

Fordstown, Navan, Co. Meath  
Tel: 046 9433199 Mobile: 086 2480750 Fax: 046 9433220  
www.johnsbrooks-surveys.ie [johnsbrooks-surveys@gmail.com](mailto:johnsbrooks-surveys@gmail.com)  
info@johnsbrooks-surveys.ie  
Registered in Ireland. VAT number: 6369975J



27 12 2022

Meath Co. Council  
Buvinda  
Dublin Road  
Navan  
Co. Meath

**Submission by [REDACTED] 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 2024 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 Td. 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 Td. 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 F1.

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.

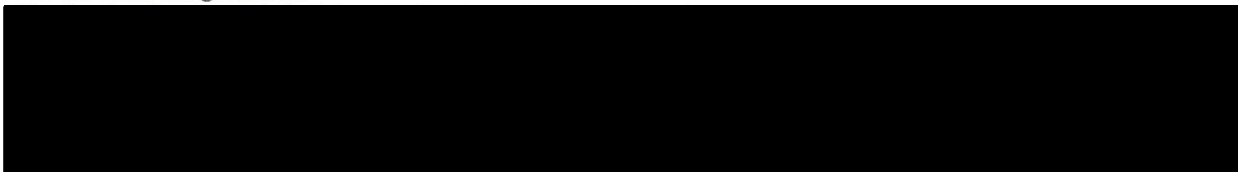
Area marked "C" and incorporating area hatched East to West in green is zoned A2.

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



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 the [REDACTED] entrance 1 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 F1 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-X1 is achievable in the Northerly direction as marked X-1 on the map

#### Photographs

On examination of the attached photographs

Photograph no. 1 is taken at X on the map in a Northerly direction towards X1 on the map

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

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 1 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 1 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 F1 and A2 from our Client's lands at Cruicerath Donore

I enclose

- (1) 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 [REDACTED]

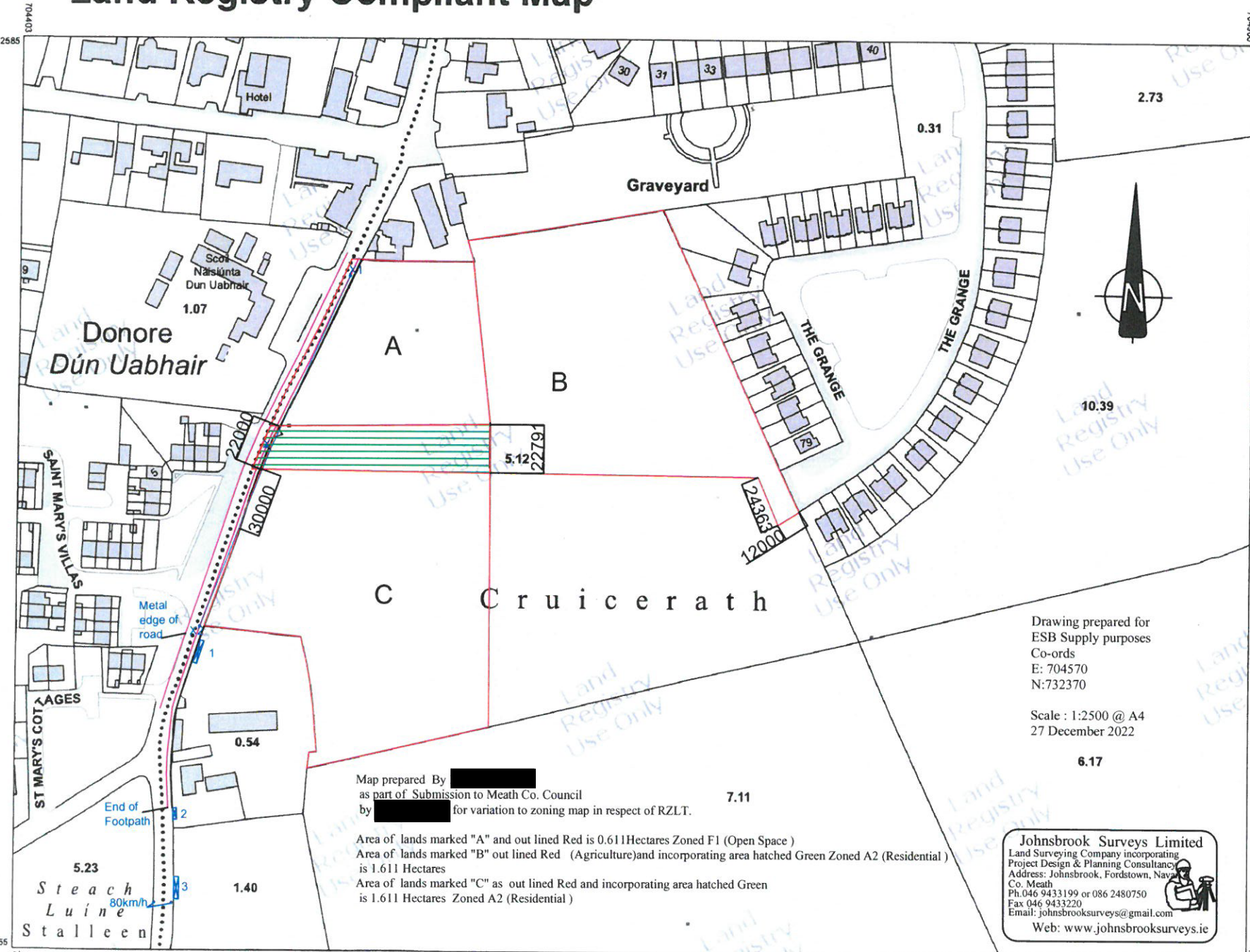
Sincerely,

 (Cartographer)

Brendan McGovern S.C.S.I. Land Surveyor



# Land Registry Compliant Map



**CENTRE COORDINATES:**  
ITM 704695,772370

**PUBLISHED:** 23/12/2022    **ORDER NO.:** 50309438\_1

**MAP SERIES:** 1:2,500    **MAP SHEETS:** 2381-A, 2381-C

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Drawing prepared for  
ESB Supply purposes  
Co-ords  
E: 704570  
N: 732370

Scale : 1:2500 @ A4  
27 December 2022

6.17

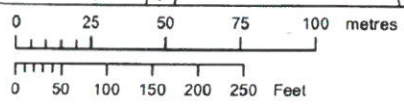
7.11

Map prepared By [redacted]  
as part of Submission to Meath Co. Council  
by [redacted] for variation to zoning map in respect of RZLT.

Area of lands marked "A" and out lined Red is 0.611 Hectares Zoned F1 (Open Space)  
Area of lands marked "B" out lined Red (Agriculture) and incorporating area hatched Green Zoned A2 (Residential)  
is 1.611 Hectares  
Area of lands marked "C" as out lined Red and incorporating area hatched Green  
is 1.611 Hectares Zoned A2 (Residential)

**Johnsbrook Surveys Limited**  
Land Surveying Company incorporating  
Project Design & Planning Consultancy  
Address: Johnsbrook, Fordstown, Navan,  
Co. Meath  
Ph. 046 9433199 or 086 2480750  
Fax 046 9433220  
Email: [johnsbrooksurveys@gmail.com](mailto:johnsbrooksurveys@gmail.com)  
Web: [www.johnsbrooksurveys.ie](http://www.johnsbrooksurveys.ie)

**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:



**OUTPUT SCALE: 1:2,500**



**LEGEND:**  
<http://www.osi.ie>;  
Scale Legend



Photograph no. 1 (taken at X in Direction of X1)



Photograph no. 2 (taken at X in Direction of X2)

Photographs prepared By [redacted]  
as part of  
Submission to Meath Co. Council  
by [redacted] for variation to zoning map in respect of RZLT

Photographs 1 & 2 taken on 22nd December 2022  
Photographs 3 & 4 from Google maps 2019

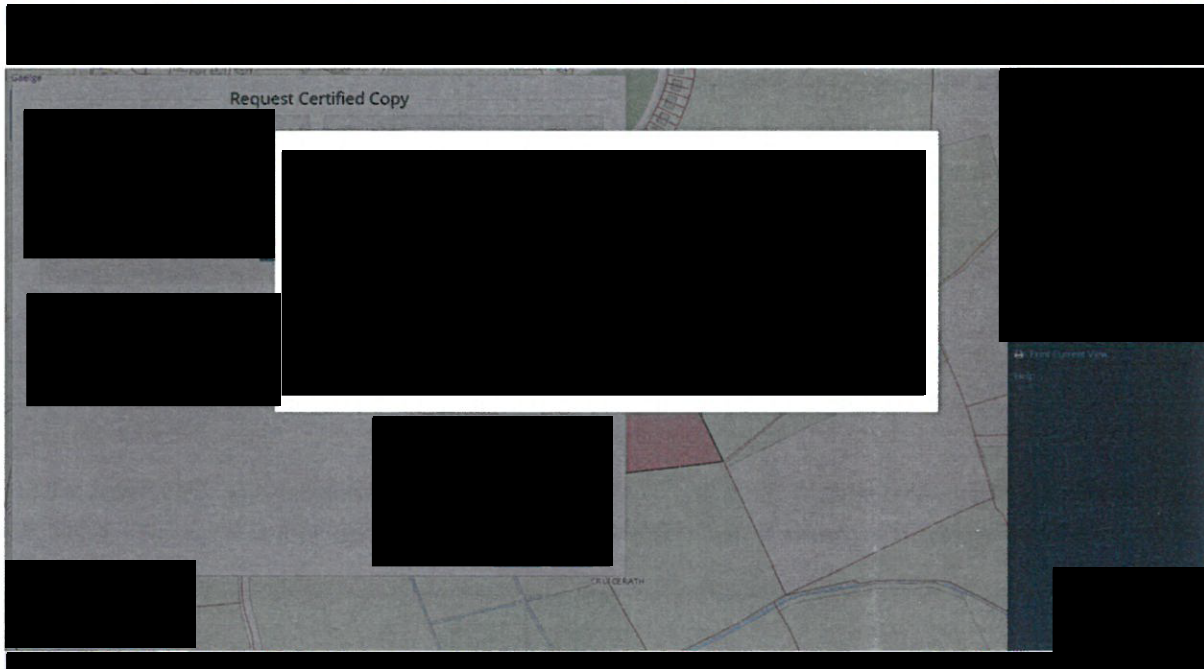
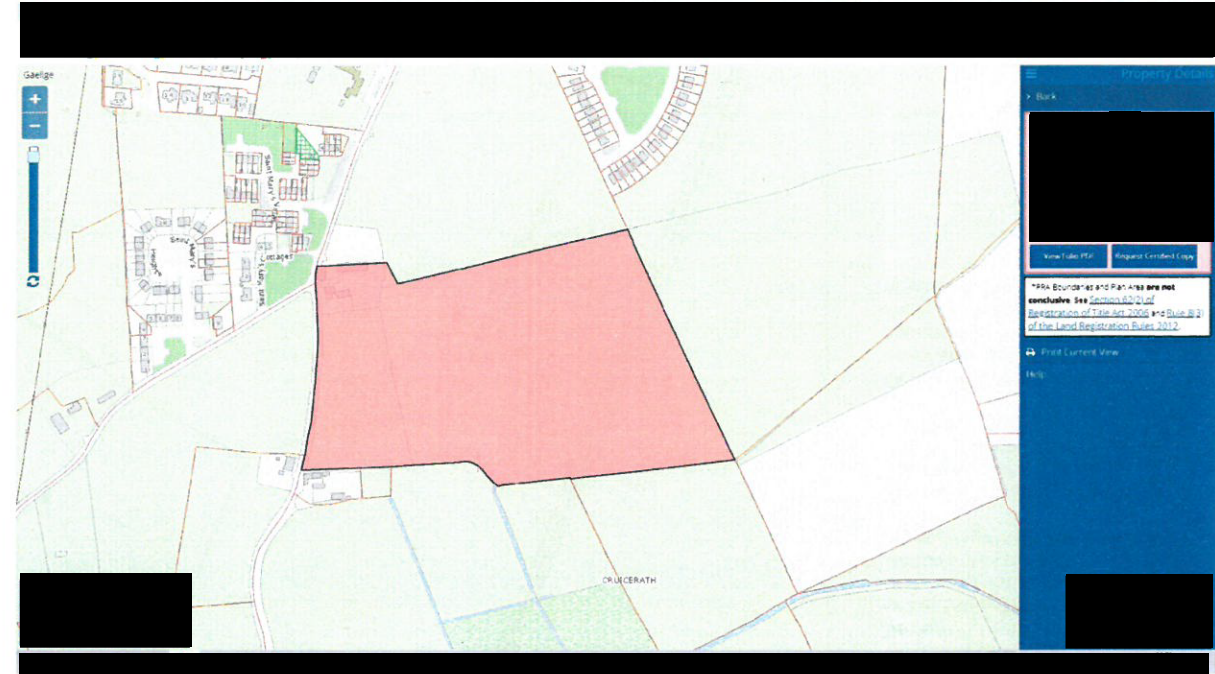
Johnsbrook Surveys Limited  
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Project Design & Planning Consultancy  
Address: Johnsbrook, Fordstown, Navan  
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Fax: 046 9433220  
Email: johnsbrooksurveys@gmail.com  
Web: www.johnsbrooksurveys.ie

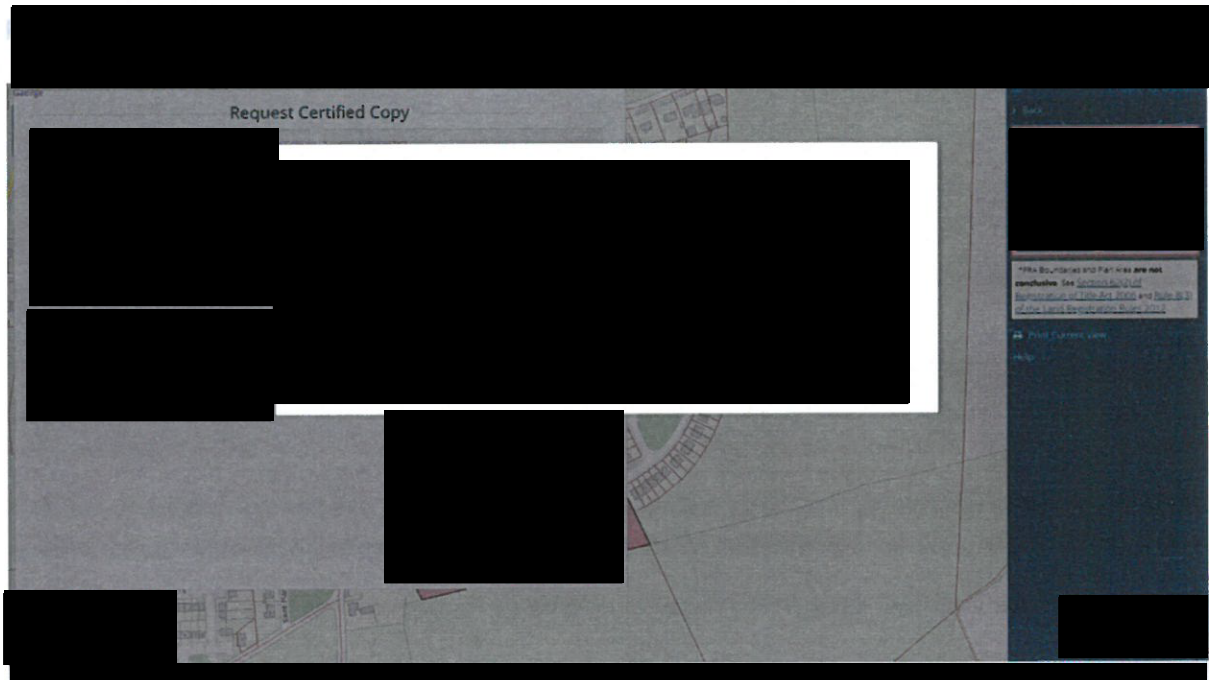
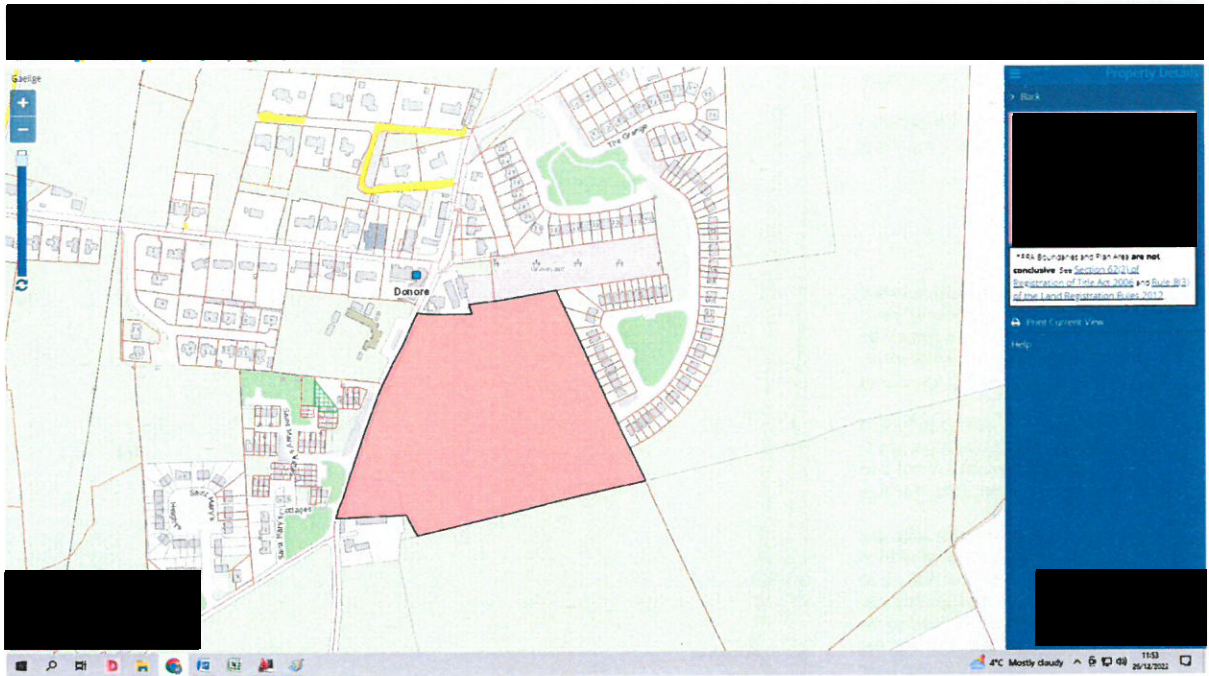


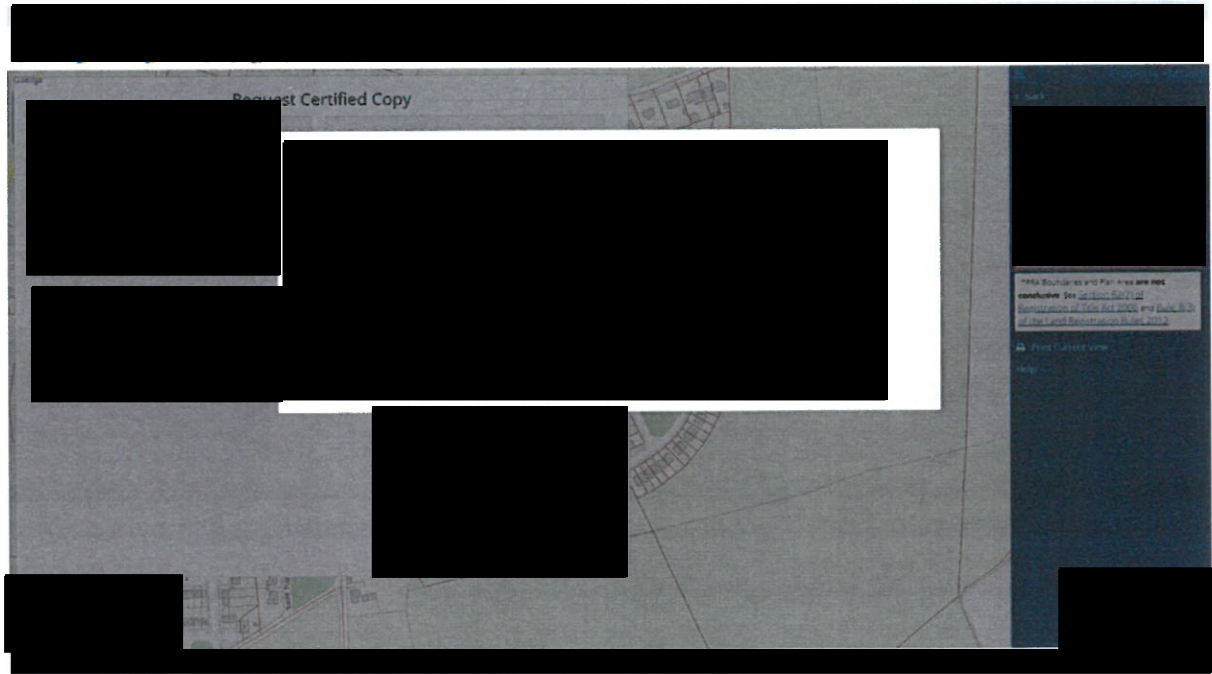
Photograph no. 3 View North from Farmyard Entrance



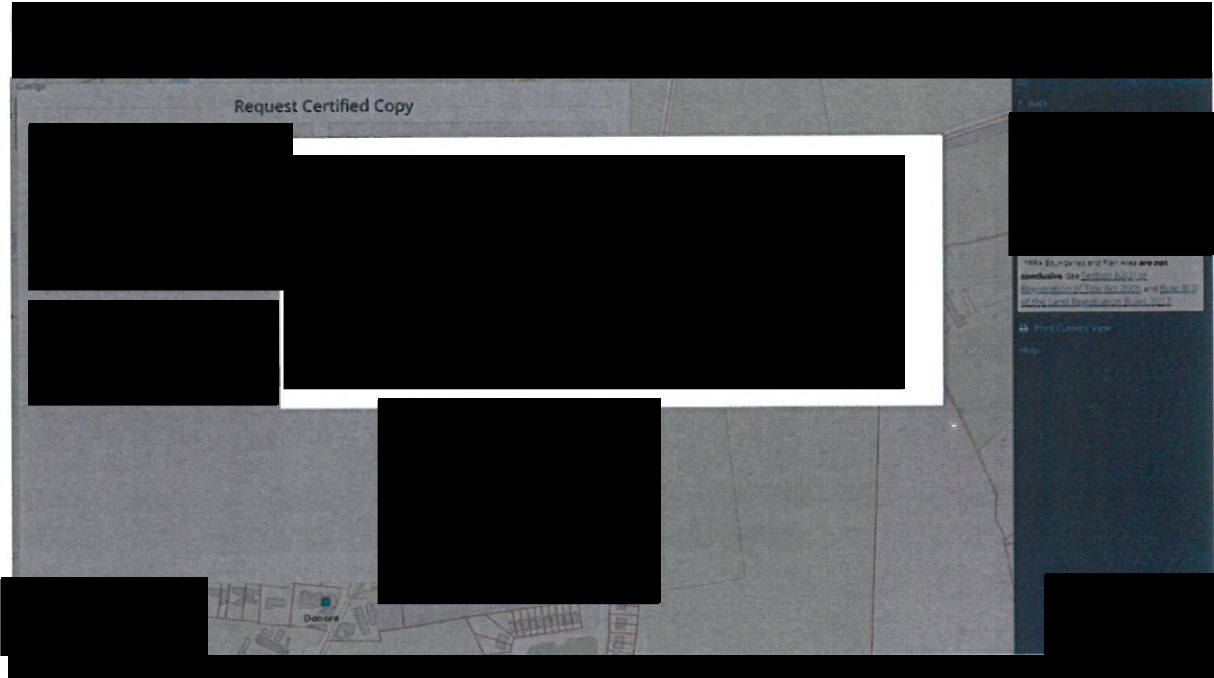
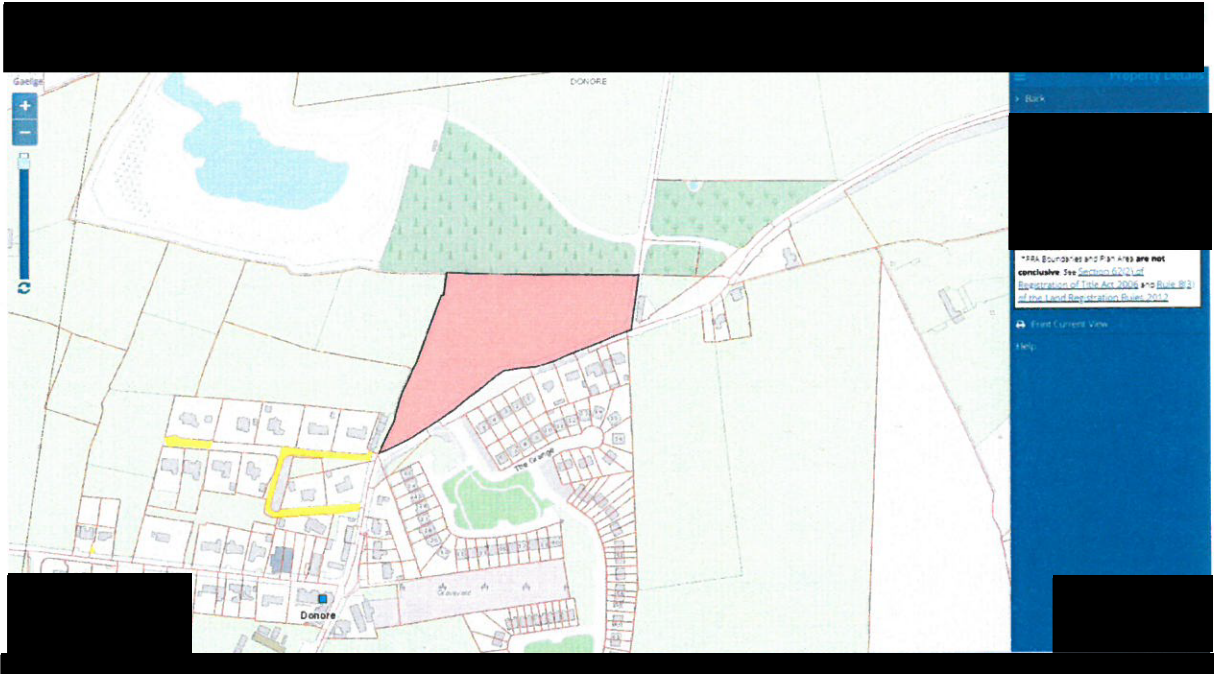
Photograph no. 4 View South from Farmyard Entrance

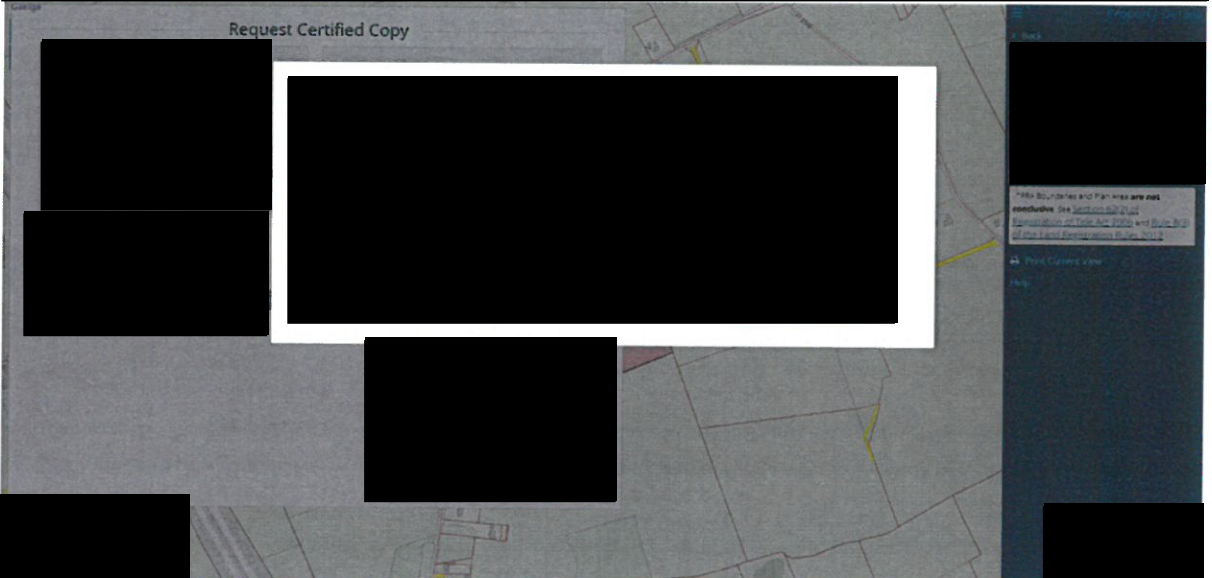
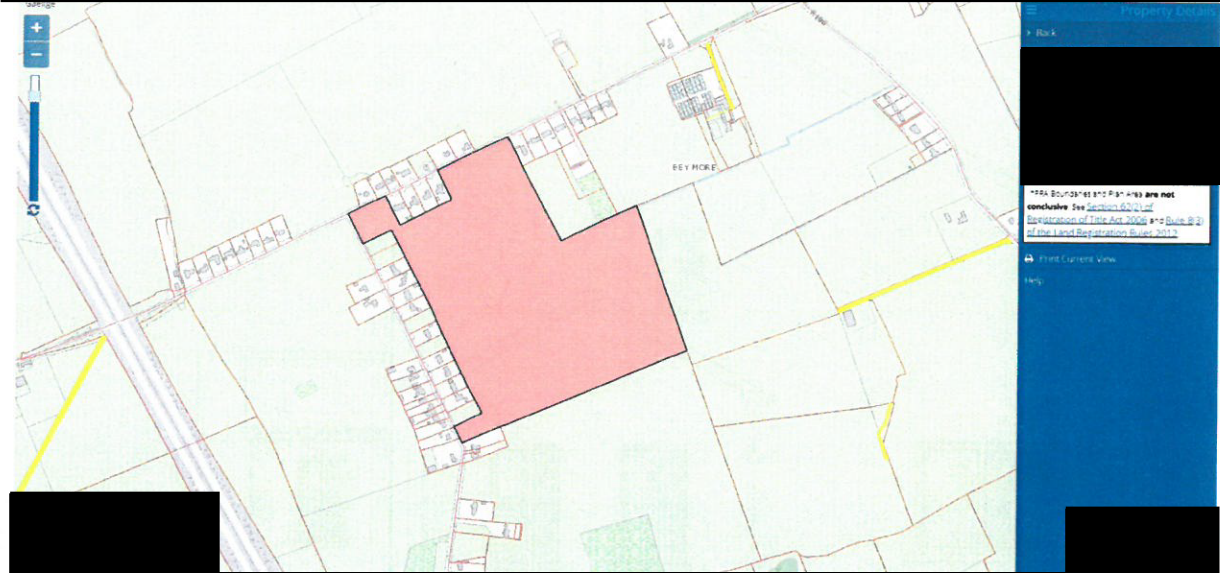


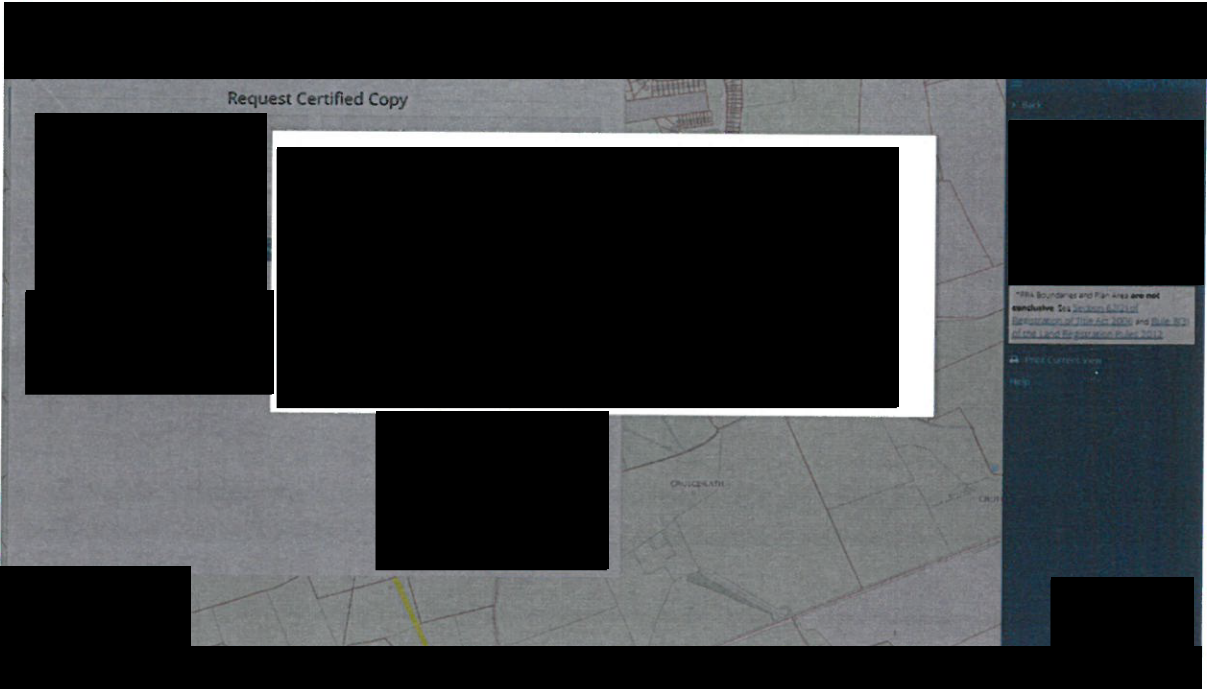
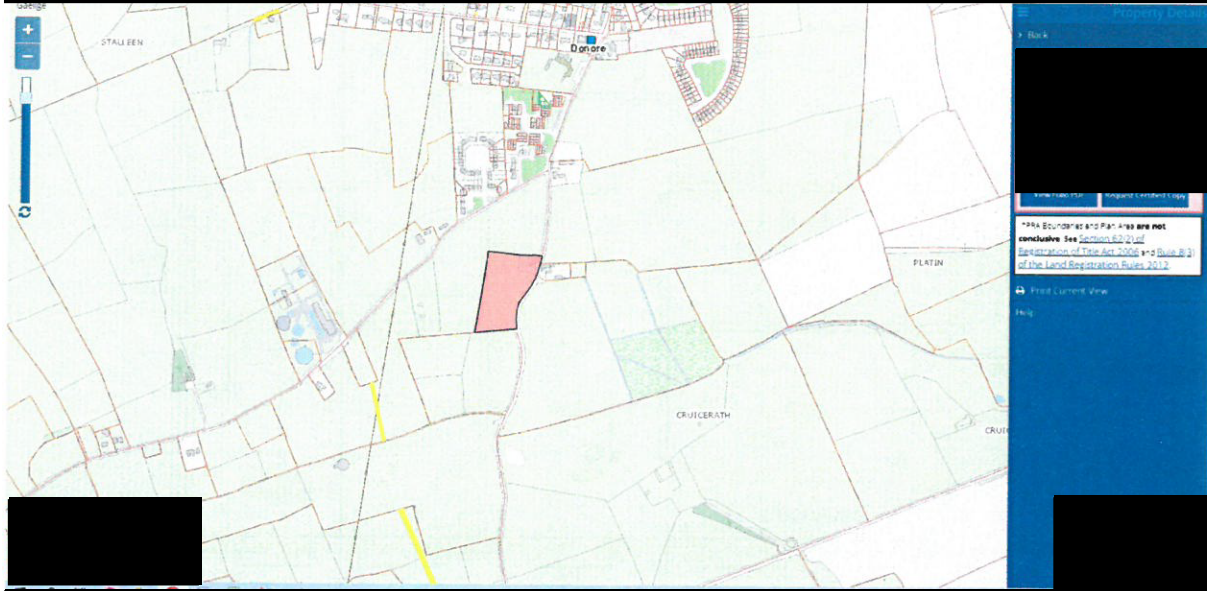


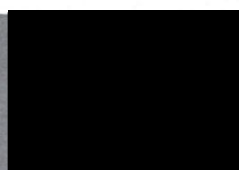
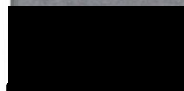
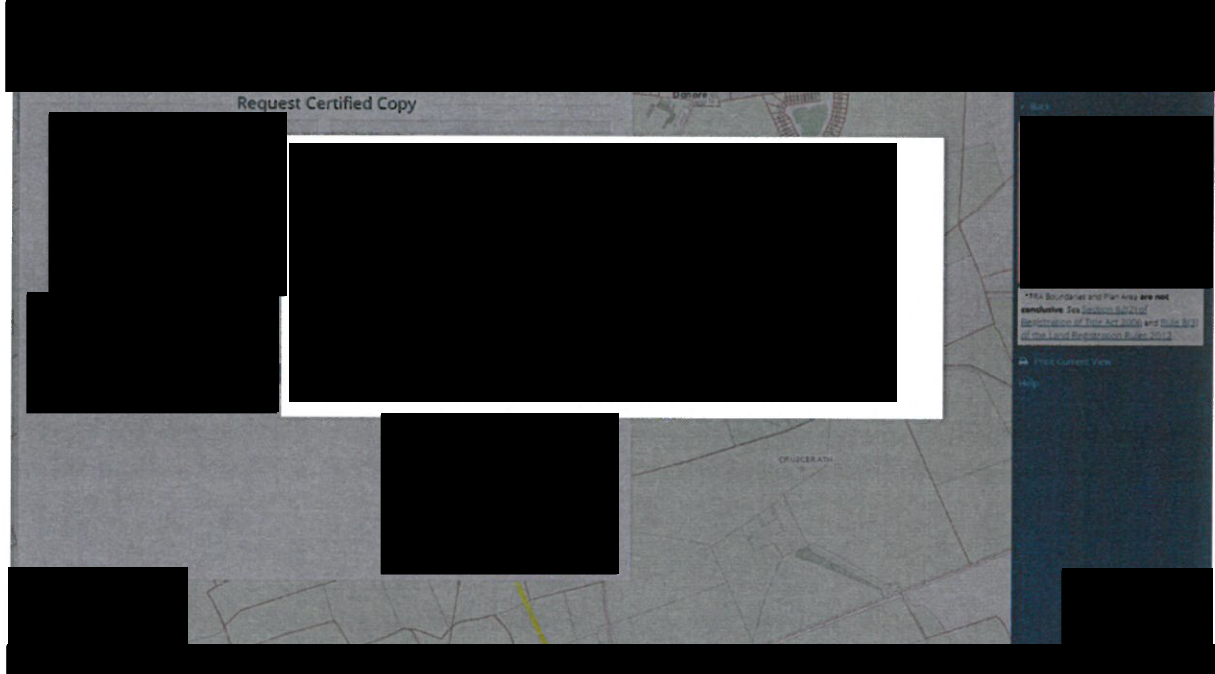
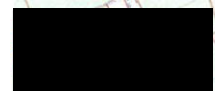
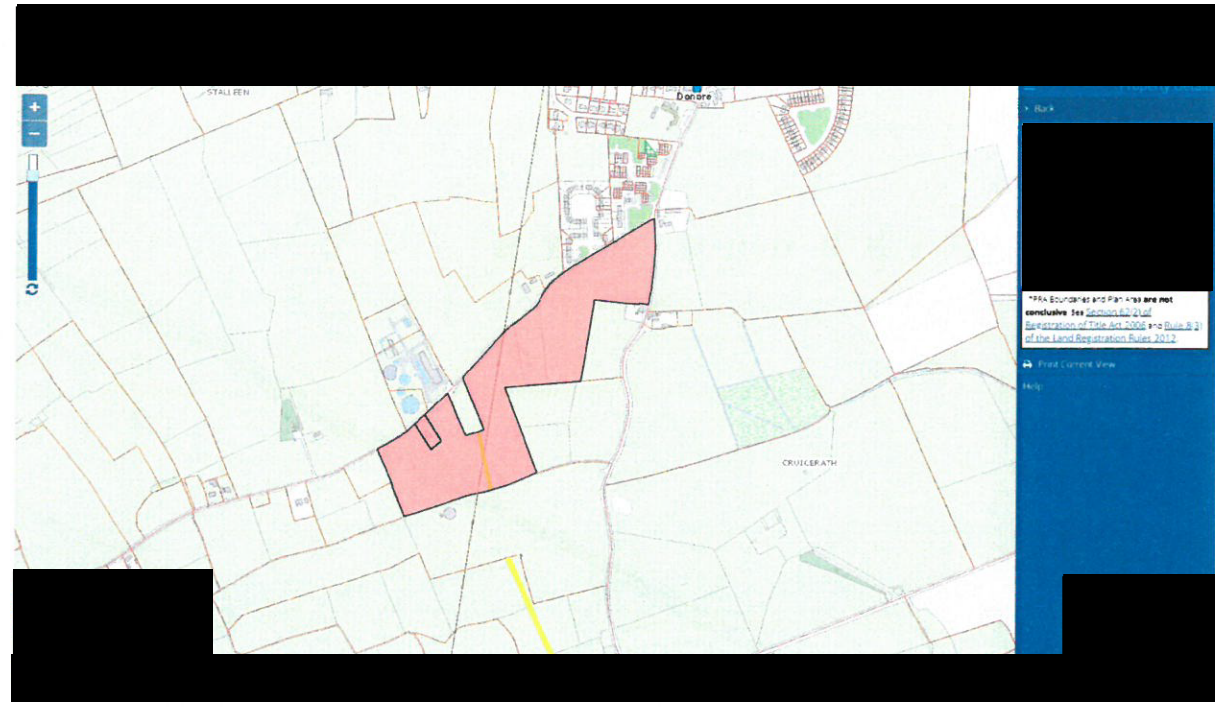
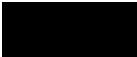












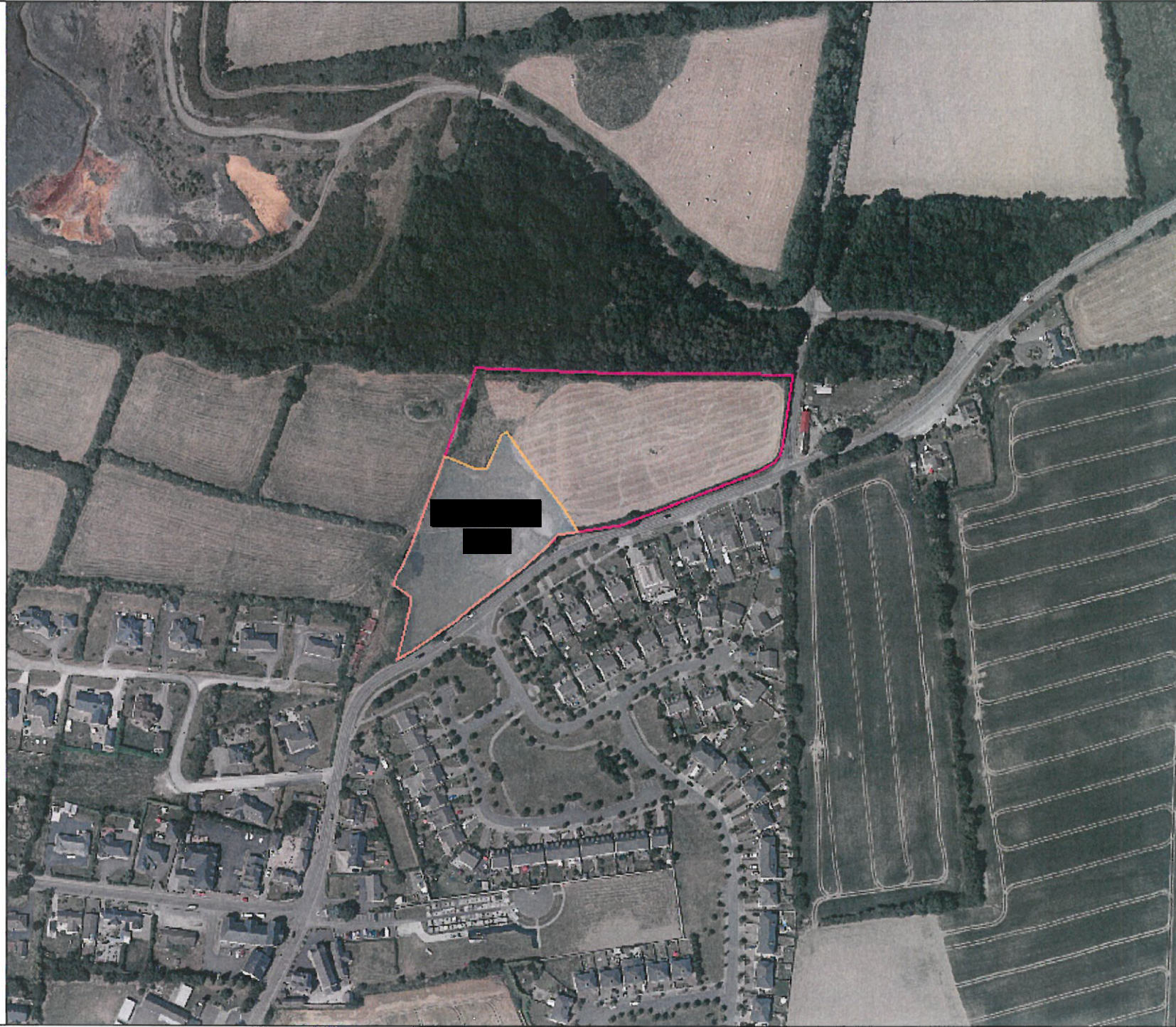


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Department of Agriculture,  
Food and the Marine



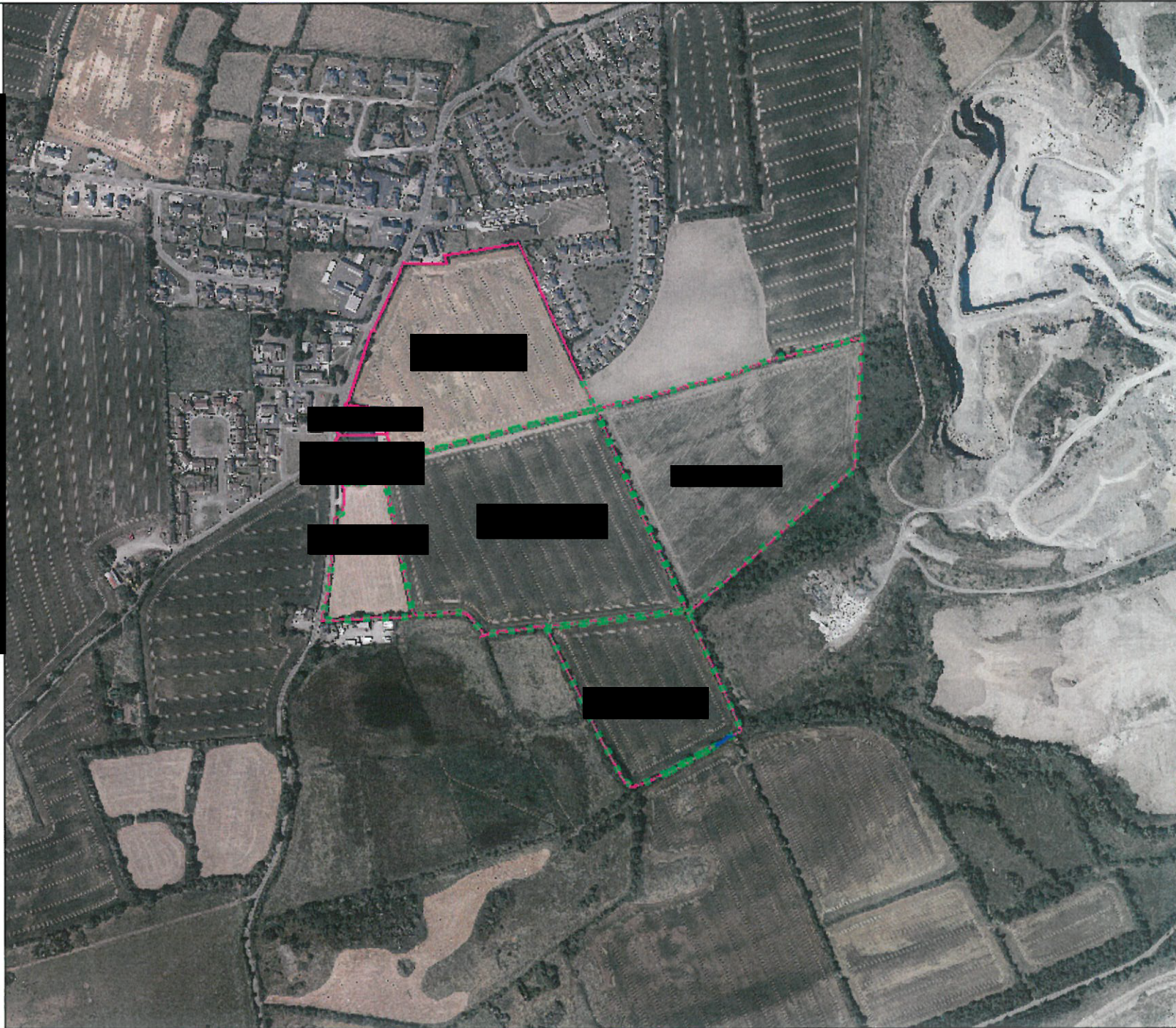


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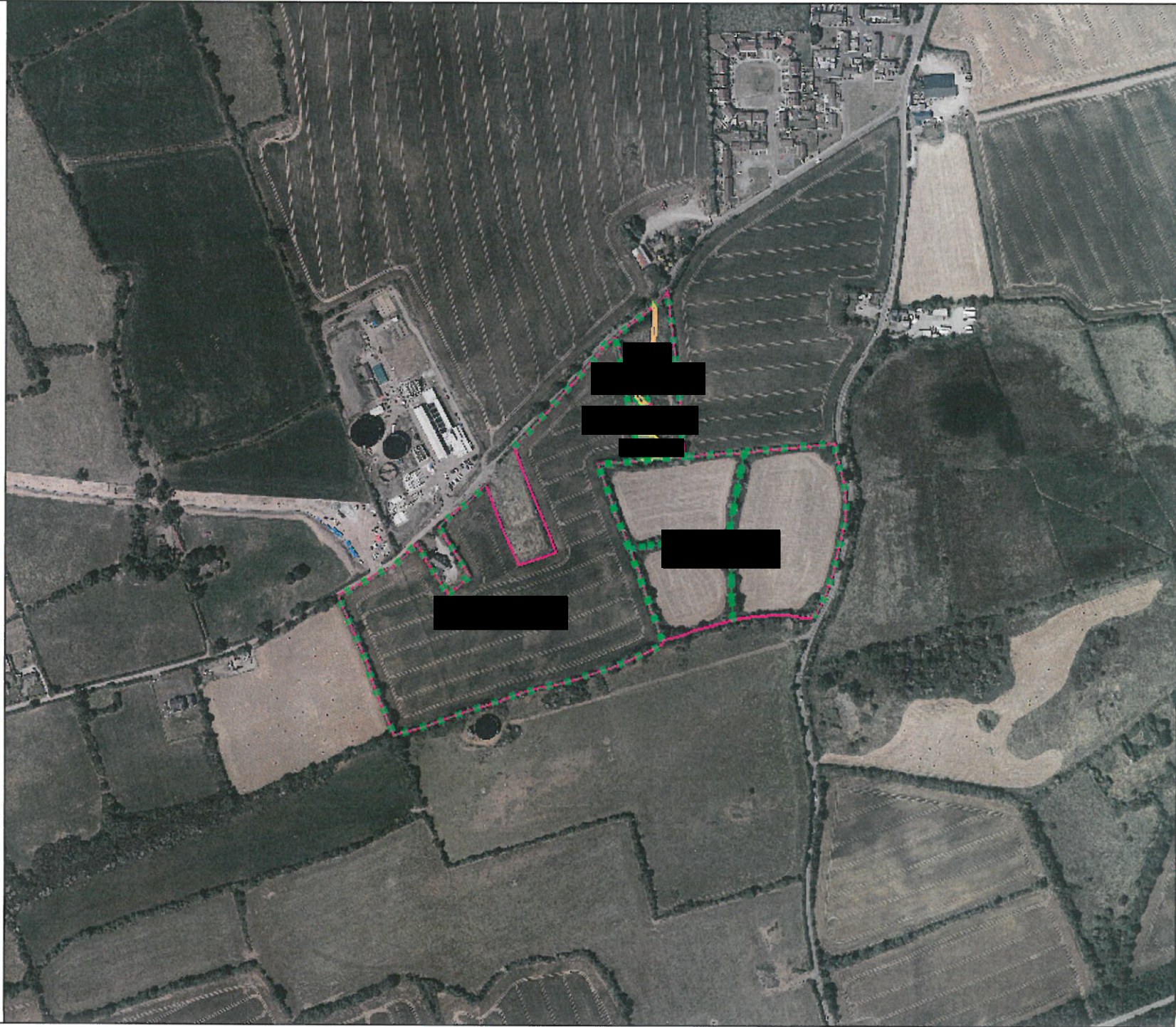
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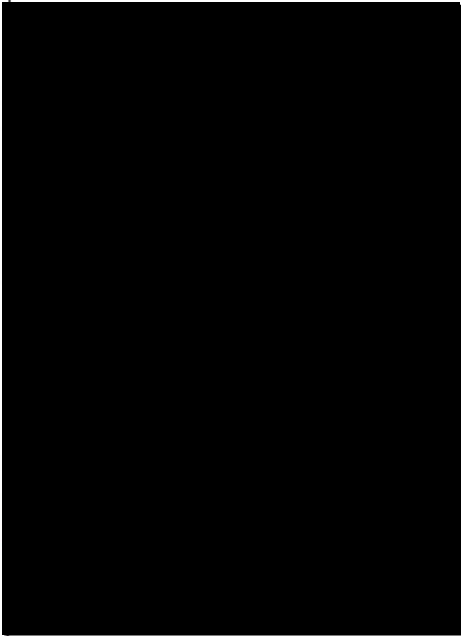


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## Legend

-  Drain
-  Farm Structure
-  Forestry Plots
-  Hedge
-  Land Feature
-  Margin
-  Published Parcels
-  Utility
-  Water