1880	C03TC	OY25449F
						

Land Registry

County Offaly

Folio 8407

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	28-APR-1967 182-5-67	MICHAEL JOHN BRACKEN (FARMER) of Arden, Tullamore, County Offaly is full owner. Land Cert Application No.: 68789 Date: 28-FEB-2005 Held to the order of CONWAY & KEARNEY SOLICITORS Address: HIGH STREET TULLAMORE CO OFFALY *	



Land Registry

County Offaly

Folio 8407

Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p>Cancelled D2005TJ004134V 17-FEB-2005</p>
2	<p>The land is subject to the sporting rights except the exclusive right to kill hares and rabbits within the meaning of the Irish Land Act, 1903 to which the Lady Emily Alfreda Julia Howard-Bury was entitled previously to the sale under the said Act.</p>



House

Map 2 of 2



Táille Éireann

Clárúchán, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Official Táille Éireann Registration Map

This map should be read in conjunction with the folio.

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(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

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(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.

Folio 01 8407 (Plan 9)

Area: 0.39 Ha



Location: Puttapahin

Creation Date: Monday, March 10, 2025 12:03:38 PM

(No 96369 area)



Clárúchán, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

(16.50628 Acres)



Creation Date: Friday, March 7, 2025 5:58:04 PM

