

RZLT 25SD1/002



25th March 2025

RZLT Section

Clare County Council

Ennis

Co. Clare

Re: Submission to de-zone land at Drewsborough, Scariff – Draft Map 2026.

Dear Sir/Madam

We have previously requested de-zoning of our land – **Your reference -RZLT S1/022 and 24S1/007.** We have been refused on two occasions. We are again requesting that you de-zone the land for the following reasons:

- We undertake an economic activity on this land as full time farmers
- The plots in question are invaluable to us as they are adjacent to our calving and cattle sheds and our home. Cows due to give birth and sick animals need to be watched closely .
- The total area of land we farm around our home is approximately 40 acres. Any reduction to this would impact the viability of our farm structure.
- Our farm income would not be able to afford the 3% tax.

I am enclosing a map of the land in question. The map outlines four plots detailed below:

- Plot number 1. is used for our day to day farming activity.
- Plot number 2. is also used for our day to day farming activity and it doesn't have any buildings on it now. The old farmhouse fell some years ago and the hayshed behind it was dangerous and had to be taken down.
- Plot number 3. is our home house and we pay property tax on this.
- Plot number 4. has holiday houses and we pay property tax on these.

I also enclose a copy of our previous submissions.

Yours faithfully

Land Registry Compliant Map



National Mapping Agency

CENTRE COORDINATES:
ITM 564044,684073

PUBLISHED: 14/12/2022
ORDER NO.: 50307984_1

MAP SERIES: 1:2,500
1:2,500
1:2,500
1:2,500
MAP SHEETS: 4155-D
4158-C
4213-B
4214-A

COMPILED AND PUBLISHED BY
Ordnance Survey Ireland,
Phoenix Park,
Dublin 8,
Ireland.
Unauthorised reproduction
infringes Ordnance Survey Ireland
and Government of Ireland
copyright.

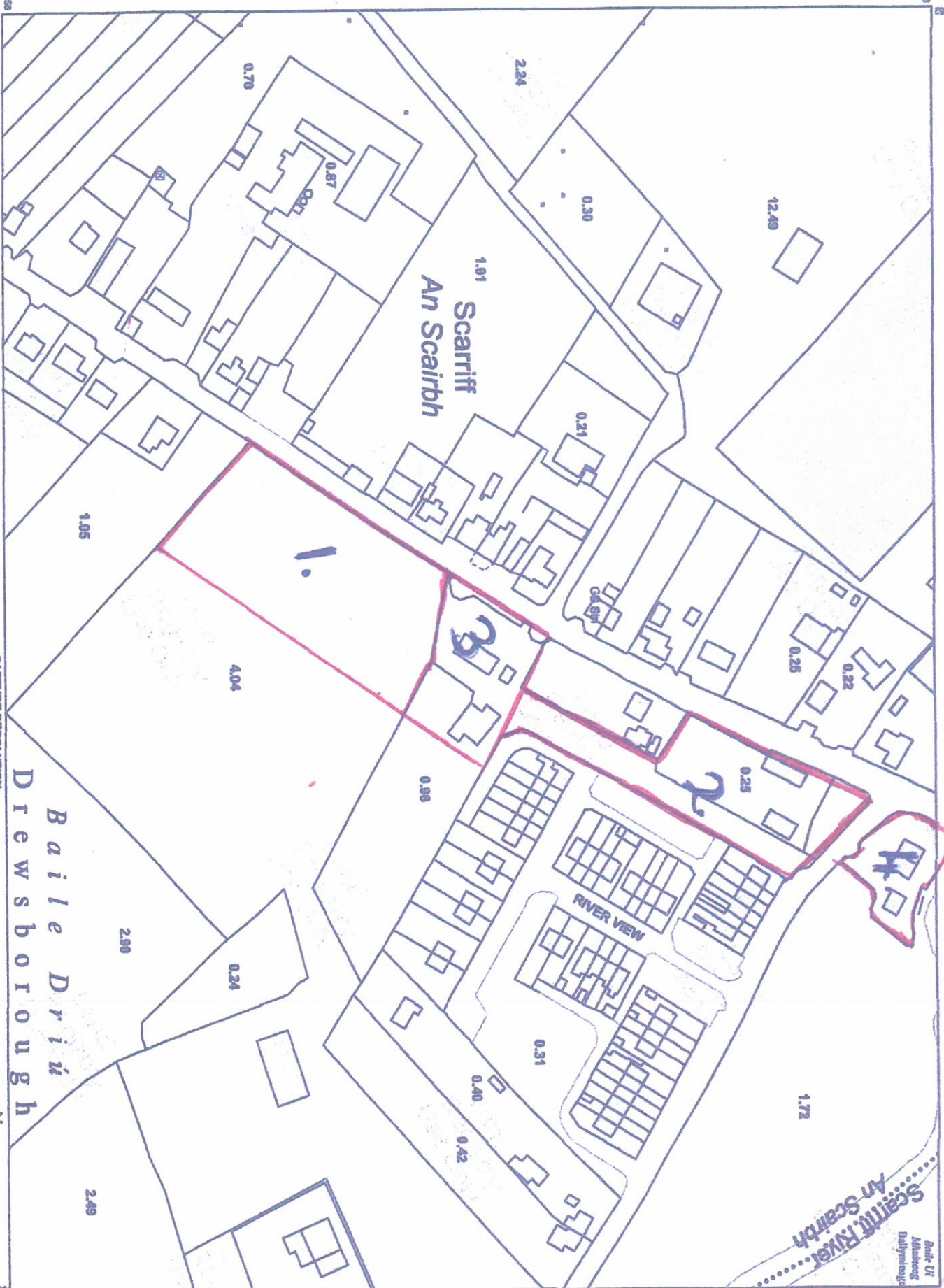
All rights reserved.
No part of this publication may
be copied, reproduced
or transmitted in any form
or by any means without the prior
written permission of
the copyright owners.

The representation on this map
of a road, track or footpath
is not evidence of the existence
of a right of way.

Ordnance Survey maps
never show legal property
boundaries, nor do they
show ownership of
physical features.

© Suirbhéireacht Ordnála Éirean
2022
© Ordnance Survey Ireland, 202
www.osi.ie/copyright

LEGEND:
<http://www.osi.ie>
search 'Large Scale Legend'



OUTPUT SCALE: 1:2,500

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:
<http://www.osi.ie> search 'Capture Resolution'



22nd December 2022

RZLT Section
Clare County Council
Ennis
Co. Clare

Re: Submission to de-zone land at Drewsborough, Scarriff.

Dear Sir/Madam

Please find enclosed a map of our land . The land is owned under Folio number 305. We farm this land fulltime and we wish to have the areas outlined in Red, de-zoned.

Plot number 1. is used for our day to day farming activity.

Plot number 2. is also used for our day to day farming activity and it doesn't have any buildings on it now. The old farmhouse fell some years ago and the hayshed behind it was dangerous and had to be taken down.

Plot number 3. is our home house and we pay property tax on this.

Plot number 4. has holiday houses and we pay property tax on these.

As plots 1.and 2. are beside our home they are invaluable to us as farmers. We can keep a close eye on animals due to give birth or on sick animals.

The total area of land we farm around our home is approximately 40 acres. Any reduction to this would seriously impact the viability of our farm structure.

My husband is  wishes to continue farming this land. We are not interested in developing the land at this stage of our life.

With farm income being so volatile at present and input costs so high, we would certainly not be able to afford another tax.

Yours faithfully



[REDACTED]

25th April 2023

1670
[REDACTED]
Email: [REDACTED]

The Secretary
An Bord Pleanala
64 Marlborough St.
Dublin 1

Re: Appeal against zoning decision by Clare County Council

Dear Sir/Madam

Clare County Council has denied our submission to have our land de-zoned for residential zoned land tax. I am enclosing the following:

- A copy of our submission dated 22/12/'22
- A copy of the relevant maps
- A copy of the Notice of Determination from Clare County Council dated 30/03/'23

We are full time farmers and not developers. We only wish to continue farming our land.

The course of action taken by Clare County council is grossly unfair on the following grounds:

- We did not ask for our land to be zoned for residential use
- We were not informed that the county development plan included zoning of our land. Only for information received through the IFA, we would probably still be unaware of the process.
- We have never been approached by a builder to sell land.
- To my knowledge, a planning application for a housing scheme consisting of 52 houses in Tuamgraney (approximately half mile from us) has been granted. Also, a social housing scheme consisting of 18 houses has commenced in Scarriff town (approximately half mile from us). This should meet the local housing need for a long time.



27th March 2024

RZLT Section

Clare County Council

Ennis

Co. Clare

Re: Submission to de-zone land at Drewsborough, Scarriff

Dear Sir/Madam

We wish to reiterate our request to have our land de-zoned. I am enclosing a copy of our previous submission, (dated 22nd December 2022), which was denied.

I can't emphasise enough how this is affecting us. It is a huge and unfair burden and a worry.

We were never asked if we wanted our land included in the zoning process. I would consider this very un-democratic. Surely we have a right to decide what use our land is put to. I previously outlined our need to keep this land in agricultural use.

I would also mention that a field was taken from us by CPO, by Clare County Council some years ago. As a family, I think we have made our contribution to housing in the area.

I earnestly, plead with you to de-zone this land. The tax associated with this scheme is punitive.

Trusting that you will take our wishes into consideration.

Yours faithfully

