30th May 2024

Meath Co. Council Buvinda Dublin Road Navan Co. Meath

Submission by re the Land Use Zoning of his lands at Cruicerath Donore Co. Meath

And for variation to zoning map in respect of Residential Zoned Land Tax

We specifically refer to

The tax payable in May 2025 in respect of land which was zoned suitable for residential development and serviced on or before 1 January 2022.

We wish to avail of the opportunity of the landowner to apply to amend the zoning of his land at Cruicerath. Donore Co. Meath and to ask the Council to re consider and or to propose to make a variation under section 13 of the Planning and Development Act 2000.

The Preferred choice of the applicant is for all zoning to be removed from his lands at Cruicerath, Donore, Co. Meath.

If this is deemed not possible we would ask the council to consider the proposal to relocate the zoning of the A2 zoned lands

We have prepared and an Osi produced Land Registry Compliant map to illustrate the below Area marked "A" is zoned Fl.

This area "A" is 0.611 Hectares.

Area marked "B" is mainly Agriculture and incorporates area hatched East to West in green this is zoned A2.

This area "B" is 1.610 Hectares.

Area marked "C" and incorporating area hatched East to West in green is zoned A2. Area

This area "C" is 1.610 Hectares.

We would ask if is not possible to remove the zoning altogether from out client's land that consideration be given to the relocation of the zoned A2 lands to area "B".

For the following reasons	

It would not be feasible to continue the farming enterprise and utilize this established farm yard if there were to be houses located on the immediate farm yard boundary. This would lend to disturbance for both residence and farming tasks.

We have carried out an on site survey measured the achievable sightline if an entrance were to be made on to the L 1609-3 road.

We have shown 3 no entrances to entrance I is the farmyard entrance Entrances 2 & 3 are domestic only entrances.

We have shown the start of the 50km/h and start of 80km/h speed limit south of entrance 3. We have shown the metal edge of the road the Footpath which is on the Eastern side of the road and ends at Entrance 2 on the map

In the drafting of the map above we have left 22 metres road frontage on to the L 1609-3 road for the development of an entrance South of the zoned Fl lands.

The applicant will also agree for the recessing of the existing roadside fence for a distance of 30 metres South of the 22 metre road frontage point in order to facilitate 2.4 by 90 metre sight line as shown in blue X-X2 on the map

A 2.4m by 90m sightline X-XI is achievable in the Northerly direction as marked X-I on the map

Photographs

On examination of the attached photographs

Photograph no. I is taken at X on the map in a Northerly direction towards Xl on the map Photograph no. 2 is taken at X on the map in a Southerly direction towards X2 on the map

The applicant wishes to continue the farming practice of growing crops in the Donore Area He also has a difficulty with his current access from his farm yard on to the L 1609-3 road.

He would like in the future to make an application to the council for planning permission to close up existing farmyard entrance and to move the location of it Northwards along the L 1609-3 road so as to be able to enter and exist his farmyard with safety.

The current location is very close to a bend in the road to the South and causes difficulty for him when exiting the Farmyard with machinery and in particular when exiting the farmyard with front mounted tillage machinery.

Photographs

On examination of the attached photographs

Photograph no. 3 is taken from Google maps in 2019 and is taken just South of the Farmyard entrance which is shown at I on the map in a Northerly direction towards Donore Village.

On close inspection of this photograph one can see the tyre marks on the road from this farmyard entrance in both directions.

One can also see the solid white line on the road.

Photograph no. 4 is taken from Google maps in 2019 and is taken at the Farmyard entrance at I on the map in a Southerly direction and shows limited sightline visibility due to the proximity of the bend in the road.

One can also see the solid white line on the road.

We would ask that the council reconsider their plan and remove altogether their zoning Fl and A2 from our Client's lands at Cruicerath Donore

I enclose

- (l) Land Registry Compliant map published by Osi. on 22 12 2022
- (2) Photographs
- (3) Land Registry Folio maps with evidence of Registered ownership
- (4) Department of Agriculture Maps of