

RZLT 24-005




26.03.2024

MAYO COUNTY COUNCIL  
PLANNING OFFICE  
THE MALL  
CASTLEBAR  
CO.MAYO

**RE. SUBMISSION REGARDING RESIDENTIAL ZONED LAND TAX**

TO WHOM IT MAY CONCERN

I wish to make a submission in respect of the lands I am registered owner of, screenshot of folio map  attached, and in that regard I enclose OSI map scale 1:2500 identifying the lands in question. I also enclose residential zoning land tax map of knock together with knock settlement plan.

I wish to bring the attached matters, listed item 1 to 5 , to the attention of your local authority and respectively request that my lands in scope on draft RZLT plan be removed at this time.

Yours sincerely,



Comhairle Chontae Mhuigheo  
Corporate Affairs

27 MAR 2024

Received

**ITEM 1**

WE QUERY SUFFICIENT SERVICE CAPACITY FOR RESIDENTIAL DEVELOPMENT DUE TO SIZE OF SITE. CURRENTLY SURFACE WATER FROM PUBLIC ROAD AND FOOTPATH IS DRAINING ON TO SITE INDICATING INSUFFICIENT SURFACE WATER DRAINAGE CAPACITY TO ACCOMMODATE POTENTIAL DEVELOPMENT.

INSUFFICIENT LOCAL SERVICES AND FACILITIES CURRENTLY TO MAKE SITE VIABLE FOR RESIDENTIAL DEVELOPMENT. ONE DOCTORS PRACTICE WITH FULL PATIENT LIST, TWO CORNER SHOPS, NO FILLING STATION AND ONE PUBLIC HOUSE AND FEW PUBLIC AMENITIES.

**ITEM 2**

KNOCK IS LISTED AS A SELF-SUSTAINING TOWN "HAVING MODERATE LEVELS OF POPULATION GROWTH AND A LIMITED LOCALISED EMPLOYMENT BASE, ARE RELIANT ON OTHER AREAS FOR EMPLOYMENT AND SERVICES THEREFORE THE EMPLOYMENT BASE AND ASSET CAPACITY IN THE TIER 111 SETTLEMENTS NEED TO BE FIRSTLY INCREASED AS OPPOSED TO TARGETING THEM FOR LARGER POPULATION ALLOCATIONS AT THIS JUNCTION "AS STATED IN CURRENT MAYO COUNTY DEVELOPMENT PLAN.

THE TOWN CENTRE DESIGNATION OF THIS SITE IMPLY THAT THE LAND HAS FUTURE POTENTIAL TO BENEFIT EXISTING AND FUTURE RESIDENTIAL COMMUNITIES IN THE VILLAGE AS WELL AS THE TOURISM POTENTIAL OF KNOCK AS A DESIGNATED TOURIST VILLAGE BY THE DEVELOPMENT OF NON RESIDENTIAL INFRASTRUCTURE TO SUPPORT AND INCREASE THE CURRENT SERVICES VOID.

KNOCK IS PREDOMINANTLY A PLACE OF INTERNATIONAL PILGRIMAGE AND PRAYER AS A RESULT HAS DEVELOPED INTO A TOURIST TOWN REQUIRING MORE TOURISM INFRASTRUCTURE AND NOT INCREASED RESIDENTIAL CAPACITY AS REFERENCED IN COUNTY DEVELOPMENT PLAN.

CREATION OF FINANCIAL DIFFICULTIES FOR AFFECTED LANDOWNERS DUE TO LACK OF DEVELOPMENT DEMAND IN KNOCK WHILE BURDENED WITH A SUBSTANTIAL NON DEDUCTIBLE TAX ON AN ANNUAL LIABILITY.

**ITEM 3**

IN THE COUNTY DEVELOPMENT PLAN THREE OPPORTUNITY SITES FOR KNOCK HAVE BEING IDENTIFIED MAP ENCLOSED. AS STATED IN THE KNOCK LOCAL AREA PLAN ITEM KKO 6 "TO SUPPORT AND FACILITATE THE DEVELOPMENT OF THE THREE IDENTIFIED OPPORTUNITY SITES IN KNOCK FOR RESIDENTIAL DEVELOPMENT, AS OUTLINED IN SECTION 12.15.10" I RESPECTFULLY SUGGEST THAT THE LAND SCOPING SHOULD BE CONFINED TO THESE THREE SITES INITIALLY TO ALLEVIATE SOME OF THE AFOREMENTIONED CONCERNS.

**ITEM 4**

As my land under scope is currently agricultural land employed as such and zoned for a mixture of uses including residential should it not be exempted as its current usage complies with mixed use zoning.

**ITEM 5**

The entire area of land scoped under my ownership as outlined in enclosed maps is currently being used for agricultural purposes and is subject to a written contractual obligation from November 2021 to December 2028 which precludes development on the land during term of contract.

I respectfully request that Mayo county council remove my lands as scoped in the draft plan at this time for reasons stated above.



26-03-2024

# Create Form 17

- Folios
- Application Type
- Documents
- Lodging Party
- Applicant Details
- Confirm

## Affecting

Please enter Folio Number(s) or Select County; if no Folio is required. Include County prefix before Folio Number e.g DNI1234.

No folio Required

Folio Number

Add Folio

Folio Number

County

Registered Owner

Delete

Mayo

Next

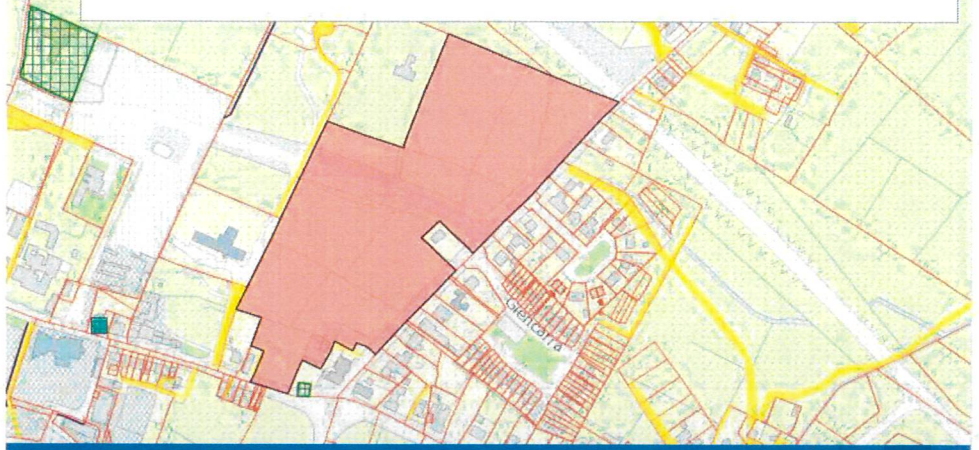
Retrieve Saved Form 17

Save Form

Cancel

Barrovy  
County

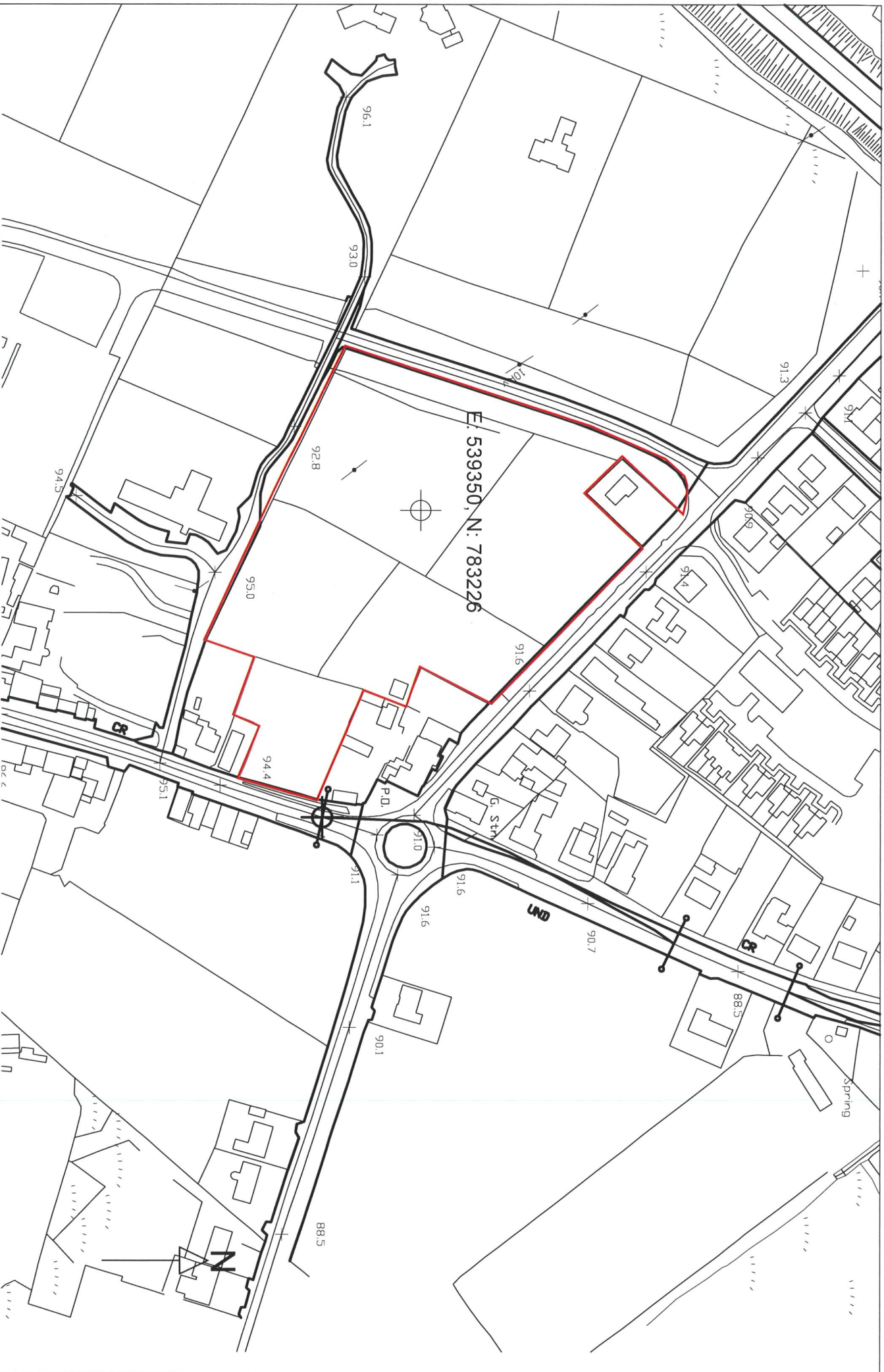
Castello  
Mayo



FORM 17

> Back  
Create Form 17  
Help

**Please Note**  
Your current balance is  
€-18,19



E: 539350, N: 783226



# WALDRON & ASSOCIATES

Architects & Engineers

The Square, Clarendonville, Co. Mayo, F12 CH44, tel 094 9372120 fax 094 9372911 email info@waldron.ie

**COMPUTER GENERATED ORIGINAL**

Maps prepared & Printed with permission of Ordnance Survey/Ireland under Ordnance Survey/Ireland Licence No. AK0025320 Ordnance Survey/Ireland/ Government of Ireland

Signed: E. Waldron

Scale: 1:2500 @A4

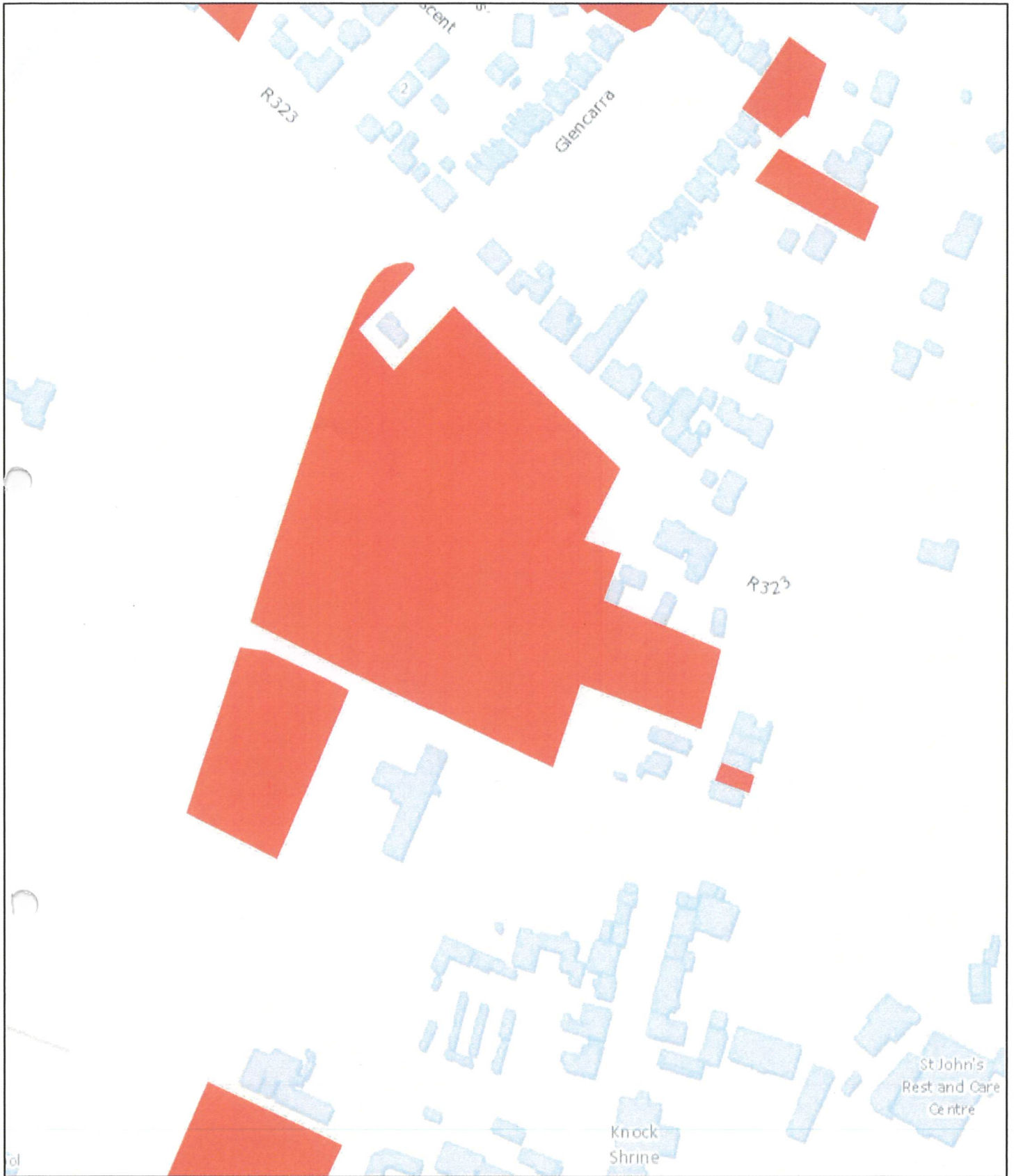
Checked: E. Waldron

Date: 29.12.2022

CLIENT: [REDACTED]  
JOB NO: [REDACTED]

MAP REF NO: 2088D

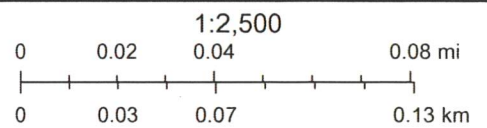
# Residential Zoned Land Tax



12/29/2022, 11:57:27 AM

Residential Zoned Land Tax

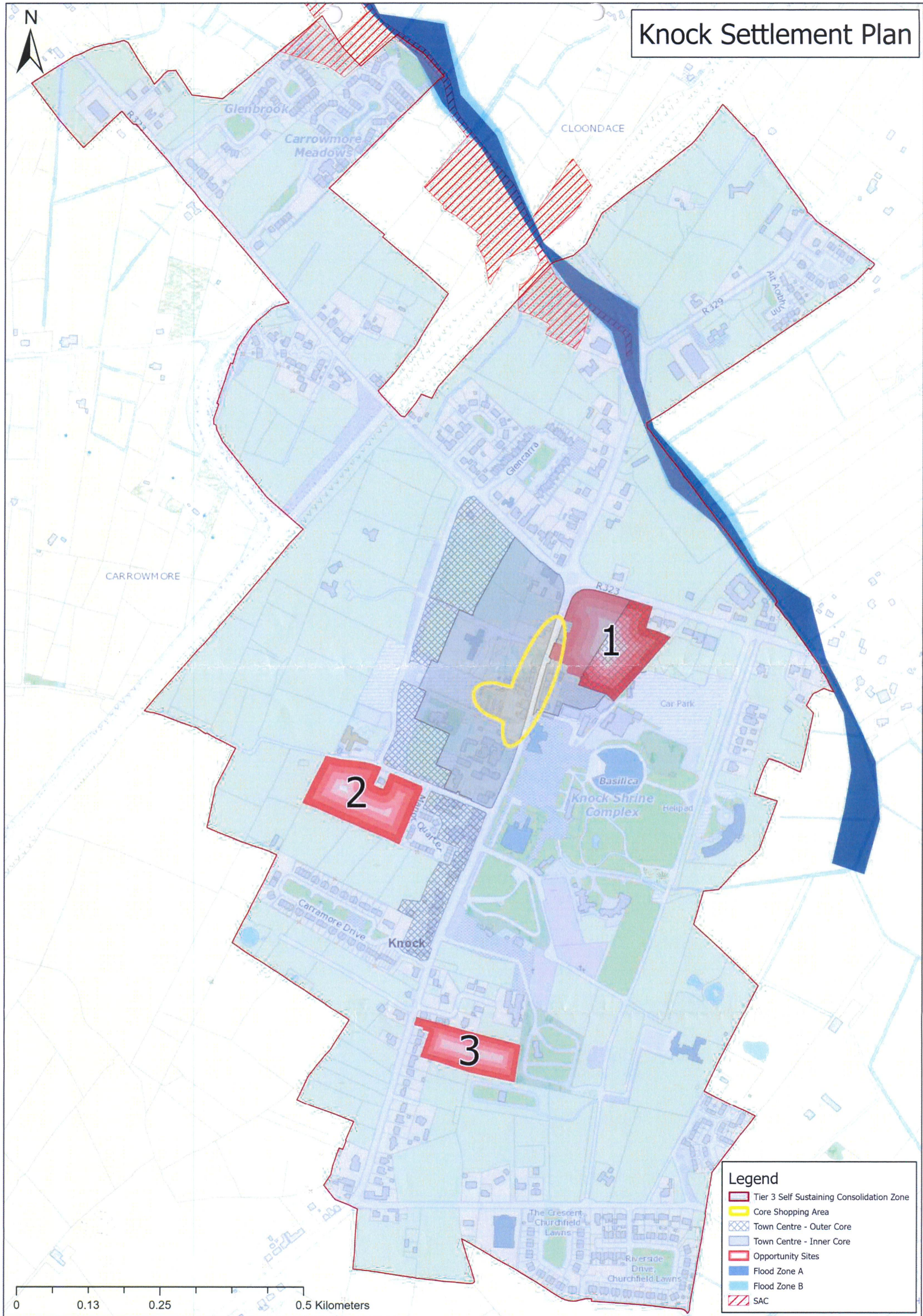
 Mixed Use



© Ordnance Survey Ireland

Department of Housing, Local Government and Heritage  
Department of Housing, Local Government and Heritage

# Knock Settlement Plan



**Legend**

- Tier 3 Self Sustaining Consolidation Zone
- Core Shopping Area
- Town Centre - Outer Core
- Town Centre - Inner Core
- Opportunity Sites
- Flood Zone A
- Flood Zone B
- SAC